



Home Inspection Report For:

1234 Any Street
Anytown, USA 12345



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: XXXXXXXXX

Home Phone# XXXXXXXXX

Work Phone#

Mobile Phone#

E-Mail Address# XXXXXXXXX

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: XXXXXXXXX

Date of Inspection: XXXXXXXXX

Inspection Start Time: 10:00 am

Inspection End Time: 2:30 pm

Current Weather: Sun

Current Temperature: 30-40 F

Ground Conditions: Dry

House Type: Single Family

State of occupancy: Occupied

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: XXXXXXXXX

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 Flagstone
Concerns: Common Cracks Loose Bricks/Mortar Damaged Wood
 Spalling/Pitted

Support Posts:
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: Painted/Stained 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)

Comments:

S M P H

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

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

Comments: N/A

S M P H

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

Materials:
Comments: N/A

S M P H

Roof Coverings 3.0

3.1-a Roof Covering #1

Visibility: All

Limited By:

Inspected From: Roof

Style of Roof: Intersecting Roof

Pitch: Steep Medium

Materials: Asphalt Shingle Metal

Estimated Age: 0-5 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: A nail pop was found at the gable roof in the general area over the laundry room, near where the garage gable roof intersects with the main roof. Repair and reseal as needed.



3.2 Flashings

Visibility: Percent

Limited By: Wall cladding Roof Coverings

Inspected From: Roof

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 checked="" type="checkbox"/> Missing/Incomplete | <input checked="" type="checkbox"/> Improper/Amateur Installation |
| | <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: Many flashings at roof/wall intersections, where rake abuts the main gable roof, at the small section of roofing directly above the garage doors, where the porch roof intersects with the garage gable roof, and at the eat-in-kitchen bump out roofing were missing complete flashings, kickout flashings, and/or sealant. These missing/incomplete flashings leave these spots vulnerable to water penetration from blowing wind and rain. A competent roofer should add flashings and/or sealant as needed to these areas as needed.



S M P H

S M P H



3.3 Plumbing Vents

Visibility: All

Limited By:

Inspected From: Roof

- Concerns:
- Rusted
 - Deteriorated boot flashing
 - Previous Repairs Visible
 - Failing/Missing sealant
 - Pulled away at roof
 -

Comments:

S M P H

3.4 Skylights

Visibility:

Limited By:

Inspected From:

- Concerns:
- Previous Repairs Visible
 -
 - Improper/Amateur Installation
 -

Comments: N/A

S M P H

Exterior 4.0

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

Location: Center

Visibility: All

Limited By:

Inspected From: Roof

Type/Material: 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"/> |

Comments: The chimney from the living room fireplace is not 2 feet higher than the roof less than 10 feet from it. General requirements require a chimney to be at least 2 feet higher than anything within 10 feet of it. Recommend extending the chimney height as needed to meet this requirement.



S M P H

4.2 Gutters and Downspouts

Materials: Galvanized/Aluminum

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

Comments: The gutters are clogged with leaves/debris. Gutters should be cleaned now and as needed in the future.

Recommend extending all downspouts so that water is discharged several feet from the foundation.

S M P H

4.3 Siding

Materials: Fiber Cement 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 checked="" 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: Deteriorated caulking was found at the siding at the front 2nd story wall. Recommend re-caulking joints between trim and siding as needed.

S M P H

4.4 Trim/Soffit/Fascia

Materials: Wood

- 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:

S M P H

4.5 Exterior Doors

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

S M P H

Comments: The side door to exterior from the garage was locked at keyed deadbolt. Not operated.

4.6 Window Exterior

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

S M P H

Comments:

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: Re-caulking is needed around the base of the exterior light at the rear deck. Seal as needed.



4.8 Garage Walls and Ceiling

- Concerns:** No firewall present Unsealed holes in firewall
 Exposed flammable insulation Unfinished joints in firewall
 Moisture stains

S M P H

Comments: Limited visibility due to stored items

4.9 Garage Floor

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

S M P H

Comments:

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

S M P H

Comments:

4.11 Garage Door to Interior

Concerns:

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

Comments:

S M P H

4.12 Garage Windows

Concerns:

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

Comments:

S M P H

4.13 Garage Electrical

Concerns:

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

Comments:

S M P H

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: [Not operated as per owners request.](#)

S M P H

5.5 Food Waste Disposal

Concerns: Not operating Excessive noises/vibration
 Visible leaks

Comments:

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:

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 operated

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: The dryer vent was disconnected in the crawlspace. Re-attach as needed.
Not operated

S M P H



6.3 Utility Sink

Type: Plastic

- 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:

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:

S M P H

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

2nd floor hall 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: N/A

S M P H

1st floor hall 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:

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: N/A

S	M	P	H
<input 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 type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

Comments:

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

Master 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 surround Whirlpool 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

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: The smoke detectors were interconnected and not tested due to napping children. Test detectors at the test button weekly.

