RESIDENTIAL CONSTRUCTION COMPANY

 919-676-1171

HOME INSPECTION REPORT

Client:
xxxxxxxxxxxxx

Address:
xxxxxxxxxxxxx
xxxxxxxxxxxxx

Phone: xxx-xxx-xxxx

Age (year built): New Home (2010)

Fee: $xxx

Size: 3900 square feet

Date: July 2, 2010

Agent: xxxxxx xxxxxxx

Structural and Mechanical Inspection

Weather: Nice and sunny

Time of day: 10:00 AM

Temperature: 80^{o}

People present: xxxx, xxxx, and xxxxx

Purpose, Scope, Limitations, and Exclusions of this Inspection

The purpose of this inspection is to provide the client with a better understanding of the property conditions, as observed at the time of the home inspection. This inspection is conducted according to the terms of the Inspection Report and Agreement, and in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB). As such, this inspection is visual and not technically exhaustive. Refer to the Agreement and the Standards of Practice listed at the beginning of each section of this report for the systems and components specified for inspection and for additional information regarding the scope and limitations of the inspection.

Home inspectors are not required to report on: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including failure of components; Project operating costs of components; Evaluate acoustical characteristics of any system or component; Inspect special equipment or accessories that are not listed as components to be inspected in the Standards of Practice; or Disturb insulation, except as required in the Standards of Practice.

Home inspectors shall not: Offer or perform any act or service contrary to law; or Offer or perform engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license, in which case the home inspector shall inform the client that the home inspector is so licensed, and therefore qualified to go beyond this section and perform additional inspections beyond those within the scope of the Standards of Practice.

In the following numbered list the sentences in brackets and bold are items that require repair. The sentences that are underlined are maintenance or improvement items. Sentences that are bold, bracketed, and underlined are major defects.

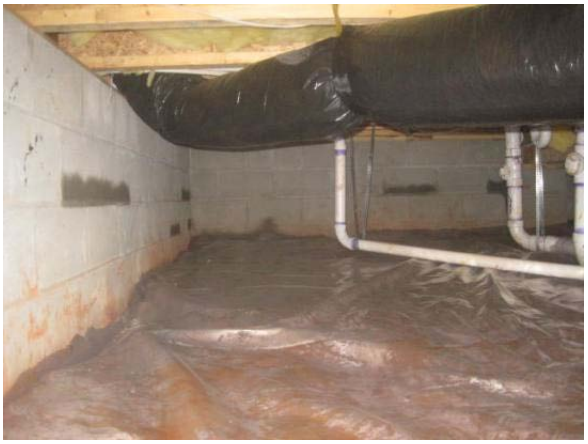
Structural Components

The home inspector shall inspect structural components including: foundations, floors, walls, columns or piers, ceilings and roofs. The home inspector shall describe the type of: foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The home inspector shall: probe structural components where deterioration is suspected; enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; report the methods used to observe under floor crawl spaces and attics; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

1. The home is a two story wood frame, on a brick and block foundation (with brick and block piers), over a dirt crawlspace. The roof is a metal web engineered truss system. The first floor system is engineered floor joists. The wall framing and second floor framing are not visible. The second floor system is not visible because of the drywall ceiling below and carpet above. The roof is a hip and gable configuration.

2. **[A void in a block cap needs to be filled where there is a hole at the base of the crawlspace access door. The top of all the foundation is supposed to be at least 3-4 inches of solid masonry construction.]**


3. **[Some water stained block at the front foundation wall at the left side of the front indicates that the mulch beds are holding too much water and the soil beneath does not adequately slope away from the home. Diverters added to the downspouts away from the foundation will also help the moisture problem.]**




4. A two car attached garage is part of the home along with an additional one car garage.

5. *Drive under garages are part of the home. It is very important never to start your car with the garage door down or warm up the car in the garage. The car should never be left running in the garage. Start the car and back out; pull in the garage and shut off the engine. Sounds simple but not following these simple instructions could be life threatening.*

6. The crawlspace was viewed from inside the crawlspace. I was able to crawl everywhere on my hands and knees and visibility was blocked only by insulation and ductwork. Any appropriate areas were probed where required by the Standards of Practice.

