



Home Inspection Report For:

XXXXXXXXXX

XXXXXXXXXX



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

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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: XXXXXXXX
Phone 1# XXXXXXXX
Phone 2#
E-Mail Address# XXXXXXXX

Present Address:

XXXXXXX

XXXXXXX

Inspection Address

XXXXXXX

XXXXXXX

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

Report Number: XXXXXXXX
Date of Inspection: XXXXXXXX
Inspection Start Time: 9:00 am
Inspection End Time: 2:00 pm
Current Weather: Sun
Current Temperature: 45-50 F
Ground Conditions: Moist
House Type: Single Family
State of occupancy: Unoccupied
Approx Property Age: 0-1 Years

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

Paid in full by: Cash Check# Credit Billed

Payment Accepted By:



Date: XXXXXXXX

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: Metal/Composite
Concerns: Deteriorated Finish Loose Bricks/Mortar Damaged Wood

Comments:

S M P H

2.4 Patio/Areaway (See roof page if covered)

Steps/Floor:
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted
Support Posts:
Comments: N/A

S M P H

2.5 Deck (See roof page if covered)

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

Comments:

S M P H

2.6 Landscaping Affecting Foundation

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

S M P H

Comments: • Soil levels were very close to the foundation wall vent on the left wall. The soil level should be lowered, keeping in mind the need for positive slope away from the foundation, or a vent/window well should be installed to prevent surface water from entering into the crawlspace.



Roof Coverings 3.0

3.1-a Roof Covering #1

S M P H

Visibility: Percent
Limited By: Height/Design
Inspected From: Ground with binoculars
Style of Roof: Gable Intersecting Roof Shed
Pitch: Medium Steep
Materials: Asphalt Shingle Metal
Estimated Age: 1-3 Years*This is an estimate based on observed conditions and/or info obtained from owner, site, etc.

- Concerns:
- | | |
|---|--|
| <input checked="" type="checkbox"/> Nail Pops | <input type="checkbox"/> Missing Tabs/Shingles/Tiles |
| <input type="checkbox"/> Granule Loss | <input type="checkbox"/> Curling |
| <input type="checkbox"/> Moss Buildup | <input type="checkbox"/> Cracked/Torn |
| <input type="checkbox"/> Buckling/Wrinkling | <input type="checkbox"/> Blistered |
| <input type="checkbox"/> Standing Water | <input type="checkbox"/> Exposed Felt |
| <input type="checkbox"/> Damaged shingles/tiles | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: •“Nail Pops” or shingles not lying flat were found at about the center of the front main gable roof. (See picture) The raised nails leave a path for water entry and greatly increase the chances of the shingles blowing off during heavy winds. These Nail Pops should be repaired as needed.
• Construction debris (nails/shingle cutoffs/etc) was present on the roof. Remove all loose debris as it will eventually make its way into the gutter system of grounds.



3.2 Flashings

S M P H

Visibility: Percent
Limited By: Height/Design
Inspected From: Ground with binoculars
Materials: Galvanized/Aluminum

Concerns:

<input type="checkbox"/> Rusted	<input type="checkbox"/> Failing/Missing sealant
<input type="checkbox"/> Pulled away at chimney	<input type="checkbox"/> Pulled away at roof
<input type="checkbox"/> Missing/Incomplete	<input type="checkbox"/> Improper/Amateur Installation
<input type="checkbox"/> Previous Repairs Visible	<input type="checkbox"/>

Comments:

3.3 Plumbing Vents

S M P H

Visibility: Percent
Limited By: Height/Design
Inspected From: Ground with binoculars

Concerns:

<input type="checkbox"/> Rusted	<input type="checkbox"/> Failing/Missing sealant
<input type="checkbox"/> Deteriorated boot flashing	<input type="checkbox"/> Pulled away at roof
<input type="checkbox"/> Previous Repairs Visible	<input type="checkbox"/>

Comments:

Exterior 4.0

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

- Location:** Rear
Visibility: Percent
Limited By: Height/Design
Inspected From: Ground Level
Type/Material: Direct vent, metal
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"/>

S M P H

Comments:

4.2 Gutters and Downspouts

- Materials:** Galvanized/Aluminum
Concerns:

<input type="checkbox"/> Rust/Holes	<input type="checkbox"/> Loose fasteners
<input type="checkbox"/> Debris Filled	<input checked="" type="checkbox"/> Missing/short downspout extensions
<input type="checkbox"/> Missing splash block(s)	<input type="checkbox"/>

S M P H

Comments: • Downspouts were missing splash blocks or had inadequate extensions on them at the front left corner and under the deck. High volumes of water being discharged close to the foundation often can lead to structural problems, including wet crawlspaces and basements. It is highly recommended that all downspouts be extended to discharge water several feet from the foundation walls, steps, stoops, deck posts etc.

