



**"Shining Above The Rest"**

**\* \* \* \* \***



**James Jones**

**123 Second Street  
USA**



PO Box 2458  
Cornelius, NC 28031  
855-500-3744 Ext-2

May 06, 2020

Kris Brown

NCHIL # 2313 / SCHIL # 49218

A handwritten signature in black ink that reads "Kris A. Brown".

**If You Have Questions About Your Inspection Report Please Call 855-500-3744 Ext-2**

Five Star Home Inspections is committed to providing our clients and agents with "Service That Shines Above The Rest"

We hope that we met your expectations and thank you for your business.

## General Summary

"The North Carolina Home Inspection License Board requires a summary which includes only the items which are not inspected / do not function as intended or adversely affects the habitability of the dwelling and requires further investigation / evaluation by a qualified contractor. The law stipulates that the summary shall not contain recommendations to upgrade or enhance the function, efficiency or safety of the home. The following statement is required: "This summary is not the entire report. The full 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 a real estate purchase contract, contact your North Carolina real estate agent or an attorney". Furthermore by signing the FSHI Pre-Inspection agreement it is required that the client read the full version of this report. The summary includes only items, which in the inspector's opinion does not meet the state's requirements. Please call your home inspector or our office at (855-500-3744) with any concerns after review. Any questionable issues should be discussed with the home inspector of FSHI before closing.

**NOTE #1:** While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists and/or professional qualified contractors. FSHI highly recommends that a repair review / re-inspection be performed of any repairs to subject property after inspections to protect the client before closing.

**NOTE #2:** Directions are normally as though facing structure from front at street. Not all areas of concerns were photographed. Client should consider photos as a continuation, enhancement, and part of the original report. Client is advised to read the entire inspection report and any other reports performed / provided before closing. If there are any concerns with rot / decay / wood destroying insect damage of wood / elements, either on the exterior, interior or in the sub-structure, client is advised that all areas of wood were not probed, photographed, and reported. Client should infer that there are additional areas of wood rot / decay at other locations and the entire element should be evaluated by a qualified professional contractor. Any repairs made from this report should be considered a starting point and the entire element of concern should be evaluated / corrected by a qualified licensed contractor for any possible concealed, hidden, or items not reported / mentioned within this inspection report. This is also the recommendations for any other item / element / component mentioned in this report.

**IMPORTANT NOTE :** FSHI will assume NO liability or consider any future claims for errors within this report in regards to any and all seller made repairs / mis-handling of the recommendations or repairs preformed by unqualified contractors.

**IMPORTANT NOTE :** It is highly recommended that the (Client and / or the Clients Representative) follow all recommendations for repairs by qualified / licensed contractors as instructed within the contents of this report.

**IMPORTANT NOTE :** It is a requirement that the (Client) read the full version of this report. In addition per the FSHI Pre-Inspection agreement (which must be signed by the client) it is required that the (Client) read the following statement below.

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

## 1. ROOFING

### 1.1 FASCIA / SOFFITS

**:Recommend Repair:**

Observed that the vinyl soffit is loose / pushed up / damaged in several location. Most of this damage is due too recent rodent penetrations at the upper attic areas (See exterior section of this report for further comments) Condition is conducive to other damages. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Upper front right



Upper middle rear



Right side peak



Left side of garage



Lower rear overhang



Lower rear overhang

### 1.3 CHIMNEYS / VENTS

**:Recommend Repair:**

Observed cracked areas of the chimney mortar cap and open areas between cap and flue liner. Conditions are conducive to water penetrations at interior of chimney / fireplace. Seal with proper material to avoid water penetrations. Evaluation / Correction by a qualified chimney contractor is recommended for this entire condition.



Top of chimney

### 1.5 RAIN GUTTERS / EAVETROUGHES

**:Recommend Repair:**

Observed multiple gutters filled with debris, keep clean for proper function. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this

entire condition.



Debris and gutters



Gutters overflowing right rear



Gutters overflowing right rear

1.6 DOWNSPOUTS / ROOF DRAINS

:Recommend Repair:

Observed downspouts terminating at the foundation wall and missing diverter / splash block / leader pipes in various locations (See Photos). Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. Condition is conducive to water penetrations into crawl space and other areas. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Underground drain system



Downspouts disconnected

2. EXTERIOR ELEMENTS



2.0 SIDING- Brick

:Recommend Repair:

Observed cracking and separation in the brick mortar joints where the brick sits on top of the window lintils at the rear family room wall. This is an indication of some previous movement due to potential water penetrations. (See interior section of this report for further comments) Further / Investigation / Evaluation / Correction by a qualified contractor is recommended for this entire condition.

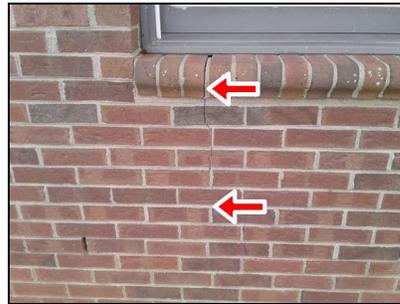


Rear family room wall



Rear family room wall

Observed small cracks in the brick veneer at the rear garage wall . These are typical in nature due to age and normal masonry shrinkage. Although small cracks in brick veneers are typical, these areas should be resealed too prevent any water penetrations or damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Small crack @ rear garage wall

Observed that caulk sealing is needed at all pipes / wires were they pass through the house wall (See photos for locations). Condition is conducive to potential water penetrations and other damage. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right side



Right side under deck

## 2.1 SIDING-Vinyl

### :Recommend Repair:

Observed holes and damaged areas of siding and trim at various locations (See photos for locations). Areas that were observed are from ground level (only) but there may be additional repairs needed higher up and / or out of view. Condition is conducive to potential water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Above garage entry roof

**2.3 WINDOWS**

**:Recommend Repair:**

**Observed wood rot / decay / damage and deterioration at multiple window frames around the home. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.**



Rear family room windows



High moisture breakfast room window frames

**Observed that the caulk sealing needs to be re-done at all windows and exterior doors where the brick meets the window and door frames. Condition is conducive to potential water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.**



Back wall of garage



Back wall of garage



Check all windows

**Observed that all steel lentils over exterior windows and doors need to be rust proof painted. Condition conducive to rusting which in turn will expand the steel and cause mortar joint cracking. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.**



All exterior doors



All exterior windows

2.4 ENTRY DOORS

:Recommend Repair:

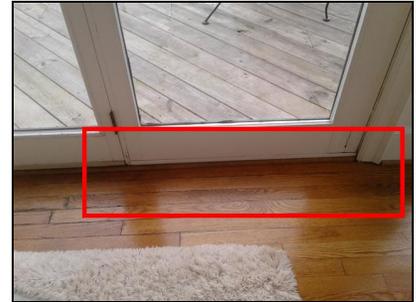
Observed wood rot / decay at several exterior door panels and frames (See photos for locations). The damage to the master bedroom / family room / breakfast room door panels is severe enough to warrant replacement. This is typically due too and a common problem with poor maintenance of the caulk joints at these locations. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



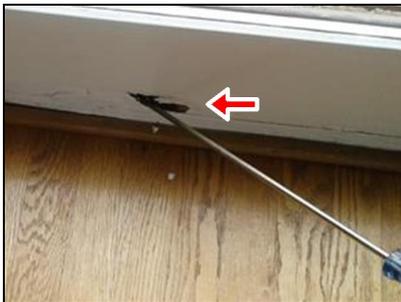
Master bedroom



Family room



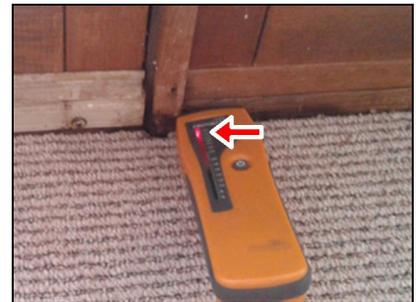
Family room



Breakfast room



Family room



Basement french doors



Basement french doors

Observed missing hinges screws at several exterior doors (See photos for locations) Condition is conducive to door sagging, rubbing over a period of time. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage / House door