7. The attic was viewed from inside the attic, which was accessed through the pull down stairway. I entered as much of the attic as I could without disturbing blown insulation. This was about half of the attic. I could see most of the roof decking. The bonus room has three eave access doors where these eave areas were entered.

Insulation and Ventilation

The home inspector shall observe: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: insulation in unfinished spaces; and the absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances. The home inspector shall: move insulation where readily visible evidence indicates the possibility of a problem; and move insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

8. The crawlspace is vented with foundation vents. The dirt floor of the crawlspace is covered with a plastic vapor barrier.

9. [A vent flap is loose in the rear crawlspace and should be secured.]

10. <u>The foundation vents should be left opened year round and closed when the temperature gets below freezing.</u>

11. The gas stove top venthood in the kitchen vents to the exterior.

12. The dryer vent was observed exiting and exhausting to the rear of the home.

13. <u>The vent for the dryer runs vertical. Routine care should be taken to insure the vent duct does not become clogged.</u>

14. The crawlspace is insulated with 6 inch fiberglass batts without a paper vapor barrier. The paper barrier is not required since the crawlspace has a plastic vapor barrier below.

15. The attic is insulated with 11-12 inches of blown material. A vapor barrier is not present on the blown attic insulation nor is it required. The wall insulation is not visible. The insulation under the attic flooring is not visible.

16. The attic is ventilated with soffit vents, gable vents, and ridge vent.

17. **[The upper gable portion of the attic needs an air outlet to allow hot air to exit the highest most portion of the attic.]**

Exterior

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

18. The exterior of the home is covered with Hardiplank masonry siding, manufactured stone veneer, particle board and wood trim.

19. **[A piece of siding needs to be face nailed at its joint to bring its top out to close an excessive gap at the left side of the home.]**

20. <u>The vinyl exterior faucet flanges should be caulked at their tops and sides where they are mounted at the exterior of the home.</u>

21. Positive drainage should be maintained all around the house. Positive drainage means the soil slopes away from the foundation.

22. Flashing was observed between the rear wood deck and the house. The screens were not yet installed on the covered portion of the porch. A door was not there yet either.



23. A large block retaining wall was observed at the right side of the home. The wall has some pipe outlets to allow water to escape from behind the wall and water was observed running out of a pipe here. The retaining wall appears to be in close enough proximity to the house foundation that problems may occur if the wall was to ever fail. I recommend annual or semiannual visual inspections of the retaining wall for any signs of failure.


24. Recommended language related to the incorrect installation of artificial stone siding:

Manufactured stone veneer has been installed on the front of this house. An inspection of the visible components has revealed that the stone veneer has not been installed in compliance with installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). A PDF copy of the installation guidelines is available at http://www.masonryveneer.org/pdf/mvma030909.pdf .

Specific problems noted with the visible components include, but may not be limited to:

- **Weep screeds are missing at the base of the wood frame walls.**
- **Weep screeds are missing at the tops of window and door openings.**
- **There is no caulk between other materials and the masonry veneer at windows, doors, and adjacent trim.**
- **The masonry veneer is in contact with the ground.**
- **Kick-out flashings are missing where roof eaves meet the masonry veneer.**

The lack of proper detailing and flashing may result in water penetration behind the siding, resulting in structural damage. The installation of the manufactured stone veneer should be evaluated, compared to the specific installation requirements of the stone manufacturer and the MVMA, and repaired or replaced as deemed necessary by a licensed general contractor or masonry contractor experienced with installation requirements for manufactured stone veneer.

Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a visual inspection.


25. Mortar needs to be cleaned off the front brick steps.

26. [A piece of masonry siding is missing above the rear wood deck.]


27. [The circle flashing at the water heater exhaust is not installed properly as it will allow water to enter behind the flange.]


28. [The termination of the high efficiency furnace exhaust flue needs a screened cover to prevent birds from blocking the flue.]

29. The home has gutters and downspouts where applicable.

30. [Splash blocks need to be installed properly under all the downspouts.]

31. [An automatic opener operates the one car garage door. It is not operational and should be repaired by a qualified garage door technician familiar with automatic openers. The auto-reverse safety feature should be tested after the door opener is repaired.]

32. An automatic opener operates the two car garage door. It is operating properly including the safety auto-reverse.

Interior

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

33. The windows are single double hung, vinyl frame, double pane, insulated glass units.

34. [Some interior closet shelves are not installed.]