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 Kneewall
Inspected From: Inside attic
Visibility: Percent
Limited By: Insulation 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

9.3 Attic Insulation

Material: Fiberglass
Type: Loose fill
Average Inches: 6-10
Vapor barrier: Not visible
Concerns: Voids/Missing insulation Vapor barrier installed on wrong side
 Insulation appears inadequate Two or more layers of vapor barrier
Comments:

S M P H

9.4 Attic Structure

Framing: Rafters/Joists
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

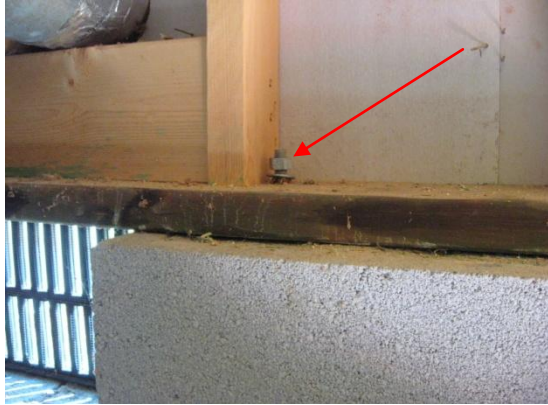
Type: Crawl Space
Exterior wall: Frame

10.2 Foundation Walls

Material: Concrete Block
Inspected from: Exterior (Above Grade) Inside Basement/Crawlspace
Visibility: Full
Limited By:

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

Comments: A bolt at the sill plate, near the crawlspace hatch, is not secured. Repair



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: Engineered lumber
Visibility: Partial
Limited By: Visible only from basement/Crawlspace Insulation
Concerns: Broken/Failing Cut/Altered
 Moisture/Insect damage

Comments:

S M P H

10.5 Subfloor

Type: OSB
Visibility: Partial
Limited By: Visible only from basement/Crawlspace 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
 Major cracks in concrete found

Comments:

S M P H

10.7 Basement/Crawlspace Insulation and Ventilation

S M P H

Material: Fiberglass batts

Location: Under subfloor

Visibility: Partial

Limited By: Visible only from basement/Crawlspace

Ventilation: Wall vents

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

Comments: Insulation was inadequate or missing around many air registers and in areas between the joists along the front of the crawlspace. Insulation should be redistributed and added as needed to all these areas to fill any voids.



Plumbing 11.0

11.1 Main Shutoff Location:Foyer coat closet

11.2 Service Entry Pipe

Material: PEX
Concerns: Leaks visible
Comments:

S M P H

11.3 Supply Distribution Lines

Material: PEX Copper
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: CSST gas piping is installed in the house. Recently, manufactures of CSST gas piping have called for installations of the flexible gas lines to be bonded to the electrical ground. No bond was visible in this installation, as they may not have been required at the time of the original installation. The client may wish to have the CSST further evaluated by a licensed electrician familiar with these recent requirements and have the CSST bonded as needed.

S M P H

11.6 Sanitary Pump

Concerns: No check valve
Comments: N/A

S M P H

11.7 Hose Bibs

Location:
Concerns: No anti-siphon valve
Comments:

S M P H

11.8-a Water Heater #1 Location:Garage

Brand: State
Estimated Age: 1
Capacity: 50 Gallons
System Type: Tank
Fuel: Gas
Concerns: Unit not operating Evidence of poor combustion/draft
 Insufficient support No cold water disconnect
 Excessive rust/corrosion No Temperature/pressure relief valve/extension
 Rust/holes in chimney Improper chimney pitch/clearance
 Visible leaks
Comments: Limited visibility. (stored items)

S M P H

Heating and Air Conditioning 12.0

12.1 Main Fuel Shutoff

Location: Meter

12.2-a System #1 (package unit)

Brand: Carrier

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

Leaking

Missing/Insufficient supports

Ducts kinked (restricting airflow)

Rust/Corrosion

Comments:

S M P H

12.4 Burners/Heat Exchanger

Visibility: None

Concerns: Burner flame appears improper

Rust/Corrosion in burner area

Excessive dirt/dust in heat exchanger

Rust/Corrosion visible in heat exchanger

Comments:

S M P H

12.5 Chimney/Flue

Material:

Visibility:

Concerns: Improper pitch

Improper clearance

Rust/Holes visible

Comments: N/A

S M P H

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

Type: Disposable

Concerns: Dirty filters

No filters present

Filters in poor location

Comments:

S M P H

12.7 Operation and Controls

Concerns: No visible disconnect means

Excessive noise/vibration

Not operated

Thermostat damaged

Missing/Inoperable blower door switch

Comments:

S M P H

12.8 Fireplace #1

Location: Living

Type: Vented gas logs

Flue visibility: Partial

Concerns: Malfunctioning damper

Undersized Hearth

Warped/Damaged liner

Blower not operating

Soot/Creosote buildup in flue

Missing damper

Improper clearances to combustibles

Deteriorated firebrick/mortar

Discolored wall/masonry around hearth

Comments: See comments in Chimney and Interior electrical

S M P H

12.9-a Air Conditioner #1

Brand: Carrier

Estimated Age: 1

System Type: Air cooled central A/C

- Concerns:
- | | |
|---|---|
| <input type="checkbox"/> Unit not operating | <input checked="" 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.2-b System #2