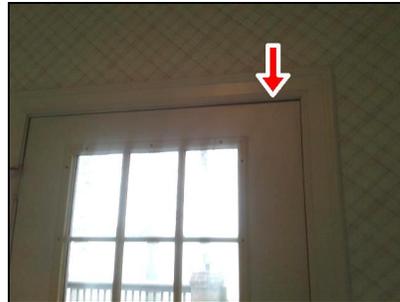


Rear door



Front door

Observed that the rear door rubs / hits the frame. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Rear door

## 2.5 STAIRS / STOOPS

**:Recommend Repair:**

Observed open mortar joints and loose bricks at the front steps in several locations. All open mortar joints need to be sealed to prevent water penetrations. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Front stairs

## 2.6 DECK

**:Recommend Repair:**

Observed that the left side of the deck and stairs have dropped slightly. The frame has also come loose from the first brick column. It appears that the brick columns itself has settled slightly over a period of time causing this damage. Further / Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Left side of deck



Left side of deck



Left side of deck

Observed a support girder beam at the right rear corner of the deck where the floor joists change direction. The beam is pulling loose from the house wall and has dropped slightly. The support connection to the house wall is not adequate which has caused this settlement. Condition is conducive to further movement. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Support girder beam



Support girder beam

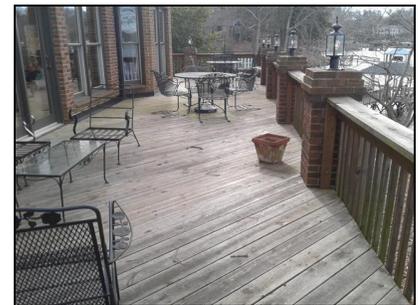
Observed decking and railings to have cracked / deteriorated materials in various areas and some nails are backing out. Repair / replace cracked and deteriorated materials as needed and for weathered deck surfaces we recommend sealing wood as needed and resetting nails. Condition is conducive to further damages. Evaluation / Correction by a qualified general / handyman contractor is recommended for this entire deck / condition.



Main deck surface



Main deck surface



Main deck surface

### 3. SITE ELEMENTS

#### 3.0 WALKWAYS

:Recommend Repair:

Observed sections of the concrete walkways that are raised up. Although concrete movement and typical cracking is common in almost every home this condition poses a safety (tripping) hazard. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Front sidewalk



Lead walk to dock

### 3.1 DRIVEWAY

**:Recommend Repair:**

Observed sections of the driveway that are raised up with some displacement. Although concrete movement and typical cracking is common in almost every home this condition poses a safety (tripping) hazard. Evaluation / Correction by a qualified general / concrete contractor is recommended for this entire condition.

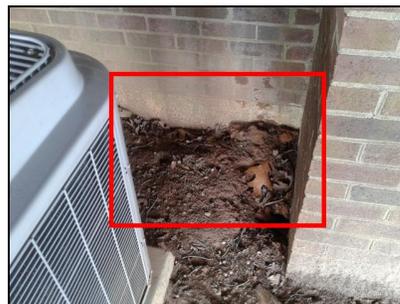


Driveway

### 3.2 GRADE SLOPE AT FOUNDATION

**:Recommend Repair:**

Observed a negative / flat grade slope toward the right rear corner of the foundation. This could allow water runoff and ponding which could lead to water penetrations into the crawl space and other concerns. Suitable drainage conditions need to be maintained and in order to prevent any future problems. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right rear

## 4. GARAGE

### 4.1 WALLS / CEILINGS

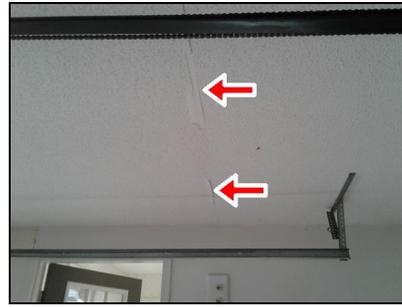
**:Recommend Repair:**

The integrity of any fire-separation assembly must maintain a 20 minute fire rating for proper protection. Any gaps or openings should be covered and or sealed with suitable materials and all joints /

holes must be drywall taped. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage ceiling



Garage ceiling joints

Observed a high moisture content under one of the garage windows along the back wall. Exterior evidence points to a hole in the brick row lock and cracked caulking joints around this window. Condition is conducive to further damages. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Garage rear wall under window



Garage rear wall under window

4.2 VEHICLE DOOR(S)

:Recommend Repair:

Observed that all three of the garage doors at wood rot / and moisture damages at the bottom panels and other various locations. Condition is conducive to further damages. Evaluation / Correction by a qualified garage door contractor is recommended for this entire condition.



Bottom of garage doors

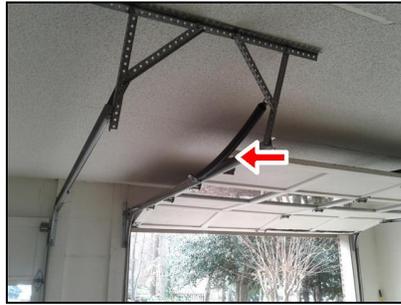


Bottom of garage doors



Bottom of garage doors

Observed that the garage door that is closest to the house entrance is missing the door springs. Condition is conducive to further damages. Evaluation / Correction by a qualified garage door contractor is recommended for this entire condition.



GD 3 springs



GD 3 door springs

#### 4.3 DOOR OPERATOR

:Recommend Repair:

Observed that all three of the garage door operators have various malfunction concerns. The first door on the right does not function at all. The middle door safety beams are not operating properly. The door opener on the left makes a grinding sound. Condition is conducive to further damages. Evaluation / Correction by a qualified garage door contractor is recommended for this entire condition.



GD1 operator not functional



GD2 operator malfunctioning

### 5. ATTIC

#### 5.4 FOLDING STAIRS/ATTIC ACCESS

:Recommend Repair:

Observed that the garage attic stair unit steps needs to be cut off so the ladder is on a flat plane. This condition is conducive to stressing the ladder joints. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage attic stairs

#### 5.5 ATTIC MISC

:Recommend Repair:

Observed evidence of a large rodent penetration into the upper attic area. The soffit at the upper right overhang has been severely damaged and opened and there is evidence of animal droppings and damaged insulation in multiple locations. Condition is conducive to further damages. Evaluation / Correction by a qualified pest control contractor is recommended for this entire condition.



Rodent nesting



Front right overhang

## 6. INTERIOR ELEMENTS

### 6.0 CEILINGS

**:Recommend Repair:**

Observed previous water staining at the second floor hall ceiling which was due to a previous roofing leak. Moisture tests were performed at all locations with positive results. Condition is conducive to further damages. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Second floor ceiling

### 6.1 WALLS

**:Recommend Repair:**

Observed evidence of previous water stains / damaged wood flooring and cracks at the exterior of the brick veneer. Due to roof and wall design this evidence points to previous water penetrations along this wall in various locations. Condition is conducive to further damages. Due to finished wall materials and limitation of visible damages, further investigation / Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Rear family room wall



Rear family room wall



Rear family room wall



Rear family room floor



Rear family room wall

6.2 FLOORS

:Recommend Repair:

Observed evidence of previous movement in the floor that is under the laundry room / first floor bath / and master bedroom. The substructure / floor joists under this area were viewed with some damage. (See foundation section for further comments) Further Evaluation / Correction by a qualified contractor is recommended for this entire condition.



First floor bath floor



Laundry room floor



Hallway floor



Above hallway door



Under hallway door



Cracked tile in master bath

Observed water damages at the master bedroom subflooring at the exterior door. This is due to water penetrations into the door frame and under the sill plate. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Master bedroom floor



Master bedroom floor

Observed water damaged wood flooring at the family room wall. See Interior Wall section of this report for further comments.



Family room

## 6.5 WINDOWS

**:Recommend Repair:**

Observed multiple windows throughout the home that do not functioning as intended and are most likely painted shut / have broken spring balances or hardware that is difficult to operate. This condition is a concern in regards to safety conditions and egress in case an emergency exit is needed. (Recommend checking all in all locations). Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Check all windows



Check all windows



Check all windows

Observed broken vacuum seals at several windows (See photos for locations) Replacement of insulated glass windows or doors is usually required to correct failed vacuum seals. Evaluation / Correction by a qualified contractor is recommended for all windows throughout the entire home.