4.3 Siding

- Materials:** Vinyl Stone facing
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"/> 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 checked="" type="checkbox"/> Improper/Amateur Installation
<input type="checkbox"/>	

S M P H

Comments: • Sealant or flashing should be added at the rear, left corner where the roof from the bump out passes through the corner trim.



4.4 Trim/Soffit/Fascia

- Materials:** 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 checked="" type="checkbox"/> Deteriorated caulking	<input type="checkbox"/> Deteriorated finish
<input type="checkbox"/> Previous Repairs Visible	<input checked="" type="checkbox"/> Improper/Amateur Installation
<input type="checkbox"/>	

S M P H

Comments: • Large gaps are present between the top of the fascia cladding and the roof shingles in multiple areas. An additional piece of trim or drip edge should be added to protect the currently exposed OSB roof sheathing from the elements.
• Recommend re-caulking and touch up paint as needed at the right side dining room bump-out.



4.5 Exterior Doors

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Wood Rot | <input type="checkbox"/> Missing/Damaged Weather-strip |
| <input type="checkbox"/> Deteriorated caulking | <input type="checkbox"/> Deteriorated finish |
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> |

Comments:

S M P H

4.6 Window Exterior

- Materials:** Vinyl
- Concerns:**
- | | |
|--|--|
| <input type="checkbox"/> Wood Rot | <input type="checkbox"/> Broken Glass |
| <input type="checkbox"/> Deteriorated caulking | <input type="checkbox"/> Deteriorated finish |
| <input type="checkbox"/> | |

Comments:

S M P H

4.7 Exterior Electrical

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Missing/Damaged weatherproof cover(s) |
| <input type="checkbox"/> Reverse Polarity | <input type="checkbox"/> Open Ground |
| <input type="checkbox"/> GFCI protection not verified | <input type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input checked="" type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Light(s) not secured to wall |
| Concerns: <input type="checkbox"/> Light(s) operation not verified | <input type="checkbox"/> Unprotected/Exposed "Romex" wiring |
| <input type="checkbox"/> Extension Cord wiring | <input checked="" type="checkbox"/> Missing covers on junction boxes |

Comments: •A junction box located at the rear, center of the crawl space was missing a cover. Install cover.

- The front, left floodlight is out. Replace bulb or repair as needed.
- The crawspace light was broken. Replace.



4.8 Garage Walls and Ceiling

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> No firewall present | <input type="checkbox"/> Unsealed holes in firewall |
| <input type="checkbox"/> Exposed flammable insulation | <input type="checkbox"/> Unfinished joints in firewall |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

Comments:

S M P H

4.9 Garage Floor

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

Comments:

S M P H

4.10 Garage Overhead Door(s)

- Materials:** Metal
- Opener Type:** Automatic
- Concerns:** Damaged door panels Inoperable opener
 Photo sensor failed to operate Safety reverse failed to operate
 Photo sensor too high Halting/Jerking movements
 Poor counter balance Improper/Amateur Installation

Comments:

S M P H

4.11 Garage Door to Interior

- Concerns:** Installed pet door Missing/Damaged Weather-strip
 Not fire rated No automatic closer (recommended)
 Need repair/adjustment

Comments: • The weather-strip sweep on the bottom of the garage door to interior is hanging and loose. Repair.

S M P H

4.12 Garage Windows

- Concerns:** Missing/Broken hardware Failed seals in insulated windows
 Deteriorated caulking Failed counter balance mechanism
 Painted shut (unable to open)

Comments: N/A

S M P H

4.13 Garage Electrical

- Concerns:** Receptacle(s) Damaged Missing/Damaged 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

Comments:

S M P H

Kitchen 5.0

5.1 Range/Oven/Cook top

Concerns: Burner(s) not operating

Oven not operating

Comments: N/A

S M P H

5.2 Exhaust Fan

Concerns: Fan not operating

Unsecured

Light not operating

Comments:

S M P H

5.3 Built-In Microwave

Concerns: Not operating

Comments:

S M P H

5.4 Dishwasher

Concerns: Not operating

Visible leaks

Excessive noises/vibration

Comments:

S M P H

5.5 Food Waste Disposal

Concerns: Not operating

Visible leaks

Excessive noises/vibration

Comments:

S M P H

5.6

Concerns:

Comments:

S M P H

5.7 Kitchen Cabinets/Countertops

Concerns: Missing/Broken hardware

Excessive wear/damage

Unsecured

Comments:

S M P H

5.8 Kitchen Walls and Ceiling

Concerns: Typical cracks found

Moisture stains

Peeling Paint

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

Reverse polarity

Light(s) not operational

Ceiling fan loose/out of balance

Missing/Damaged covers

Open Ground(s)

Receptacle(s) not GFCI Protected

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: N/A

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: N/A

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:

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

3rd floor Bathroom 7.0

7.1 Sink(s)

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.2 Shower/Tub

Type:

Shower surround

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.3 Toilet

Concerns:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.4 Walls and Ceiling

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.5 Floor

Concerns:

- | | |
|--|--|
| <input type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.6 Electrical

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

Comments:

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.7 Doors

Concerns:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

Comments:

•The door was difficult to latch shut. Repair/Adjust as needed.

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7.8 Windows

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

Comments:

N/A

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2nd floor adjoining Bathroom 7.0

7.1 Sink(s)

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S M P H

7.2 Shower/Tub

Type:

Shower/Tub

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

Comments:

S M P H

7.3 Toilet

Concerns:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

Comments:

S M P H

7.4 Walls and Ceiling

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

Comments:

S M P H

7.5 Floor

Concerns:

- | | |
|--|--|
| <input type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

Comments:

S M P H

7.6 Electrical

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

Comments:

S M P H

7.7 Doors

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

Comments:

S M P H

7.8 Windows

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

Comments:

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:

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:

- The light over the tub is out. Replace bulb or repair as needed.

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:

1st floor 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
- 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:

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: •The door to the bedroom did not latch closed. Repair/Adjust as needed.

7.8 Windows

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

- Failed counter balance mechanism
-

S M P H

Comments:

8.8 Carbon Monoxide Detectors

Concerns:

- | | |
|---|---|
| <input checked="" type="checkbox"/> No CO detectors found | <input type="checkbox"/> CO detectors likely more than 10 years old |
| <input type="checkbox"/> CO detectors not operating | <input type="checkbox"/> CO detectors not tested |
| <input type="checkbox"/> CO detectors damaged | <input type="checkbox"/> |

S M P H

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

Comments:

8.9 Heat Source

Concerns:

- | | |
|--|--------------------------|
| <input checked="" type="checkbox"/> No heat source found | <input type="checkbox"/> |
|--|--------------------------|

S M P H

Comments:

- No airflow was detected at the register in the master bedroom walk-in closet. (Front section with vaulted ceilings) Repair as needed.

Attic 9.0

9.1 Attic Access

Access Type: Walk-in Kneewall
Inspected From: Inside attic
Visibility: Percent
Limited By: Insulation Air Ducts Design/Layout
Flooring: Partial
Comments:

S M P H

9.2 Attic Ventilation

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

S M P H

Comments:

9.3 Attic Insulation

Material: Fiberglass
Type: Batts
Average Inches: 6-9
Vapor barrier: Kraft Paper
Concerns: Voids/Missing insulation Vapor barrier installed on wrong side
 Insulation appears inadequate Two or more layers of vapor barrier

S M P H

Comments: • Insulation was poorly installed and not functioning in multiple areas. Areas in need of repair include:

- Insulation on the 3rd floor bathroom wall is installed with the vapor barrier reversed. (Facing attic)
- Insulation is missing or inadequate at the 3rd floor bathroom walls near toilet and alcove near shower.
- Insulation is missing or inadequate at various stud bays in the 3rd floor walk-in closet
- Insulation is missing or inadequate at the stairway walls. (3rd floor stairs)
- A large section of insulation is missing from the ceiling of the 2nd floor front, right bedroom.
- Insulation is missing or inadequate at the front and rear, left knee-wall in the master bedroom walk-in closet.

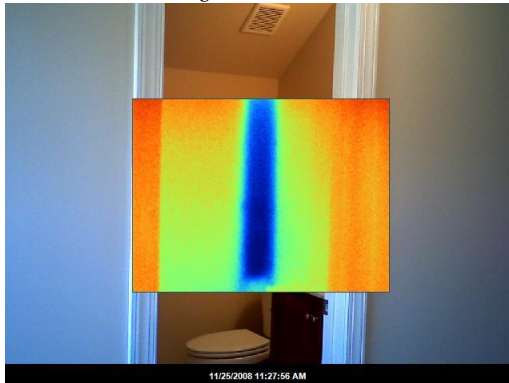
Insulation should be installed or repositioned as needed by a capable insulation contractor.