Brand: Carrier

Estimated Age: 1

Fuel Type: Gas

System Type: Central forced air

Equipment: Furnace

Comments:

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

12.3 Distribution

Type: Insulated flex ducts

- Concerns:
- | | |
|--|---|
| <input type="checkbox"/> Torn/Split ducts | <input type="checkbox"/> Ducts kinked (restricting airflow) |
| <input type="checkbox"/> Leaking | <input type="checkbox"/> Rust/Corrosion |
| <input type="checkbox"/> Missing/Insufficient supports | <input type="checkbox"/> |

Comments:

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

12.4 Burners/Heat Exchanger

Visibility: Percent

- Concerns:
- | | |
|--|---|
| <input type="checkbox"/> Burner flame appears improper | <input type="checkbox"/> Excessive dirt/dust in heat exchanger |
| <input type="checkbox"/> Rust/Corrosion in burner area | <input type="checkbox"/> Rust/Corrosion visible in heat exchanger |
| <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

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

12.5 Chimney/Flue

Material: Metal

Visibility: All

- Concerns:
- | | |
|---|---|
| <input type="checkbox"/> Improper pitch | <input type="checkbox"/> Rust/Holes visible |
| <input type="checkbox"/> Improper clearance | <input type="checkbox"/> |

Comments:

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

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

Type: Disposable

- Concerns:
- | | |
|---|---|
| <input type="checkbox"/> Dirty filters | <input type="checkbox"/> Filters in poor location |
| <input type="checkbox"/> No filters present | <input type="checkbox"/> |

Comments:

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

12.7 Operation and Controls

- Concerns:
- | | |
|--|--|
| <input type="checkbox"/> No visible disconnect means | <input type="checkbox"/> Thermostat damaged |
| <input type="checkbox"/> Excessive noise/vibration | <input type="checkbox"/> Missing/Inoperable blower door switch |
| <input type="checkbox"/> Not operated | <input type="checkbox"/> |

Comments:

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

12.9.b **Air Conditioner #2**

S M P H

Brand: Carrier

Estimated Age: 1

System Type: Air cooled central A/C

- Concerns:**
- | | |
|---|---|
| <input type="checkbox"/> Unit not operating | <input checked="" 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:

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: 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: Laundry room
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.

Roof Coverings Summary

3.1-a Roof Covering #1

Comments: A nail pop was found at the gable roof in the general area over the laundry room, near where the garage gable roof intersects with the main roof. Repair and reseal as needed.

3.2 Flashings

Comments: Many flashings at roof/wall intersections, where rake abuts the main gable roof, at the small section of roofing directly above the garage doors, where the porch roof intersects with the garage gable roof, and at the eat-in-kitchen bump out roofing were missing complete flashings, kickout flashings, and/or sealant. These missing/incomplete flashings leave these spots vulnerable to water penetration from blowing wind and rain. A competent roofer should add flashings and/or sealant as needed to these areas as needed.

Exterior Summary

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

Comments: The chimney from the living room fireplace is not 2 feet higher than the roof less than 10 feet from it. General requirements require a chimney to be at least 2 feet higher than anything within 10 feet of it. Recommend extending the chimney height as needed to meet this requirement.

4.2 Gutters and Downspouts

Comments: The gutters are clogged with leaves/debris. Gutters should be cleaned now and as needed in the future.

Recommend extending all downspouts so that water is discharged several feet from the foundation.

4.3 Siding

Comments: Deteriorated caulking was found at the siding at the front 2nd story wall. Recommend re-caulking joints between trim and siding as needed.

4.7 Exterior Electrical

Comments: Re-caulking is needed around the base of the exterior light at the rear deck. Seal as needed.

Laundry/Utility Room Summary

6.2 Clothes Dryer

Comments: The dryer vent was disconnected in the crawlspace. Re-attach as needed.

Interior Rooms Summary

8.3 Electrical

Comments: The receptacle in the fireplace control panel is not secured to its box, leaving wiring exposed. Repair as needed.

A junction box in the crawlspace is missing a cover. Install new cover.

The light in the crawlspace is damaged/missing. It appears that the light was broken and the bulb base is still in the fixture. Repair.

Access to some receptacles was blocked by furnishings and wall paper in 2nd floor sitting room.

Recommend cutting out wall paper around receptacles.

Structure Summary

10.2 Foundation Walls

Comments: A bolt at the sill plate, near the crawlspace hatch, is not secured. Repair

10.7 Basement/Crawlspace Insulation and Ventilation

Comments: Insulation was inadequate or missing around many air registers and in areas between the joists along the front of the crawlspace. Insulation should be redistributed and added as needed to all these areas to fill any voids.