**Note:** Glass vacuum seals are sometimes difficult to detect. Certain conditions at the time of the home inspection such as ambient temperature / rain / air conditioning may conceal such defects in glass. The standards of practice in NC states that the home inspector is only required to check a representative number of windows meaning that all windows are not require to be examined. Although FSHI make every attempt to identify all broken glass vacuum seals the client is advised to follow the recommendation stated above by FSHI. FSHI will not assume responsibility for broken vacuum seals after identifying these defects in the initial home inspection report.



Broken vacumm seals

## 6.6 ROOM DOORS

**:Recommend Repair:**

Observed several interior doors that drag the carpet. (See photos for locations) This can cause further damage to finished flooring materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Second floor rear bedroom

Observed that several of the room and closet doors hit and rub the door frames (See photos for locations) This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Second floor rear bedroom



Master bedroom

## 6.7 SMOKE DETECTOR TEST

:Recommend Repair:

Observed that none of the smoke / carbon monoxide detectors responded to testing. Replacement of units or batteries is recommended. Smoke / fire detection systems and fire extinguishers are generally recommended for all homes. Any installed systems should be checked / serviced at least monthly. Conditions are conducive to safety concerns. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



First floor



Second floor

## 6.9 FIREPLACE GAS BURNERS

:Recommend Repair:

Observed that the fireplace damper door does not have a safety clamp installed. The safety clamp will not allow the damper door to be closed completely. This is a safety concern due too fireplaces having gas logs installed. It was not possible determined if this gas logs were the non-vented type. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified fireplace contractor is recommended for this entire condition.



Fireplace damper door



Gas burner running

## 6.10 INTERIOR MICS

**:Recommend Repair:**

Observed that the wood stove pipe in the basement was very loose where it passes through the wall. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified fireplace contractor is recommended for this entire condition.



Wood stove pipe



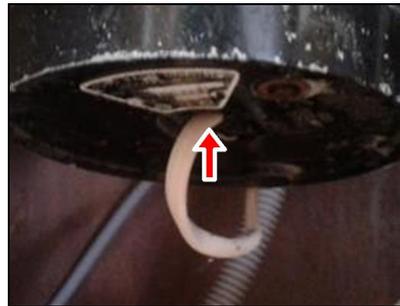
Wood stove pipe

## 7. KITCHEN

### 7.6 DISPOSAL

**:Recommend Repair:**

Observed improperly terminated wiring at the garbage disposal. A box connector or rubber gromet needs to be installed to prevent the wires from being damaged from vibration. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Disposal wiring

## 8(A) . MASTER BATH

### 8.4.A STALL SHOWER

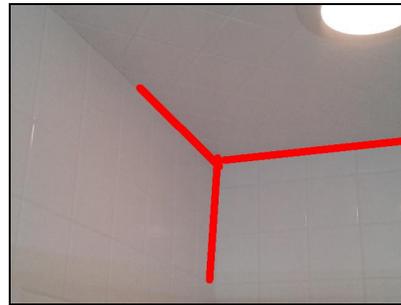
**:Recommend Repair:**

Observed openings in the grout lines around the base of the master bath shower. Tile shower floors that were installed when this home was built are prone to leaking and failure. Condition is conducive to other potential damages. Evaluation / Correction by a qualified general / tile contractor is recommended for this entire condition.

Note: Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.



Master bath shower



Master bath shower

## 8(B) . HALL BATH

### 8.6.B FLOORING

:Recommend Repair:

Observed that the flooring at the base of the hall tub needs to be sealed to prevent water penetrations. Condition is conducive to damaged subflooring materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Second floor hall bath

## 8(C) . FIRST FLR BATH

### 8.1.C TOILET

:Recommend Repair:

Observed that the first floor guest bathroom toilet is slightly loose at floor. If seal is broken it can damage flooring under toilet. Condition is conducive to leaking and other potential damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



### 8.3.C STALL SHOWER

#### :Recommend Repair:

Observed openings in the grout lines around the base of the first floor bath shower. Tile shower floors that were installed when this home was built are prone to leaking and failure. Condition is conducive to other potential damages. Evaluation / Correction by a qualified general / tile contractor is recommended for this entire condition.

Note: Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.



First floor bath shower



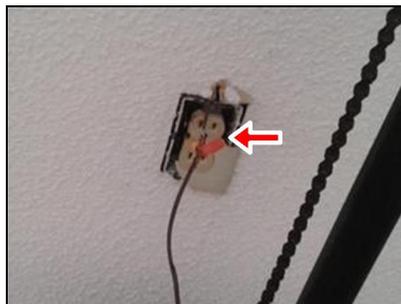
First floor bath shower

## 9. ELECTRICAL SYSTEM

### 9.4 DEVICES

#### :Recommend Repair:

Observed several missing / broken outlet / switch covers in multiple locations (See photos for locations). Condition is conducive to a safety hazard. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage



Front wall garage

Observed that several lights in various locations did not function (See photos for locations). Recommend bulb replacement to ensure proper function first. If not bulb then Evaluation / Correction by a qualified electrical contractor may be necessary.



## 9.5 WIRING

**:Recommend Repair:**

Observed improperly terminated wiring in the attic (See photos for locations). These wires need to be properly installed inside a junction box and covered. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



**Main attic**

Observed a romex electrical wire that was run outside the wall located at the right side of the garage. This type of wire either needs to be installed inside the wall or covered with a protective conduit. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



**Right side of garage**

## 9.6 GFCI OUTLET TEST

**:Recommend Repair:**

Observed that the Ground-fault Circuit-interrupter at the back wall of the garage failed to operate properly when tested. This may indicate a wiring problem or a defect with the device. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Back wall of garage

## 10. PLUMBING SYSTEM

### 10.1 WATER PIPING

#### :Recommend Repair:

Observed an odor and dirty water coming out of the plumbing system and water heater. This indicates sulfur and or some other form of bacteria is inside the water heater. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for the entire plumbing system followed up by a water quality test.

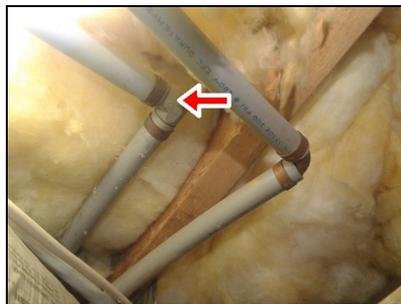


Stained water



Water filters

Observed some polybutylene pipe fittings under the crawl space. The North Carolina Home Inspection Licensure Board officially recommends that the home inspector identify the potential concerns with polybutylene plumbing pipe. Polybutylene has been used for many years, but has had a higher than normal failure rate. Copper and Brass fittings used in later years have apparently reduced the failure rate. Condition is conducive to other potential damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Polybutylene pipe fittings



Polybutylene pipe fittings

### 10.2 WATER FLOW AT FIXTURES

#### :Recommend Repair:

Observed that water leaks out from under the first and second floor hall bath sink faucet handles when turned on. This is generally an indication that the rubber seals inside need to be replaced. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



First floor hall bath



Second floor hall bath

Observed that water leaks out from under the master bath tub faucet handle when turned on. This is generally an indication that the rubber seals inside need to be replaced. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Master bath tub

Observed that water leaks out from under the master bath sink faucet handle when turned on. This is generally an indication that the rubber seals inside need to be replaced. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Master bath faucets

## 11. COOLING SYSTEM

### 11.2 CONDENSATE PROVISIONS

**:Recommend Repair:**

Observed that the condensation drain line for the second floor air handler. Condition is conducive to condensation water back up and other potential damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Second floor condensation  
drain

#### 11.4 INDOOR COOLING COIL

##### Not Inspected

Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards too the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. These indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified / licensed HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection.