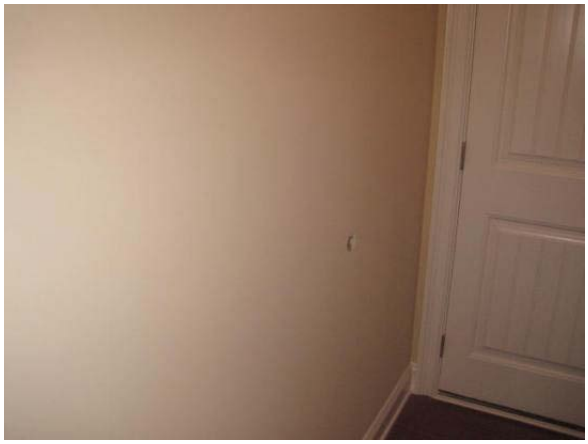
35. [A piece of weather stripping is loose at a front living room window to the left of the front door. The weather stripping should be properly secured.]

36. [A small stone is missing at the interior fireplace near the floor.]

37. Some raw edges revealing the stone is manufactured should be colored at the fireplace chase as a cosmetic repair item.

38. [A master bath door is missing its hardware.]

39. [Sheetrock is damaged and should be repaired inside the hall leading to the garage where a door stop is needed and at the rear wall of the one car garage.]


40. [A pantry door under the stair way is damaged where a hinge type doorstop punctured it. The door will need to be repaired in a professional manor or be replaced.]

41. [Wood trim is puttied and not finished or painted by the return air register downstairs.]

42. The prefab fireplace is vented to the exterior.

Roof

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

43. [There are loose nails scattered about the roof. The loose nails should be removed.]

44. With the exception of the preceding item the asphalt shingle roof is in good condition. The flashing is done properly and the other roof penetrations are properly sealed.

45. The roof is a single layer and not a roof over.

46. The roof was observed by my physically walking on it.

47. As I drove up to the house early in the morning I could see all the truss spacing from the front of the house. When I left a couple hours later the heat of the sun had flattened the roof and it looked normal.

48. Manufacturers of asphalt shingle roofing recommend a minimum roof pitch of 2:12. Shingles installed on a pitch less than 2:12 may not leak initially but are more prone to leakage before there normal life

expectancy is over. They do not shed water as fast as a steeper pitch roof would. As they curl with age water is more likely to seep in at the seams. Also, there is a greater likelihood the shingles will let water in at the eaves, especially if there is no drip edge installed. The slightly sloped portion of the front roof is close to being 2:12. Confirm with the builder that the pitch of this roof is not less than 2:12 or a solid membrane or polymer roof would be needed.

Plumbing

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

49. The home is on city water and sewer.

50. The main shut off valve for the water is located in the pantry beneath the stairs.

51. The service lines are polyethylene (Pex); the visible distribution lines are PEX plastic. The waste, drain, and vent lines are PVC plastic.

52. [The water heater is a natural gas tankless unit located in the one car garage. It is not functioning or started as there is no hot water in the house. A plumber should evaluate and correct this situation.]

53. [The knockout cover needs to be carefully removed from the washing machine drain being careful not to drop it down into the drain.]

Electrical

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

54. The home has underground service (220/110 volt) to the meter.

55. The main circuit breaker panel is located at the exterior of the home. It is a 200-amp service and is fed with 4/0 AWG aluminum entrance cable. This size service should be adequate for the home.

56. The sub-panel for the branch circuits is located inside the one car garage of the home. The circuits for the lights and plugs are wired with copper wiring.

57. Arc fault breakers in the sub-panel were tripped and found to be operational.

58. Some exterior fixtures are missing. They are covered properly and in a safe state but it appears that lights should be here.

59. [The crawlspace light is not operational. If the bulb is out it should be changed; if the unit is defective it should be replaced by a qualified electrician.]