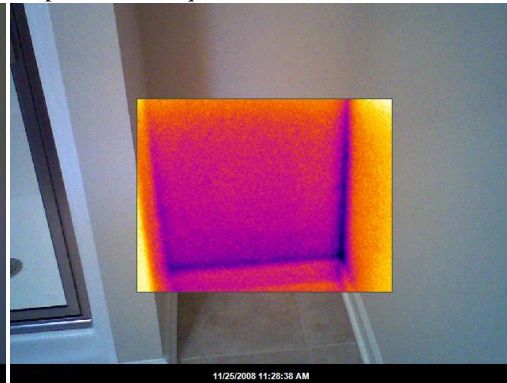
Blue area shows missing insulation in closet



Purple area is inadequate insulation near knee-wall door



Missing insulation in wall near 3rd floor bathroom toilet



Purple area is inadequate insulation at bathroom alcove



Purple area shows inadequate insulation at 3rd floor stair



Purple area shows missing insulation in bedroom ceiling



Purple area shows missing or inadequate insulation in master bedroom closet knee-walls.



9.4 Attic Structure

Framing: Trusses

Sheathing: OSB

- Concerns:
- Delaminating sheathing
 - Damaged Sheathing
 - Warped/twisted framing

- Water stains
- Trusses cut/altered
- Broken framing members

Comments:

S M P H

9.5 Attic Electrical

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

Comments:

S M P H

Structure 10.0

10.1 Foundation

Type: Crawl Space

Exterior wall: Frame

10.2 Foundation Walls

Material: Concrete Block Brick

Inspected from: Inside Basement/Crawlspace

Visibility: Full

Limited By:

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

Comments: •No grout or sealant was visible where the A/C lines pass through the foundation walls. Recommend sealing to prevent water entry.

S M P H

10.3 Girders and Column/Piers

Girder Type: Wood

Column Type: Concrete Block

Visibility: Partial

Limited By: Finished interior

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

Comments:

S M P H

10.4 Joists/Trusses

Type: Engineered wood I-Joist

Visibility: Partial

Limited By: Finished interior

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

Comments:

S M P H

10.5 Subfloor

Type: OSB

Visibility: Partial

Limited By: Finished interior

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: •A piece of OSB and a 2X4 were stuck in the dirt floor of the crawlspace. The OSB was located at the right wall and the 2X4 was located at the rear center of the crawlspace. All wood scraps should be removed to deter termite infestation.

S M P H



10.7 Basement/Crawlspace Insulation and Ventilation

Material: Fiberglass batts

Location: Under subfloor

Visibility: Partial

Limited By: Ducts

Ventilation: Wall vents

Concerns: Large voids/missing insulation Vapor barrier installed on wrong side

Insulation falling from joists

Comments:

S M P H

Plumbing 11.0

11.1 Main Shutoff Location: Kitchen pantry

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:

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: •The hose bib on the left wall is missing a cap on the anti siphon cap. Install.

S M P H

11.8-a Water Heater #1 Location: Attic

Brand: Rheem
Model #: 2250F1
Serial#: RHLN0608543974
Estimated Age: 1
Capacity: 50 Gallons
System Type: Tank
Fuel: Gas
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 #: GPG13240451CB
Serial#: 0806127489
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:

- An air supply duct discharges under a kitchen cabinet. This causes the under cabinet area to become significantly cooler (or warmer) than the surrounding air and building materials. This condition may cause condensation to form on the subflooring under this area in the crawlspace. Recommend relocating the duct or installing a direct duct to the kick plate of the cabinet.

12.4 Burners/Heat Exchanger

Visibility: None
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: N/A
Visibility:
Concerns: Improper pitch Rust/Holes visible
 Improper clearance

S M P H

Comments:

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: Direct vent gas
Flue visibility: Partial
Concerns: Malfunctioning damper Missing damper
 Undersized Hearth Improper clearances to combustibles
 Warped/Damaged liner Deteriorated firebrick/mortar
 Blower not operating Discolored wall/masonry around hearth
 Soot/Creosote buildup in flue

S M P H

Comments: •The gas to the fireplace was shut off at the time of the inspection. Verify operation.