Second floor AC coil unit

#### 11.5 DISTRIBUTION SYSTEM

##### :Recommend Repair:

Observed air leakage at the crawl space air handler unit supply plenum. All joints / duct connections and other possible areas of air leakage need to be properly sealed. Taped joints that are not mastic sealed are prone to failure and leakage. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Crawl space air handler unit

## 13. WATER HEATERS

### 13.0 WATER HEATER

**:Recommend Repair:**

Observed that the water heater is sitting in the dirt under the crawl space. This will promote rusting at the bottom of the water heater. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



**Water heater**

**13.3 SAFETY VALVE PROVISIONS**

**:Recommend Repair:**

Observed that a 3/4 inch drain tube for the TPRV valve should be run from the water heater to the exterior. Condition is conducive to water penetrations in the crawl space. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



**TRP valve**

**14. FOUNDATION / SUBSTRUCTURE**

**14.2 FLOOR FRAMING**

**:Recommend Repair:**

Observed damaged and cut floor joists under the laundry room / master bath and hall bath areas. A floor joist under the master bath area has been cut through allowing extra stress to the adjacent floor joists and causing them to sag and crack. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



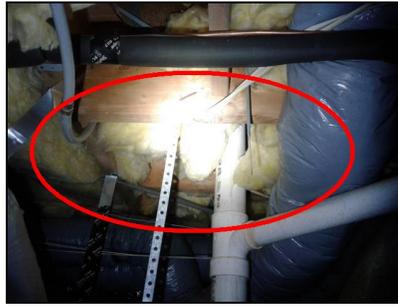
**Broken floor joists**



**Broken floor joists**



**Cut floor joist**



Cut floor joist

#### 14.4 MOISTURE BARRIER

:Recommend Repair:

Observed no moisture barrier in the crawl space. Moisture barriers keep under ground moisture from entering the crawl space area. Condition is conducive to high moisture content, which in turn is conducive to wood destroying insects / fungi growth and other potential concerns. It is highly recommend that a 6 mil ploy plastic be installed and covering 100% of the dirt area. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Left side CS



Right side CS



Right side CS

#### 14.5 CRAWLSPACE VENTILATION

:Recommend Repair:

Observed that some of the foundation vents were found closed. This condition restricts proper air flow and cross ventilation for crawlspace. Recommend keeping open all foundation vents open all year round to allow for proper cross ventilation. Foundation vents that are broken / missing need to be repaired / replaced. Vents that are below grade need to have vent wells installed.



Foundation vents closed

Observed that most of the crawls space vents are clanged with leaf debris. This condition restricts proper air flow and cross ventilation for crawlspace. Recommend keeping open all foundation vents open all year round to allow for proper cross ventilation. Foundation vents that are broken / missing need to be repaired / replaced. Vents that are below grade need to have vent wells installed.



Foundation vents clogged

#### 14.6 CRAWL SPACE MISC

**:Recommend Repair:**

**Observed wood debris and other trash items in the crawl space. All wood, trash or cardboard debris must be kept out of crawl space areas. Condition is conducive to wood destroying insects and other potential concerns.**



Trash on soil

**Observed that the right side crawl space door was broken off its hinges. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.**



Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kris Brown

<b>Date:</b> 5/1/2020	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 00001
<b>Property:</b> 123 Second Street USA	<b>Customer:</b> James Jones	

### Ratings and Comment Key

**Five Star Home Inspections** certifies that this inspection was conducted pursuant to the NC / SC Home Inspection License Board Standards of Practice & applicable home inspection industry standards. Furthermore **Five Star Home Inspections** has no interest, present or contemplated, in this property and neither the retention of the inspection company or compensation paid is contingent on report findings.

Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. If there are any questions on the need for further inspections or other work please contact **Five Star Home Inspections @ (704) 622-4723**

The following definitions of comment descriptions represent this inspection report. All comments by **Five Star Home Inspections** should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Satisfactory (S)** = I visually observed the item, component or unit to be functioning for which the purpose it is intended allowing for normal wear and tear with no visible signs of defects.

**Fair (F)** = Items that still function as intended but conditions may be typical due to age / are a safety concern / or need subsequent observation or service.

**Note: Some items in the body of the report are rated "Fair Due To Age" in regards to the Five Star Home Inspections Limited Warranty Program.**

**Recommend Repair (RR)** = The item, component or unit does not functioning as intended. Is unable to perform its intended function and requires further inspection by a qualified contractor or specialist. Items / components or units that can be repaired to satisfactory condition may not need replacement.

**Not Applicable (NA)**= This item, component or unit is not in this home or applicable to this report.

**AGE OF HOME / BUILDING:**

31 - 35 years

**TYPE OF INSPECTION:**

Pre-Listing Seller Inspection

**STATUS OF HOME:**

Occupied

**PEOPLE PRESENT:**

Buyers Agent, Client's

**TEMPERATURE:**

60 to 70 Degrees

**WEATHER:**

Cloudy

**TYPE OF STRUCTURE:**

Two story single family

# 1. ROOFING

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

## Styles & Materials

<b>DESCRIPTION:</b> Medium Slope	<b>MATERIAL:</b> Asphalt Shingles	<b>LOCATION:</b> House / Garage
<b>ESTIMATED AGE:</b> 5 to 10 years	<b>INSPECTION METHOD:</b> Walked On	<b>CHIMNEY/VENT:</b> Brick
<b>DESIGN LIFE:</b> 20 to 25 years	<b>SPECIAL LIMITATIONS:</b> Limited Access	

		S	F	RR	NI
1.0	ROOFING-MAIN	•			
1.1	FASCIA / SOFFITS			•	
1.2	EXPOSED FLASHING (s)	•			
1.3	CHIMNEYS / VENTS			•	
1.4	PLUMBING STACKS	•			
1.5	RAIN GUTTERS / EAVETROUGHES			•	
1.6	DOWNSPOUTS / ROOF DRAINS			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**1.1** Observed that the vinyl soffit is loose / pushed up / damaged in several location. Most of this damage is due too recent rodent penetrations at the upper attic areas (See exterior section of this report for further comments) Condition is conducive to other damages. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Upper front right



Upper middle rear



Right side peak



Left side of garage



Lower rear overhang



Lower rear overhang

**1.3** Observed cracked areas of the chimney mortar cap and open areas between cap and flue liner. Conditions are conducive to water penetrations at interior of chimney / fireplace. Seal with proper material to avoid water penetrations. Evaluation / Correction by a qualified chimney contractor is recommended for this entire condition.



Top of chimney

**1.5** Observed multiple gutters filled with debris, keep clean for proper function. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Debris and gutters



Gutters overflowing right rear



Gutters overflowing right rear

**1.6** Observed downspouts terminating at the foundation wall and missing diverter / splash block / leader pipes in various locations (See Photos). Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. Condition is conducive to water penetrations into crawl space and other areas. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Underground drain system



Downspouts disconnected

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



## 2. EXTERIOR ELEMENTS

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

### Styles & Materials

**SIDING:**

Vinyl  
Wood  
Brick

**PORCH:**

Masonry / Concrete  
Covered porch  
Front

**DECK-PATIO:**

Deck  
Rear  
Right

**COLUMNS:**

Brick

**SPECIAL LIMITATIONS:**

Vegetation  
Leaves / Debris

		S	F	RR	NI
2.0	SIDING- Brick			•	
2.1	SIDING-Vinyl			•	
2.2	COLUMNS	•			
2.3	WINDOWS			•	
2.4	ENTRY DOORS			•	
2.5	STAIRS / STOOPS			•	
2.6	DECK			•	
2.7	VENTILATION COVERS / GRILLS	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

### Comments:

**2.0** Observed cracking and separation in the brick mortar joints where the brick sits on top of the window lintils at the rear family room wall. This is an indication of some previous movement due to potential water penetrations. (See interior section of this report for further comments) Further / Investigation / Evaluation / Correction by a qualified contractor is recommended for this entire condition.