60. The GFI receptacles in the home are operating as intended.

61. The 8 smoke alarms were checked and all were operational.

Heating

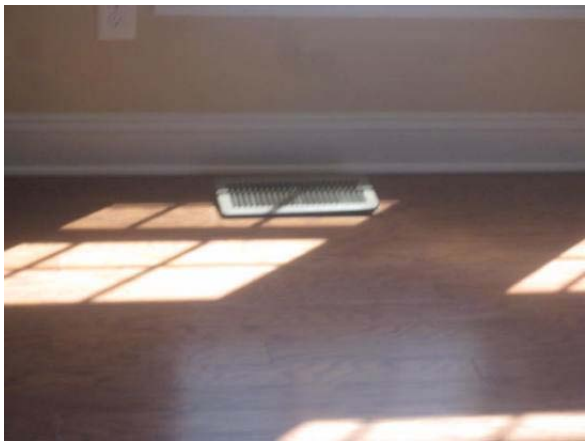
The home inspector shall inspect permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and The presence or absence of an installed heat source for each habitable space. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home

inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light; or Inspect: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Heat exchanger; (D) Humidifiers; (E) Electronic air filters; (F) The uniformity or adequacy of heat supply to the various rooms; or (G) Solar space heating equipment.

62. The house has two heating and cooling zones. A separate gas furnace and electric AC unit heats and cools both the upstairs and downstairs. The duct work consists of a metal plenum with flexible insulated ducts in the attic and crawlspace. This is referred to as two split systems.

63. The home is heated by two, gas, warm forced air furnaces. The furnace that heats the downstairs is located in the crawlspace. The furnace that heats the upstairs is located in the attic. Both of the furnaces are heating properly.


64. [Two floor registers do not fit their openings at the rear of the living room. An HVAC technician or wood floor person should correct the problem.]

65. <u>The filters for the return air system are located in the return air registers. The filters should be changed once a month before they become dirty.</u>

66. <u>The compartment on the downstairs return air unit has dust and dirt behind the filter that should be removed and the area should be cleaned.</u>

Air-conditioning

The home inspector shall inspect: Central air conditioning and through-the-wall installed cooling systems including: (A) Cooling and air handling equipment; and (B) Normal operating controls. Distribution systems including: (A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and (B) The presence or absence of an installed cooling source for each habitable space. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Inspect window air conditioners; or Inspect the uniformity or adequacy of cool-air supply to the various rooms.

67. Two electric air-conditioning units located at the exterior of the home cool the home. Both of the units are cooling properly. They are part of the two split HVAC systems and share the same metal plenum and flexible ductwork the gas furnaces use.

68. The item in the heating section, regarding the distribution duct material, registers, and filters, applies to cooling as well as heating.

Built-In Kitchen Appliances

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

69. The electric oven was turned on. It was verified that all the elements were operational at the time of the inspection. The operation of the automatic cook cycle, automatic clean and thermostat were not verified.

70. The gas stove top burners are operational.

71. The microwave was turned on and verified to be operational.

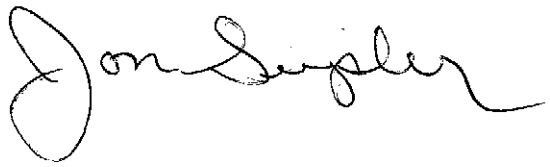
72. The dishwasher was run through a complete cycle. It was verified the timer advanced and the unit did not leak. Cleaning quality was not evaluated.

73. [The disposal could not be operated as it was not plugged in. The drains from the kitchen sink made it impossible for me to plug the disposal into the receptacle. An electrician or combination of electrician and plumber should correct the problem to assure the disposal is hooked up properly and that it operates.]

If you have any questions about this report or the house, please call me at 919-676-1171.

If you feel I did a good job for you, please tell the person who referred me to you and any friends that may be buying a home. If you feel my service is less than what you expected, please tell me.

Sincerely,



Jon Supler

NC Home Inspectors License # 0048
ASHI Certified Member # 012014
NC General Contractors License # 25738
Certified Moisture Free Warranty Stucco & Steep Roof Inspector
EDI (Exterior Design Institute) Certification # NC-57 Inspector/MA/BE

 919-676-1171

Summary of repair items at :

This summary should not be considered an all-inclusive report on the condition of the home without the corresponding report. The complete report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

All the items in this summary include any system or component that does not function as intended or adversely affects the habitability of the dwelling; poses a safety concern; or warrants subsequent examination or further investigation by a specialist. Bold, underlined, and bracketed items (if any) in this summary are considered major defects.

