

Alpha & Omega Home Inspections, LLC

"A wise man builds his house upon the Rock" Mat. 7:24

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SC License #: 1736 / NC License #: 2240 / NACHI #: NACHI05120170

Confidential Inspection Report

Property Address:
7834 Anystreet
MyTown NC



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The World's Elite Inspectors
**National Association of
Certified Home Inspectors**

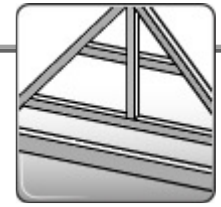


Date: 5/25/2010	Time: 09:15 AM	Report ID: Sample Report-High End Townhome
Property: 7834 Anystreet MyTown NC	Customer:	Real Estate Professional:

Any locations given, such as "left front", are oriented as if looking at the house from the front yard.

This is an actual report for a real client performed on a new, high-end townhome in 2010. The client almost didn't get an inspection; since it was new construction he thought it wasn't necessary. All identifying information has been removed, including the cover page photo which is for illustration purposes only. This is not the full report! Some of the informational items have been excluded for the sake of making the report smaller while trying to give you a 'big picture' overview. This report is the exclusive property of Alpha & Omega Home Inspections, LLC and may not be copied or reproduced in any manner without our written consent.

1. Structural Components



		IN	NI	NP	RR
1.0	SLAB FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
1.1	WALLS (Structural)	X			
1.2	COLUMNS OR PIERS	X			
1.3	FLOORS (Structural)	X			
1.4	CEILINGS (structural)	X			
1.5	ROOF STRUCTURE AND ATTIC				X

Styles & Materials

Foundation Type:

Concrete Slab

Floor Structure:

Concrete slab that may include reinforcing steel

Wall Structure:

Structure not visible due to finished areas
Presumed to be wood studs

Ceiling Structure:

Prefabricated truss/joist system
2X4

IN NI NP RR

Roof Structure:

Engineered wood trusses
OSB sheathing

Roof-Type:

Gable

Method used to observe attic:

Direct access

Attic info:

Pull Down stairs
Light in attic

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Comments:

1.5 One or more trusses appear to have been modified--they were broken and have been repaired by splicing. We cannot determine if the repairs are adequate. Trusses are engineered structural members and any repair or modification should meet the manufacturer's specifications or else be conducted according to the specifications of a structural engineer. Stamped design drawings should exist demonstrating any repairs performed were approved by a licensed engineer. A recommendation is to attach design drawings to the truss to substantiate repairs when the house is sold in the future. We suggest that you consult with the builder, manufacturer of the trusses, or a structural engineer about the adequacy of the roof system's design. Reference documents about trusses and their repair are attached at the end of this report.



2. Exterior



		IN	NI	NP	RR	Styles & Materials
2.0	GRADING & DRAINAGE	X				Siding Material: Brick veneer Cement-fiber board
2.1	WALL CLADDING, FLASHING, AND TRIM				X	Door Material: Metal clad
2.2	DOORS (Exterior)	X				Trim Material: Wood trim
2.3	WINDOWS	X				Window Types: Vinyl-clad, double-glazed, insulated type
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				Appurtenance: Covered porch Deck Patio Sidewalk
2.5	VEGETATION, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				Driveway: Concrete
2.6	EAVES, SOFFITS AND FASCIAS	X				
2.7	CHIMNEYS			X		

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Comments:

2.0 Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence a minimum of 6 inches within the first 10 feet and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. (However, we do not inspect and cannot guarantee the condition of any underground drainage system.) If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health. For the above reasons, we recommend that you view the property during a period of prolonged or heavy rain prior to close of escrow.

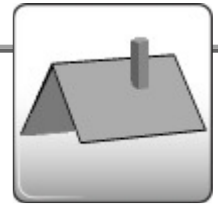
Moisture intrusion is a perennial problem with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

 **2.1** A nail protrudes from the wall at a 2nd level rear window and should be removed for aesthetic reasons.



2.5 There are predictable cracks in the driveway that would not necessarily need to be serviced. However, sealing cracks is generally recommend to prevent them from widening during freeze-thaw cycles.

3. Roofing



		IN	NI	NP	RR
3.0	ROOF COVERINGS	X			
3.1	FLASHINGS	X			
3.2	CHIMNEYS AND ROOF PENETRATIONS	X			
3.3	SKYLIGHTS			X	
3.4	ROOF DRAINAGE SYSTEMS	X			

Styles & Materials

Roof Covering:

Architectural
Metal

Viewed roof covering from:

From within the attic
Binoculars from the ground

Number of shingle layers:

One

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Comments:

3.4 The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

4. Plumbing System



		IN	NI	NP	RR
4.0	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X
4.1	EXTERIOR WATER FAUCETS	X			
4.2	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.3	INTERIOR DRAIN, WASTE AND VENT SYSTEMS				X
4.4	HOT WATER SYSTEMS, CONTROLS, EXHAUST FLUES AND VENTS				X
4.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
4.6	MAIN FUEL SHUT OFF (Describe Location)	X			
4.7	SUMP PUMP			X	

IN NI NP RR

Styles & Materials

Plumbing Water Supply (into home):
PEX (Cross-Linked Polyethylene plastic pipe)

Plumbing Water Distribution (inside home):
PEX (Cross-Linked Polyethylene plastic pipe)

Plumbing Waste Pipes:
PVC (Polyvinyl Chloride)

Plumbing Vents:
PVC

Water Heater Power Source:
Natural Gas

Water Heater Capacity:
50 Gallons

Water Heater Location:
Attic

Laundry room location:
2nd level hallway


Gas Distribution System:
Black steel pipe
Copper tubing

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Comments:


4.0 (1) The visible portions of the water pipes in the attic are insulated and are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

 (2) The master bathroom bathtub faucet is loose and should be secured, as movement may contribute to leaks.



 (3) Voids between the 2nd level hall bathroom tub faucet and wall should be sealed to prevent unintended water entry behind the walls.

4.2 The main water shut-off valve is located inside the garage.

 **4.3** There is a waste pipe leak at the kitchen sink, which should be repaired by a licensed plumber within the contingency period, or before the close of escrow. This is particularly important because leaks can lead to the growth of molds and fungi, which can have an adverse influence on health.

4.4 (1) Water heater estimated date of manufacture: 2008.

(2) A water heater is located in the attic. It should be periodically monitored for leaks or deterioration.

🔧 (3) The water heater vent pipe is too close to combustibile material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustibile material, and a double-walled vent pipe should be one inch away. This construction defect is considered a fire hazard. We recommend that repairs meeting the manufacturers specifications be conducted for fire safety reasons.



🔧 (4) The discharge pipe from the water heater temperature-pressure relief valve discharges into the water heater drain pan, a common practice which modern construction practices do not allow. Most pans have only a 3/4" diameter drain outlet, which is not capable of gravity draining the pressurized discharge of the relief valve at full flow. The discharge pipe should be plumbed to a conspicuous location at the exterior, to an indirect waste receptor in the same room as the water heater, or to a concrete floor in a conspicuous area where no damage would result. We recommend that the discharge to a floor or the exterior terminate no more than twenty-four inches above grade and no closer than six inches to it.



4.6 The main fuel shut-off is at the gas meter outside.

5. Electrical System



		IN	NI	NP	RR
5.0	SERVICE ENTRANCE CONDUCTORS	X			
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
5.3	CONNECTED DEVICES AND FIXTURES (Ceiling fans, lighting fixtures, switches, outlets, located inside the house, garage, and on the dwelling's exterior walls)				X
5.4	POLARITY AND GROUNDING OF ALL RECEPTACLES	X			
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
5.6	SMOKE ALARMS	X			

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Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum

Grounding Method:

To a driven rod
At the meter

Visible branch wire 15 and 20

AMP:

Copper

Wiring Type:

Modern non-metallic sheathed cable

Over-current protection:

Circuit breakers
AFCI protection: bedrooms & living areas

Main Panel Location:

Exterior rear

Estimated Panel capacity:

200 AMP

System Voltage:

120 / 240 volts

Sub-Panel Locations:

Garage

GFCI present at:

All bathrooms
Kitchen
Outdoors
Garage/carport

Smoke Alarms:

Test button activated
Inside & outside bedrooms

Comments:

- 🔧 **5.3** A ceiling light in the kitchen does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

6. Heating & Air Conditioning



		IN	NI	NP	RR
6.0	HEATING EQUIPMENT				X
6.1	COOLING AND AIR HANDLING EQUIPMENT	X			
6.2	NORMAL OPERATING CONTROLS	X			
6.3	AUTOMATIC SAFETY CONTROLS	X			
6.4	AIR DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
6.5	PRESENCE OF INSTALLED HEAT & AC SOURCE IN EACH ROOM	X			
6.6	CHIMNEYS, FLUES AND VENTS (where visible)	X			
6.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
6.8	GAS/LP FIRELOGS AND FIREPLACES				X
6.9	WHOLE HOUSE FAN			X	

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Styles & Materials

Equipment Type:

HVAC Split System
Zoned

Locations:

Air handler in attic and
condenser at rear

Furnace Manufacturer:

INTERNATIONAL COMFORT
PRODUCTS

Central Air Manufacturer:

INTERNATIONAL COMFORT
PRODUCTS

Heating system BTUs:

75,000

AC System BTUs:

36,000

System Energy Source:

Electric AC
Natural gas heat

Distribution System:

Insulated flexible ducts

Filter Type:

Satisfactory
Disposable

Number of AC units:

One

Number of Heat Systems (excluding wood):

One

Condensate Drain Discharge:

Laundry room

Operable Fireplaces:


One

Types of Fireplaces:

General pre-fabricated
Vented gas logs


Comments:


6.0 (1) Estimated date of manufacture of furnace(s): 2008.