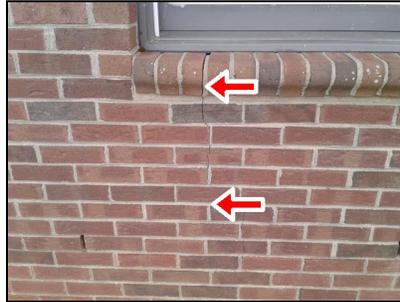


Rear family room wall



Rear family room wall

**2.0** Observed small cracks in the brick veneer at the rear garage wall . These are typical in nature due to age and normal masonry shrinkage. Although small cracks in brick veneers are typical, these areas should be resealed too prevent any water penetrations or damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Small crack @ rear garage wall

**2.0** Observed that caulk sealing is needed at all pipes / wires were they pass through the house wall (See photos for locations). Condition is conducive to potential water penetrations and other damage. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right side



Right side under deck

**2.1** Observed holes and damaged areas of siding and trim at various locations (See photos for locations). Areas that were observed are from ground level (only) but there may be additional repairs needed higher up and / or out of view. Condition is conducive to potential water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Above garage entry roof

**2.3** Observed wood rot / decay / damage and deterioration at multiple window frames around the home. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Rear family room windows



High moisture breakfast room window frames

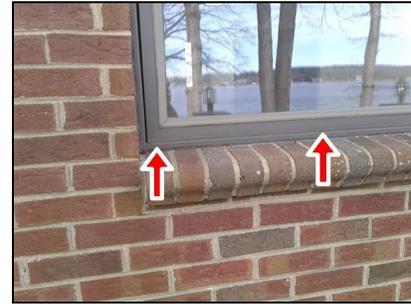
**2.3** Observed that the caulk sealing needs to be re-done at all windows and exterior doors where the brick meets the window and door frames. Condition is conducive to potential water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Back wall of garage



Back wall of garage



Check all windows

**2.3** Observed that all steel lintels over exterior windows and doors need to be rust proof painted. Condition conducive to rusting which in turn will expand the steel and cause mortar joint cracking. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



All exterior doors



All exterior windows

**2.4** Observed wood rot / decay at several exterior door panels and frames (See photos for locations). The damage to the master bedroom / family room / breakfast room door panels is severe enough to warrant replacement. This is typically due too and a common problem with poor maintenance of the caulk joints at these locations. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Master bedroom



Family room



Family room



Breakfast room



Family room



Basement french doors



Basement french doors

**2.4** Observed missing hinges screws at several exterior doors (See photos for locations) Condition is conducive to door sagging, rubbing over a period of time. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage / House door

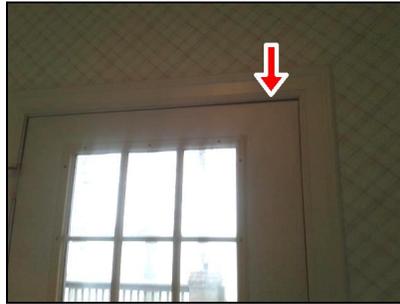


Rear door



Front door

**2.4** Observed that the rear door rubs / hits the frame. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Rear door

**2.5** Observed open mortar joints and loose bricks at the front steps in several locations. All open mortar joints need to be sealed to prevent water penetrations. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Front stairs

**2.6** Observed that the left side of the deck and stairs have dropped slightly. The frame has also come loose from the first brick column. It appears that the brick columns itself has settled slightly over a period of time causing this damage. Further / Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Left side of deck



Left side of deck



Left side of deck

**2.6** Observed a support girder beam at the right rear corner of the deck where the floor joists change direction. The beam is pulling loose from the house wall and has dropped slightly. The support connection to the house wall is not adequate which has caused this settlement. Condition is conducive to further movement. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Support girder beam



Support girder beam

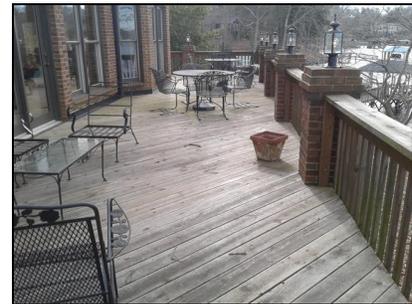
**2.6** Observed decking and railings to have cracked / deteriorated materials in various areas and some nails are backing out. Repair / replace cracked and deteriorated materials as needed and for weathered deck surfaces we recommend sealing wood as needed and resetting nails. Condition is conducive to further damages. Evaluation / Correction by a qualified general / handyman contractor is recommended for this entire deck / condition.



Main deck surface



Main deck surface



Main deck surface

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

### 3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

#### Styles & Materials

**WALKWAY:**

Concrete

**DRIVEWAY:**

Concrete

**SPECIAL LIMITATIONS:**

Vegetation  
Leaves / Debris

		S	F	RR	NI
3.0	WALKWAYS			•	
3.1	DRIVEWAY			•	
3.2	GRADE SLOPE AT FOUNDATION			•	
3.3	SITE GRADING	•			
3.4	VEGETATION	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

#### Comments:

**3.0** Observed sections of the concrete walkways that are raised up. Although concrete movement and typical cracking is common in almost every home this condition poses a safety (tripping) hazard. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Front sidewalk



Lead walk to dock

**3.1** Observed sections of the driveway that are raised up with some displacement. Although concrete movement and typical cracking is common in almost every home this condition poses a safety (tripping) hazard. Evaluation / Correction by a qualified general / concrete contractor is recommended for this entire condition.



Driveway

**3.2** Observed a negative / flat grade slope toward the right rear corner of the foundation. This could allow water runoff and ponding which could lead to water penetrations into the crawl space and other concerns. Suitable drainage conditions need to be maintained and in order to prevent any future problems. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right rear

**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and un compacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service persons is recommended prior to closing.

# 4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

## Styles & Materials

**DESCRIPTION:**

Three Car  
Attached  
Side Load

**ROOF DESCRIPTION:**

Refer to Roofing Section

**ROOF MATERIAL:**

Refer to Roofing Section

**SPECIAL LIMITATIONS:**

Finished Materials  
Storage / Belongings

		S	F	RR	NI
4.0	FLOOR SLAB	•			
4.1	WALLS / CEILINGS			•	
4.2	VEHICLE DOOR(S)			•	
4.3	DOOR OPERATOR			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**4.1** The integrity of any fire-separation assembly must maintain a 20 minute fire rating for proper protection. Any gaps or openings should be covered and or sealed with suitable materials and all joints / holes must be drywall taped. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage ceiling



Garage ceiling joints

**4.1** Observed a high moisture content under one of the garage windows along the back wall. Exterior evidence points to a hole in the brick row lock and cracked caulking joints around this window. Condition is conducive to further damages. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Garage rear wall under window



Garage rear wall under window

**4.2** Observed that all three of the garage doors at wood rot / and moisture damages at the bottom panels and other various locations. Condition is conducive to further damages. Evaluation / Correction by a qualified garage door contractor is recommended for this entire condition.



Bottom of garage doors



Bottom of garage doors



Bottom of garage doors

**4.2** Observed that the garage door that is closest to the house entrance is missing the door springs. Condition is conducive to further damages. Evaluation / Correction by a qualified garage door contractor is recommended for this entire condition.



GD 3 springs



GD 3 door springs

**4.3** Observed that all three of the garage door operators have various malfunction concerns. The first door on the right does not function at all. The middle door safety beams are not operating properly. The door opener on the left makes a grinding sound. Condition is conducive to further damages. Evaluation / Correction by a qualified garage door contractor is recommended for this entire condition.



GD1 operator not functional



GD2 operator malfunctioning

**NOTE:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

# 5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

## Styles & Materials

**DESCRIPTION:**

Exposed Framing  
Pull Down Stairs

**INSPECTION METHOD:**

Entered

**FRAMING:**

Trusses

**SHEATHING:**

Structural Panels

**INSULATION:**

Blankett/Batt  
Loose Fill  
Fiberglass  
6 to 8 Average Inches

**SPECIAL LIMITATIONS:**

Excess Storage  
Floored Areas  
Height / No Walkway  
Inaccessible areas  
Insulation

**TOOLS USED FOR ATTIC INSPECTION:**

Flashlight  
Camera  
Moisture Meter  
Outlet Tester

		S	F	RR	NI
5.0	ROOF FRAMING	•			
5.1	ROOF DECK / SHEATHING	•			
5.2	VENTILATION PROVISIONS	•			
5.3	INSULATION	•			
5.4	FOLDING STAIRS/ATTIC ACCESS			•	
5.5	ATTIC MISC			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

## Comments:

**5.4** Observed that the garage attic stair unit steps needs to be cut off so the ladder is on the a flat plane. This condition is conducive to stressing the ladder joints. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage attic stairs

**5.5** Observed evidence of a large rodent penetration into the upper attic area. The soffit at the upper right overhang has been severely damaged and opened and there is evidence of animal droppings and damaged insulation in multiple locations. Condition is conducive to further damages. Evaluation / Correction by a qualified pest control contractor is recommended for this entire condition.