1. A void in a block cap needs to be filled where there is a hole at the base of the crawlspace access door. The top of all the foundation is supposed to be at least 3-4 inches of solid masonry construction.

2. Some water stained block at the front foundation wall at the left side of the front indicates that the mulch beds are holding too much water and the soil beneath does not adequately slope away from the home. Diverters added to the downspouts away from the foundation will also help the moisture problem.

3. A vent flap is loose in the rear crawlspace and should be secured.

4. The upper gable portion of the attic needs an air outlet to allow hot air to exit the highest most portion of the attic.

5. A piece of siding needs to be face nailed at its joint to bring its top out to close an excessive gap at the left side of the home.

6. Recommended language related to the incorrect installation of artificial stone siding:

   Manufactured stone veneer has been installed on the front of this house. An inspection of the visible components has revealed that the stone veneer has not been installed in compliance with installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). A PDF copy of the installation guidelines is available at http://www.masonryveneer.org/pdf/mvma030909.pdf .

   Specific problems noted with the visible components include, but may not be limited to:
   - Weep screeds are missing at the base of the wood frame walls.
   - Weep screeds are missing at the tops of window and door openings.
   - There is no caulk between other materials and the masonry veneer at windows, doors, and adjacent trim.
   - The masonry veneer is in contact with the ground.
   - Kick-out flashings are missing where roof eaves meet the masonry veneer.

   The lack of proper detailing and flashing may result in water penetration behind the siding, resulting in structural damage. The installation of the manufactured stone veneer should be evaluated,

compared to the specific installation requirements of the stone manufacturer and the MVMA, and repaired or replaced as deemed necessary by a licensed general contractor or masonry contractor experienced with installation requirements for manufactured stone veneer.

Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a visual inspection.

7. A piece of masonry siding is missing above the rear wood deck.

8. The circle flashing at the water heater exhaust is not installed properly as it will allow water to enter behind the flange.

9. The termination of the high efficiency furnace exhaust flue needs a screened cover to prevent birds from blocking the flue.

10. Splash blocks need to be installed properly under all the downspouts.

11. An automatic opener operates the one car garage door. It is not operational and should be repaired by a qualified garage door technician familiar with automatic openers. The auto-reverse safety feature should be tested after the door opener is repaired.

12. Some interior closet shelves are not installed.

13. A piece of weather stripping is loose at a front living room window to the left of the front door. The weather stripping should be properly secured.

14. A small stone is missing at the interior fireplace near the floor.

15. A master bath door is missing its hardware.

16. Sheetrock is damaged and should be repaired inside the hall leading to the garage where a door stop is needed and at the rear wall of the one car garage.

17. A pantry door under the stair way is damaged where a hinge type doorstop punctured it. The door will need to be repaired in a professional manor or be replaced.

18. Wood trim is puttied and not finished or painted by the return air register downstairs.

19. There are loose nails scattered about the roof. The loose nails should be removed.

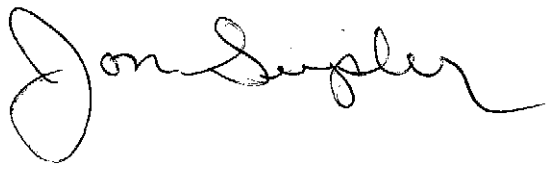
20. The water heater is a natural gas tankless unit located in the one car garage. It is not functioning or started as there is no hot water in the house. A plumber should evaluate and correct this situation.

21. The knockout cover needs to be carefully removed from the washing machine drain being careful not to drop it down into the drain.

22. The crawlspace light is not operational. If the bulb is out it should be changed; if the unit is defective it should be replaced by a qualified electrician.

23. Two floor registers do not fit their openings at the rear of the living room. An HVAC technician or wood floor person should correct the problem.

24. The disposal could not be operated as it was not plugged in. The drains from the kitchen sink made it impossible for me to plug the disposal into the receptacle. An electrician or combination of electrician and plumber should correct the problem to assure the disposal is hooked up properly and that it operates.



NC Home Inspectors License # 0048
ASHI Certified Member # 012014
NC General Contractors License # 25738
Certified Moisture Free Warranty Stucco & Steep Roof Inspector
EDI (Exterior Design Institute) Certification # NC-57 Inspector/MA/BE