12.9-a Air Conditioner #1

Brand: Goodman
Model #: GPG13240451CB
Serial#: 0806127489
Estimated Age: 1
Max Breaker: 20 Amp
System Type: Air cooled central A/C
Concerns: Unit not operating Unit not operated due to exterior temp <60F
 Damaged/Bent condenser coil Excessive dirt/dust in condenser coil
 General lack of maintenance Obstructions/Vegetation blocking airflow
 Condenser unit sits out of level Deteriorated insulation on refrigerant lines
 No visible disconnect Poor temperature differential. Air on/off evap.
 Excessive noise/vibration

S M P H

Comments: •The air conditioner was not operated. Most manufacturers advise not to operate air conditioners unless the exterior temps are above 60 F. Recommend evaluation by a HVAC contractor when weather conditions permit.

12.2-b System #2

Brand: Goodman
Model #: GMS80704DNBD
Serial#: 0804285877
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: No airflow was detected at the register in the master bedroom walk-in closet. Repair.

12.4 Burners/Heat Exchanger

Visibility: Percent
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: Metal
Visibility: Percent
Concerns: Improper pitch Rust/Holes visible
 Improper clearance

S M P H

Comments:

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

Type: Disposable

- Concerns: Dirty filters Filters in poor location
 No filters present

Comments:

S M P H

12.7 Operation and Controls

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

Comments:

S M P H

12.9-b Air Conditioner #2

Brand: Goodman

Model #: GSC130421AC

Serial#: 0807018923

Estimated Age: 1

Max Breaker: 30 Amp

System Type: Air cooled central A/C

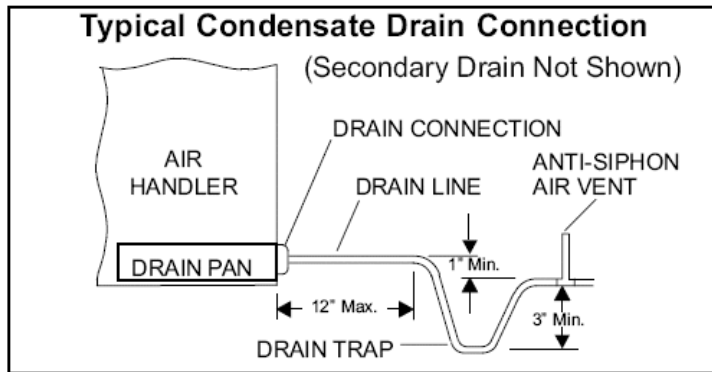
- Concerns: Unit not operating Unit not operated due to exterior temp <60F
 Damaged/Bent condenser coil Excessive dirt/dust in condenser coil
 General lack of maintenance Obstructions/Vegetation blocking airflow
 Condenser unit sits out of level Deteriorated insulation on refrigerant lines
 No visible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

Comments: •The refrigerant lines for A/C #2 are buried below grade at the rear of the house. Burying refrigerant lines is not a recommend practice and they may be more likely to be damaged. Recommend relocating lines above grade.

•The air vent in the condensation drain (In Attic) is installed before the P-trap. The air vent should be installed after the trap. (See diagram)

•The air conditioner was not operated. Most manufacturers advise not to operate air conditioners unless the exterior temps are above 60 F. Recommend evaluation by a HVAC contractor when weather conditions permit.

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
- Brand: Siemens
- Rated amps: 200
- Voltage: 120/240
- Over current: Breakers
- Conductors: Conductor bars (Unified Panel)
- Branch wiring: Copper Aluminum
- 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: Garage
- Brand: Siemens
- Over current: Breakers
- 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 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

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, 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

Hardboard/Composite siding claims

www.masoniteclaims.com Phone: 1-800-330-3722

www.lpsidingclaims.com Phone: 1-800-245-2722

www.weyerclaims.com Phone: 1-800-365-0697

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

www.kinsella.com Discusses Litigation

www.eima.com EIFS Industry Page

Polybutylene Pipe

www.pbpipe.com

www.polybutylene.com

Aluminum Wiring

www.inspect-ny.com

www.cpsc.gov

Federal Pacific Electric Panel and Stab-Lok Breakers

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

2.6 Landscaping Affecting Foundation

Comments:

- Soil levels were very close to the foundation wall vent on the left wall. The soil level should be lowered, keeping in mind the need for positive slope away from the foundation, or a vent/window well should be installed to prevent surface water from entering into the crawlspace.