Rodent nesting



Front right overhang

**NOTE:**Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

## 6. INTERIOR ELEMENTS

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

### Styles & Materials

**PREDOMINANT CEILINGS:**

Wood Framed / Drywall

**PREDOMINANT WALLS:**

Wood Framed / Drywall

**PREDOMINANT FLOORS:**

Wood Framed Both Floors

**INTERIOR DOORS:**

Hollow core

**PREDOMINANT WINDOWS:**

Double-hung  
Wood Framed

**DETECTOR(S):**

Battery

**DETECTOR LOCATION(S):**

Hall / Bedrooms

**FIREPLACE(S):**

Gas Burning  
Wood Burning

**FIREPLACE LOCATION:**

Family Room  
Basement

**SPECIAL LIMITATIONS:**

Appliances  
Furnishing/Storage  
Finish Materials  
Evidence of possible recent interior painting

		S	F	RR	NI
6.0	CEILINGS			•	
6.1	WALLS			•	
6.2	FLOORS			•	
6.3	STAIRS	•			
6.4	RAILINGS	•			
6.5	WINDOWS			•	
6.6	ROOM DOORS			•	
6.7	SMOKE DETECTOR TEST			•	
6.8	FIREPLACE(S)		•		
6.9	FIREPLACE GAS BURNERS			•	
6.10	INTERIOR MICS			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

### Comments:

**6.0** Observed previous water staining at the second floor hall ceiling which was due to a previous roofing leak. Moisture tests were performed at all locations with positive results. Condition is conducive to further damages. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Second floor ceiling

**6.1** Observed evidence of previous water stains / damaged wood flooring and cracks at the exterior of the brick veneer. Due to roof and wall design this evidence points to previous water penetrations along this wall in various locations. Condition is conducive to further damages. Due to finished wall materials and limitation of visible damages, further investigation / Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Rear family room wall



Rear family room wall



Rear family room wall



Rear family room floor



Rear family room wall

**6.2** Observed evidence of previous movement in the floor that is under the laundry room / first floor bath / and master bedroom. The substructure / floor joists under this area were viewed with some damage. (See foundation section for further comments) Further Evaluation / Correction by a qualified contractor is recommended for this entire condition.



First floor bath floor



Laundry room floor



Hallway floor



Above hallway door



Under hallway door



Cracked tile in master bath

**6.2** Observed water damages at the master bedroom subflooring at the exterior door. This is due to water penetrations into the door frame and under the sill plate. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Master bedroom floor



Master bedroom floor

**6.2** Observed water damaged wood flooring at the family room wall. See Interior Wall section of this report for further comments.



Family room

**6.5** Observed multiple windows throughout the home that do not functioning as intended and are most likely painted shut / have broken spring balances or hardware that is difficult to operate. This condition is a concern in regards to safety conditions and egress in case an emergency exit is needed. (Recommend checking all in all locations). Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Check all windows



Check all windows



Check all windows

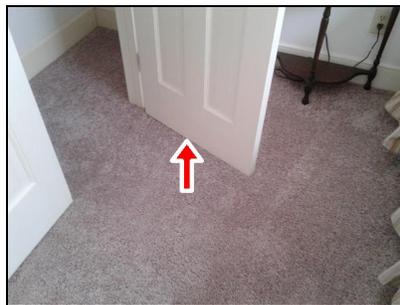
**6.5** Observed broken vacuum seals at several windows (See photos for locations) Replacement of insulated glass windows or doors is usually required to correct failed vacuum seals. Evaluation / Correction by a qualified contractor is recommended for all windows throughout the entire home.

Note: Glass vacuum seals are sometimes difficult to detect. Certain conditions at the time of the home inspection such as ambient temperature / rain / air conditioning may conceal such defects in glass. The standards of practice in NC states that the home inspector is only required to check a representative number of windows meaning that all windows are not required to be examined. Although FSHI make every attempt to identify all broken glass vacuum seals the client is advised to follow the recommendation stated above by FSHI. FSHI will not assume responsibility for broken vacuum seals after identifying these defects in the initial home inspection report.



Broken vacuum seals

**6.6** Observed several interior doors that drag the carpet. (See photos for locations) This can cause further damage to finished flooring materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Second floor rear bedroom

**6.6** Observed that several of the room and closet doors hit and rub the door frames (See photos for locations) This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Second floor rear bedroom



Master bedroom

**6.7** Observed that none of the smoke / carbon monoxide detectors responded to testing. Replacement of units or batteries is recommended. Smoke / fire detection systems and fire extinguishers are generally recommended for all homes. Any installed systems should be checked / serviced at least monthly. Conditions are conducive to safety concerns. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



First floor



Second floor

**6.8** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**6.9** Observed that the fireplace damper door does not have a safety clamp installed. The safety clamp will not allow the damper door to be closed completely. This is a safety concern due too fireplaces having gas logs installed. It was not possible determined if this gas logs were the non- vented type. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified fireplace contractor is recommended for this entire condition.



Fireplace damper door



Gas burner running

**6.10** Observed that the wood stove pipe in the basement was very loose were it passes through the wall. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified fireplace contractor is recommended for this entire condition.



Wood stove pipe



Wood stove pipe

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

# 7. KITCHEN

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

## Styles & Materials

**LOCATION:**

Main Level

**VENTILATOR:**

Integral w/ Microwave

**RANGE:**

Estimated Age: 0 to 5 years  
Electric

**DISHWASHER:**

Estimated Age: Over 15 years

**DISPOSAL:**

Estimated Age: Over 15 years

**SPECIAL LIMITATIONS:**

Personal Belongings / Storage

		S	F	RR	NI
7.0	SINK	•			
7.1	CABINETRY	•			
7.2	COUNTERTOP	•			
7.3	RANGE / OVEN		•		
7.4	WALL OVEN	•			
7.5	DISHWASHER		•		
7.6	DISPOSAL			•	
7.7	VENTILATOR		•		
7.8	DRYER EXHAUST VENT		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**7.3** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.



Range on



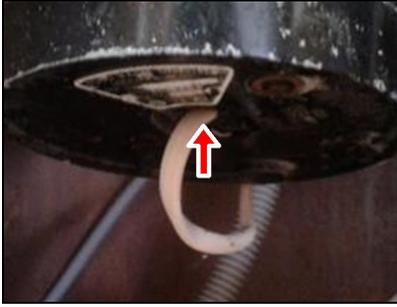
Baking element on



Broiler element on

**7.5** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

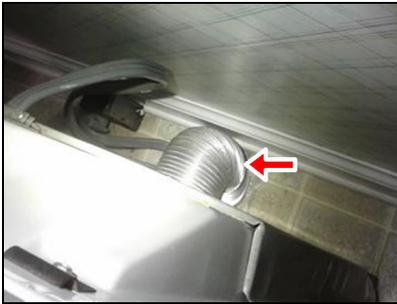
**7.6** Observed improperly terminated wiring at the garbage disposal. A box connector or rubber gromet needs to be installed to prevent the wires from being damaged from vibration. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Disposal wiring

**7.7** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**7.8** Due to construction / storage items and or lack of visibility, determination of lint inside the dryer vent piping was not possible to see. All dryer vents need to be checked / serviced annually. Conditions are conducive to potential safety hazards.



Dryer vent connected

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

# 8(A) . MASTER BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

## Styles & Materials

**DESCRIPTION:**

Full Bath

**LOCATION:**

First Floor  
Master Bedroom

**VENTILATOR(S):**

Exhaust Fan

**SPECIAL LIMITATIONS:**

Under Tub not accessible for inspection.  
Under Shower not accessible for inspection.  
Storage

		S	F	RR	NI
8.0.A	SINK(S)	•			
8.1.A	TOILET	•			
8.2.A	VENTILATION		•		
8.3.A	BATHTUB	•			
8.4.A	STALL SHOWER			•	
8.5.A	SURROUNDS / ENCLOSURES	•			
8.6.A	JETTED BATH		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

## Comments:

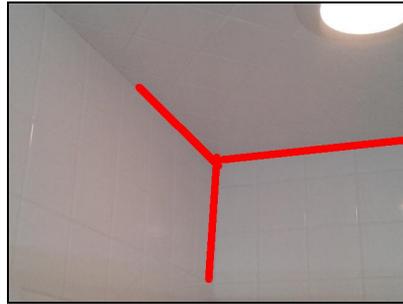
**8.2.A** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**8.4.A** Observed openings in the grout lines around the base of the master bath shower. Tile shower floors that were installed when this home was built are prone to leaking and failure. Condition is conducive to other potential damages. Evaluation / Correction by a qualified general / tile contractor is recommended for this entire condition.