 (2) The furnace installation was incomplete. When we removed the cover, the blower fell out. The flue it not connected to the blower, etc. Service by a competent and licensed HVAC contractor is recommended. The furnace system was not tested. The system should be thoroughly tested prior to the close of escrow.



6.1 Estimated date of manufacture of condensing coil(s): 2009.

 **6.8** (1) We were unable to activate the gas logs, which is not unusual. You should have the homeowner/builder demonstrate its operation and transfer any operating manuals to you.

 (2) The fireplace or log installation was incomplete. You should ensure their completion and have the homeowner/builder demonstrate its operation and transfer any operating manuals to you.

 (3) The screen provided for the fireplace was damaged and needs service or replacement.


7. Interiors




		IN	NI	NP	RR	Styles & Materials
7.0	CEILINGS	X				Ceiling Materials: Sheetrock
7.1	WALLS				X	Wall Material: Sheetrock Wood Tile
7.2	FLOORS	X				Floor Covering(s): Carpet Tile Vinyl Wood
7.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Interior Doors: Hollow core
7.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X	
7.5	DOORS (REPRESENTATIVE NUMBER)	X				
7.6	WINDOWS (REPRESENTATIVE NUMBER)				X	


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Comments:


 **7.1** We recommend caulk at the powder room pedestal sink where it meets the wall to prevent water from seeping through and falling to the floor.

 **7.4** The slide-out tray in a family room built-in cabinet is obstructed by the stairs. Service is recommended to modify the installation or remove the tray.



 **7.6 (1)** Windows next to the deck entry door did not appear to be tempered glass. According to today's commonly accepted standards, tempered glass is required in windows within 24 inches of a door whose bottom edge is < 60 inches above the floor. Tempered glass is recommended for safety reasons.



 **(2)** One window in the downstairs bedroom has damaged or disconnected components along the frame edge that prevents the window from raising or lowering and/or tilting as designed. Service or replacement within the contingency period is recommended.



8. Insulation and Ventilation



		IN	NI	NP	RR
8.0	INSULATION IN ATTIC	X			
8.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
8.2	VENTING SYSTEMS (Kitchens, baths and laundry)				X
8.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	

IN NI NP RR

Styles & Materials

Attic Insulation:
Loose fiberglass
10 to 12 inches
Equivalent to R30

Attic ventilation:
Gable vent(s)
Ridge vents
Soffit Vents

Dryer Power Source:
220 Electric


Permanent Dryer Vent:
Rigid Metal
Portions not visible
Vents vertically through attic

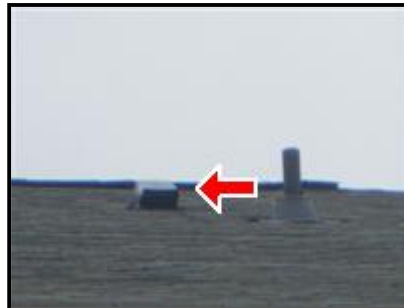
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Comments:

8.2 (1) Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture. The termination points for all dryer vents should be identified by the homeowner and periodically monitored.

(2) The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard. Periodic disassembly and inspection of the vent is recommended to ensure it is not clogged.

 (3) The dryer vent appears to be covered with a screen or grill, which can trap lint and create a clog which would be a fire hazard. Today's commonly accepted construction standards specify a back-draft damper and no screen, and that is what we recommend.



9. Built-In Kitchen Appliances





		IN	NI	NP	RR
9.0	DISHWASHER		X		
9.1	GARBAGE DISPOSER	X			
9.2	BUILT-IN MICROWAVE	X			
9.3	RANGE HOOD OR DOWNDRAFT EXHAUST				X
9.4	GAS COOKTOP	X			
9.5	ELECTRIC WALL OVEN	X			
9.6	TRASH COMPACTOR			X	

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Comments:

 **9.0** The water supply was turned off and the electric dishwasher could not be tested. You should ensure that it operates satisfactorily prior to close of escrow.

 **9.3** The range hood or exhaust fan is designed to vent to the exterior. However, there is no apparent duct provided to vent the exhaust so the unit is completely ineffective. The installation is improper and service is recommended.

10. Garage



		IN	NI	NP	RR
10.0	GARAGE CEILINGS	X			
10.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
10.2	GARAGE FLOOR	X			
10.3	GARAGE DOOR (S)	X			
10.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
10.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			X	

IN NI NP RR

Styles & Materials

Garage Type:

Two car

Garage Door Type:

One manual

Garage Door Material:

Metal

Uninsulated

Infrared Safety Devices for Door:

Pre-wired for door openers

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