Roof Coverings Summary

3.1-a Roof Covering #1

Comments:

- "Nail Pops" or shingles not lying flat were found at about the center of the front main gable roof. (See picture) The raised nails leave a path for water entry and greatly increase the chances of the shingles blowing off during heavy winds. These Nail Pops should be repaired as needed.
- Construction debris (nails/shingle cutoffs/etc) was present on the roof. Remove all loose debris as it will eventually make its way into the gutter system of grounds.

Exterior Summary

4.2 Gutters and Downspouts

Comments:

- Downspouts were missing splash blocks or had inadequate extensions on them at the front left corner and under the deck. High volumes of water being discharged close to the foundation often can lead to structural problems, including wet crawlspaces and basements. It is highly recommended that all downspouts be extended to discharge water several feet from the foundation walls, steps, stoops, deck posts etc.

4.3 Siding

Comments:

- Sealant or flashing should be added at the rear, left corner where the roof from the bump out passes through the corner trim.

4.4 Trim/Soffit/Fascia

Comments:

- Large gaps are present between the top of the fascia cladding and the roof shingles in multiple areas. An additional piece of trim or drip edge should be added to protect the currently exposed OSB roof sheathing from the elements.
- Recommend re-caulking and touch up paint as needed at the right side dining room bump-out.

4.7 Exterior Electrical

Comments:

- A junction box located at the rear, center of the crawl space was missing a cover. Install cover.
- The front, left floodlight is out. Replace bulb or repair as needed.
- The crawlspace light was broken. Replace.

4.11 Garage Door to Interior

Comments: •The weather-strip sweep on the bottom of the garage door to interior is hanging and loose. Repair.

3rd floor Bathroom Summary

7.7 Doors

Comments: •The door was difficult to latch shut. Repair/Adjust as needed.

Master Bathroom Summary

7.6 Electrical

Comments: •The light over the tub is out. Replace bulb or repair as needed.

1st floor Bathroom Summary

7.7 Doors

Comments: •The door to the bedroom did not latch closed. Repair/Adjust as needed.

Interior Rooms Summary

8.9 Heat Source

Comments: •No airflow was detected at the register in the master bedroom walk-in closet. (Front section with vaulted ceilings) Repair as needed.

Attic Summary

9.3 Attic Insulation

Comments: •Insulation was poorly installed and not functioning in multiple areas. Areas in need of repair include:

- Insulation on the 3rd floor bathroom wall is installed with the vapor barrier reversed. (Facing attic)
- Insulation is missing or inadequate at a stud bay on the 3rd floor bathroom wall. (Near Toilet)
- Insulation is missing or inadequate at various stud bays in the 3rd floor walk-in closet
- Insulation is missing or inadequate at the stairway walls. (3rd floor stairs)
- A large section of insulation is missing from the ceiling of the 2nd floor front, right bedroom.
- Insulation is missing or inadequate at the front and rear, left knee-wall in the master bedroom walk-in closet.

Insulation should be installed or repositioned as needed by a capable insulation contractor.

Structure Summary

10.2 Foundation Walls

Comments: •No grout or sealant was visible where the A/C lines pass through the foundation walls. Recommend sealing to prevent water entry.

10.6 Basement/Crawlspace Floor and Drainage

Comments: •A piece of OSB and a 2X4 were stuck in the dirt floor of the crawlspace. The OSB was located at the right wall and the 2X4 was located at the rear center of the crawlspace. All wood scraps should be removed to deter termite infestation.

Plumbing Summary

11.7 Hose Bibs

Comments: •The hose bib on the left wall is missing a cap on the anti siphon cap. Install.

Heating and Air Conditioning Summary

12.3 Distribution System #1

Comments: •An air supply duct discharges under a kitchen cabinet. This causes the under cabinet area to become significantly cooler (or warmer) than the surrounding air and building materials. This condition may cause condensation to form on the subflooring under this area in the crawlspace. Recommend relocating the duct or installing a direct duct to the kick plate of the cabinet.

12.3 Distribution System #2

Comments: No airflow was detected at the register in the master bedroom walk-in closet. Repair.

12.9.b Air Conditioner #2

Comments: •The refrigerant lines for A/C #2 are buried below grade at the rear of the house. Burying refrigerant lines is not a recommend practice and they may be more likely to be damaged. Recommend relocating lines above grade.

- The air vent in the condensation drain (In Attic) is installed before the P-trap. The air vent should be installed after the trap. (See diagram)