Note: Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.



Master bath shower



Master bath shower

**8.6.A** Per the FSHI Warranty Program this item is rated fair due to age but functions as intended.

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

# 8(B) . HALL BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

## Styles & Materials

**DESCRIPTION:**

Full Bath

**LOCATION:**

Second Floor  
Hallway

**VENTILATOR(S):**

Exhaust Fan

**SPECIAL LIMITATIONS:**

Under Tub not accessible for inspection.  
Under Shower not accessible for inspection.  
Storage

		S	F	RR	NI
8.0.B	SINK(S)	•			
8.1.B	TOILET	•			
8.2.B	VENTILATION		•		
8.3.B	BATHTUB	•			
8.4.B	STALL SHOWER	•			
8.5.B	SURROUNDS / ENCLOSURES	•			
8.6.B	FLOORING			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**8.2.B** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**8.6.B** Observed that the flooring at the base of the hall tub needs to be sealed to prevent water penetrations. Condition is conducive to damaged subflooring materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Second floor hall bath

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**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

# 8(C) . FIRST FLR BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

## Styles & Materials

**DESCRIPTION:**

Full Bath

**LOCATION:**

First Floor  
Hallway  
Rear

**VENTILATOR(S):**

Exhaust Fan

**SPECIAL LIMITATIONS:**

Under Shower not accessible for inspection.

		S	F	RR	NI
8.0.C	SINK(S)	•			
8.1.C	TOILET			•	
8.2.C	VENTILATION		•		
8.3.C	STALL SHOWER			•	
8.4.C	SURROUNDS / ENCLOSURES	•			
8.5.C	FLOORING	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**8.1.C** Observed that the first floor guest bathroom toilet is slightly loose at floor. If seal is broken it can damage flooring under toilet. Condition is conducive to leaking and other potential damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



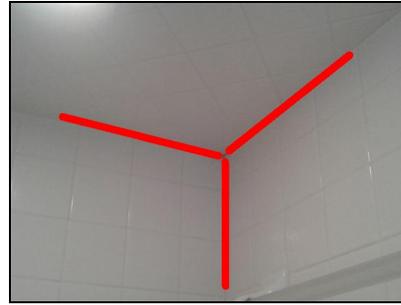
**8.2.C** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**8.3.C** Observed openings in the grout lines around the base of the first floor bath shower. Tile shower floors that were installed when this home was built are prone to leaking and failure. Condition is conducive to other potential damages. Evaluation / Correction by a qualified general / tile contractor is recommended for this entire condition.

Note: Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.



First floor bath shower



First floor bath shower

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

# 9. ELECTRICAL SYSTEM

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

## Styles & Materials

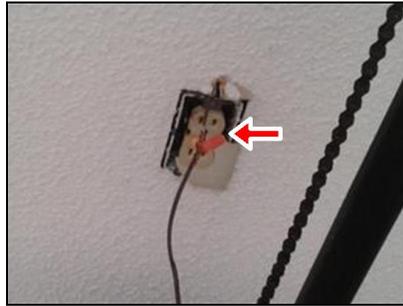
<b>SERVICE LINE:</b> Under Ground	<b>ENTRANCE LINE:</b> Aluminum 4/0 Aluminum	<b>SERVICE DISCONNECT(S):</b> Garage Estimated: Amps 200
<b>DISTRIBUTION PANEL:</b> Circuit Breaker Location: Garage	<b>MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):</b> Aluminum & Copper	<b>HOUSEHOLD (120 VOLT) CIRCUITS:</b> Copper
<b>GFCI:</b> At Receptacle(s) In Panels	<b>SPECIAL LIMITATIONS:</b> Appliances Finished Materials Personnal Belongs/Furniture	

		S	F	RR	NI
9.0	SERVICE ENTRANCE LINE	•			
9.1	SERVICE GROUNDING PROVISIONS	•			
9.2	MAIN DISCONNECTS	•			
9.3	DISTRIBUTION PANEL	•			
9.4	DEVICES			•	
9.5	WIRING			•	
9.6	GFCI OUTLET TEST			•	
		S	F	RR	NI

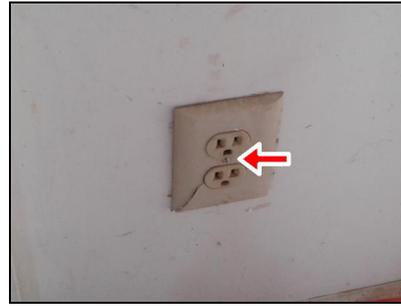
S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**9.4** Observed several missing / broken outlet / switch covers in multiple locations (See photos for locations). Condition is conducive to a safety hazard. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Garage



Front wall garage

**9.4** Observed that several lights in various locations did not function (See photos for locations). Recommend bulb replacement to ensure proper function first. If not bulb then Evaluation / Correction by a qualified electrical contractor may be necessary.



**9.5** Observed improperly terminated wiring in the attic (See photos for locations). These wires need to be properly installed inside a junction box and covered. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



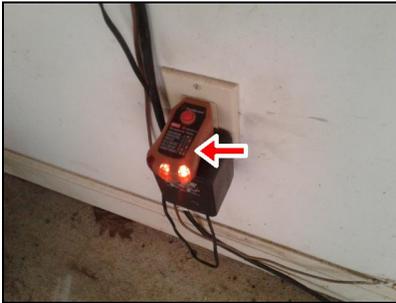
Main attic

**9.5** Observed a romex electrical wire that was run outside the wall located at the right side of the garage. This type of wire either needs to be installed inside the wall or covered with a protective conduit. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Right side of garage

**9.6** Observed that the Ground-fault Circuit-interrupter at the back wall of the garage failed to operate properly when tested. This may indicate a wiring problem or a defect with the device. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Back wall of garage

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

# 10. PLUMBING SYSTEM

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

## Styles & Materials

**WATER PIPING:**

Copper  
Polybutylene

**WATER SHUT-OFF LOCATION:**

Crawl Space  
Left  
Front

**GAS SHUT-OFF LOCATION:**

At Exterior Tank

**DRAIN/WASTE LINES:**

PVC

**MAIN WATER LINE:**

Copper  
Left side crawlspace

**SPECIAL LIMITATIONS:**

Finished Areas  
Personnel Belongings  
Insulation

		S	F	RR	NI
10.0	MAIN WATER CUTOFF	•			
10.1	WATER PIPING			•	
10.2	WATER FLOW AT FIXTURES			•	
10.3	DRAIN / WASTE PIPING	•			
10.4	GAS PIPING	•			
10.5	EXTERIOR FAUCET(S)	•			
10.6	WASHER SUPPLY	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

## Comments:

**10.0** Main water valve located in the garage by the water heater.

**10.1** Observed an odor and dirty water coming out of the plumbing system and water heater. This indicates sulfur and or some other form of bacteria is inside the water heater. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for the entire plumbing system followed up by a water quality test.

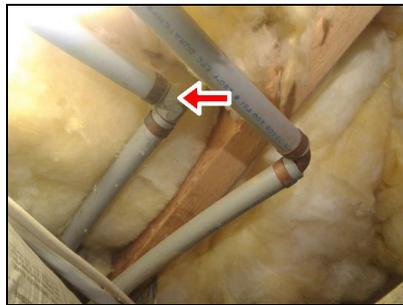


Stained water



Water fliters

**10.1** Observed some polybutylene pipe fittings under the crawl space. The North Carolina Home Inspection Licensure Board officially recommends that the home inspector identify the potential concerns with polybutylene plumbing pipe. Polybutylene has been used for many years, but has had a higher than normal failure rate. Copper and Brass fittings used in later years have apparently reduced the failure rate. Condition is conducive to other potential damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Polybutylene pipe fittings



Polybutylene pipe fittings

**10.2** Observed that water leaks out from under the first and second floor hall bath sink faucet handles when turned on. This is generally an indication that the rubber seals inside need to be replaced. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



First floor hall bath



Second floor hall bath

**10.2** Observed that water leaks out from under the master bath tub faucet handle when turned on. This is generally an indication that the rubber seals inside need to be replaced. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Master bath tub

**10.2** Observed that water leaks out from under the master bath sink faucet handle when turned on. This is generally an indication that the rubber seals inside need to be replaced. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Master bath faucets

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

# 11. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

## Styles & Materials

<b>ESTIMATED AGE:</b> 5 to 10 Years	<b>SYSTEM MAKE:</b> Comfortmaker York	<b>SYSTEM TYPE:</b> Electric Central Air Conditioning
<b>SYSTEM LOCATION:</b> Left Side for Right Side for Whole House	<b>INSPECTION METHOD:</b> Panels Not Removed	<b>DESIGN LIFE:</b> 15 to 20 years
<b>GENERAL DISTRIBUTION:</b> Ducted/Registers Individual Room Supply	<b>SPECIAL LIMITATIONS:</b> Cool/Cold Weather Storage / Belongings	

		S	F	RR	NI
11.0	COOLING SYSTEMS		•		
11.1	CONDENSOR UNITS		•		
11.2	CONDENSATE PROVISIONS			•	
11.3	INDOOR BLOWER FAN		•		
11.4	INDOOR COOLING COIL				•
11.5	DISTRIBUTION SYSTEM			•	
11.6	THERMOSTAT		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**11.0** Evaluations are usually restricted to the basic operation of electric central air conditioning and cooling systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool / cold weather operation / evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant. Client should consider having cooling system serviced by a qualified HVAC contractor. System rated fair due to age and functions as intended.



Second floor AC temperature

**11.1** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**11.2** Observed that the condensation drain line for the second floor air handler. Condition is conducive to condensation water back up and other potential damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Second floor condensation drain

**11.3** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**11.4** Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards too the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. These indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified / licensed HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection.



Second floor AC coil unit

**11.5** Observed air leakage at the crawl space air handler unit supply plenum. All joints / duct connections and other possible areas of air leakage need to be properly sealed. Taped joints that are not mastic sealed are prone to failure and leakage. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Crawl space air handler unit

**11.6** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**NOTE:** Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

# 12. HEATING SYSTEM

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

## Styles & Materials

**ESTIMATED AGE:**

5 to 10 Years  
10 to 15 Years

**SYSTEM MAKE:**

Carrier

**SYSTEM TYPE:**

Natural Gas  
Electric  
Electric Heat Pump

**SYSTEM LOCATION:**

Attic  
Crawl Space

**INSPECTION METHOD:**

Panels Removed

**DESIGN LIFE:**

15 to 20 years

**GENERAL DISTRIBUTION:**

Ducted/Registers  
Individual Room Supply

**SPECIAL LIMITATIONS:**

Cool/Cold Weather  
Storage / Belongings

		S	F	RR	NI
12.0	HEATING UNITS		•		
12.1	GAS FIRED BURNERS		•		
12.2	GAS FUEL LINES AT UNIT		•		
12.3	COMBUSTION AIR PROVISIONS		•		
12.4	VENT CONNECTOR		•		
12.5	BLOWER		•		
12.6	THERMOSTAT		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

## Comments:

**12.0** Evaluations are usually restricted to the basic operation of gas or electric heating systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. Client should consider having heating system serviced by a qualified HVAC contractor.



First floor main heat temperature



First floor emergency heat temperature

**12.1** Heat exchangers / burner compartments are not inspected except thru available grille. System has to be dismantled for this type of inspection and is technically exhaustive. Some systems do not have available access to visually see thru grille to view burner compartment. Client should consider having heating system serviced by a qualified HVAC contractor.



Second floor gas burner

**12.2** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**12.3** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**12.4** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**12.5** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**12.6** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

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

# 13. WATER HEATERS

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

## Styles & Materials

<b>ESTIMATED AGE:</b> 5 to 10 years	<b>SYSTEM MAKE:</b> Whirlpool	<b>WATER HEATER LOCATION:</b> Crawl Space
<b>WATER HEATER TYPE:</b> Electric	<b>ESTIMATED CAPACITY:</b> 40 Gallons	<b>DESIGN LIFE:</b> 15 to 20 years

		S	F	RR	NI
13.0	WATER HEATER			•	
13.1	GAS FUEL LINES AT UNIT		•		
13.2	VENT CONNECTOR		•		
13.3	SAFETY VALVE PROVISIONS			•	
13.4	EXPANSION TANK		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**13.0** Observed that the water heater is sitting in the dirt under the crawl space. This will promote rusting at the bottom of the water heater. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Water heater

**13.1** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**13.2** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**13.3** Observed that a 3/4 inch drain tube for the TPRV valve should be run from the water heater to the exterior. Condition is conducive to water penetrations in the crawl space. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



TRP valve

**13.4** Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

**NOTE:** Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

# 14. FOUNDATION / SUBSTRUCTURE

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

## Styles & Materials

**FOUNDATION:**

Masonry block  
Brick

**FLOOR STRUCTURE:**

2 X 10  
Wood beams

**INSPECTION METHOD CRAWLSPACE:**

Crawled

**COLUMNS OR PIERS:**

Brick piers  
Masonry block

		S	F	RR	NI
14.0	FOUNDATION WALLS	•			
14.1	PIERS / COLUMNS / FOOTINGS	•			
14.2	FLOOR FRAMING			•	
14.3	INSULATION	•			
14.4	MOISTURE BARRIER			•	
14.5	CRAWLSPACE VENTILATION			•	
14.6	CRAWL SPACE MISC			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

## Comments:

**14.2** Observed damaged and cut floor joists under the laundry room / master bath and hall bath areas. A floor joist under the master bath area has been cut through allowing extra stress to the adjacent floor joists and causing them to sag and crack. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Broken floor joists



Broken floor joists



Cut floor joist



Cut floor joist

**14.4** Observed no moisture barrier in the crawl space. Moisture barriers keep under ground moisture from entering the crawl space area. Condition is conducive to high moisture content, which in turn is conducive to wood destroying insects / fungi growth and other potential concerns. It is highly recommend that a 6 mil ploy plastic be installed and covering 100% of the dirt area. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



Left side CS



Right side CS



Right side CS

**14.5** Observed that some of the foundation vents were found closed. This condition restricts proper air flow and cross ventilation for crawlspace. Recommend keeping open all foundation vents open all year round to allow for proper cross ventilation. Foundation vents that are broken / missing need to be repaired / replaced. Vents that are below grade need to have vent wells installed.



Foundation vents closed

**14.5** Observed that most of the crawls space vents are clanged with leaf debris. This condition restricts proper air flow and cross ventilation for crawlspace. Recommend keeping open all foundation vents open all year round to allow for proper cross ventilation. Foundation vents that are broken / missing need to be repaired / replaced. Vents that are below grade need to have vent wells installed.



Foundation vents clogged

**14.6** Observed wood debris and other trash items in the crawl space. All wood, trash or cardboard debris must be kept out of crawl space areas. Condition is conducive to wood destroying insects and other potential concerns.



Trash on soil

**14.6** Observed that the right side crawl space door was broken off its hinges. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



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

# 15. FOUNDATION WATER PENETRATIONS

The inspection for water penetration issues as addressed in this section of the report is generally limited to readily visible and accessible at-grade/subgrade areas of the house as listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection; **it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and present water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

## Styles & Materials

<b>DESCRIPTION:</b>	<b>SPECIAL LIMITATIONS:</b>
Crawl Space Area(s)	Coated/Painted Walls or Surfaces
Basement	Finish Materials
	Insulation
	Moisture Barrier

		S	F	RR	NI
15.0	CRAWLSPACE		•		
15.1	BASEMENT		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

### Comments:

**15.0** Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

**15.1** Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

Due to finished materials in the basement visual access in regards to water penetrations was not possible in some areas. Moisture testing was preformed in selected areas with negative results.

**NOTE:** Many at-grade and subgrade water penetration concerns are related to exterior and site conditions including inadequate or malfunctioning roof drainage provisions, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or conditions conducive wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.