

Alpha & Omega Home Inspections, LLC

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

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Confidential Inspection Report

Prepared For: Mr. Sandy Beach

Property Address: Lot 29 Elm Rd. Charlotte, NC



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



Joe Hunderbuck



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Date: 7/23/2012	Time: 06:10 PM	Report ID: Pre-Drywall Sample Report
Property: Lot 29 Elm Rd. Charlotte NC	Customer: Mr. Sandy Beach	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 house under construction in 2012. All identifying information has been removed. 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. Building Stage & Inspection Methods

Phase One inspection comments depend upon when the inspector first arrived and where the progress was at that time.

Inspection Items

1.0 STAGE OF COMPLETION

Comments:

The home has been roughed in with a OSB and a weather resistant barrier (house wrap). The roof shingles were mostly installed. Plumbing pipes, mechanical systems, and electrical wiring were roughed in.

1.1 WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION

Comments:

Construction documents (blue prints) were not used viewed during this inspection. We did not refer to any documents to determine whether the building meets zoning setbacks. We did not refer to any documents to determine whether the framing, plumbing, electrical, etc. was installed according to design.

This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

2. Foundation/Slab and Rough Framing


Styles & Materials

Foundation Type: Raised Foundation	Method used to observe crawlspace: NOT INSPECTED	Floor Structure: Not inspected
Wall Structure: 2 X 4 Wood Studs 2 X 6 Wood Studs	Columns or Piers: Not inspected	Ceiling Structure: Prefabricated truss/joist system Engineered "I" joists
Roof Structure: Engineered wood trusses OSB sheathing	Roof-Type: Hip & gable	Method used to observe attic: From the 2nd floor
Attic info: Pull-down stairs in garage		

Inspection Items

2.0 WALLS (Structural)

Comments:Repair or Replace

-  An load bearing wall's top plate and wall stud have been incorrectly altered, cut or pierced. An evaluation and repair as deemed necessary by a licensed and competent general contractor or structural engineer is recommended.




2.1 COLUMNS OR PIERS

Comments:Not Inspected

2.2 FLOORS (Structural)

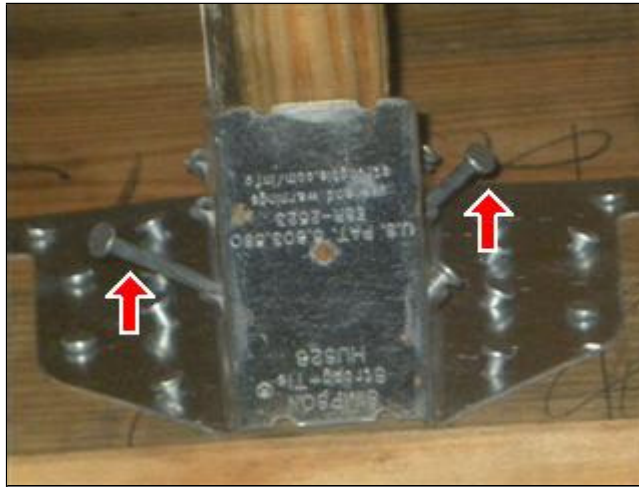
Comments:Repair or Replace

-  The top or bottom flange of an engineered floor joist(s) has been cut, drilled, damaged, or altered (1st level near the main entrance). Manufactured I-joists are highly engineered components and damage may result in failure of this structural member. While it is permissible to pierce the center web within manufacturer's limits, the top or bottom flange may not be altered. Sometimes damaged flanges can be repaired, however, but any repair must be designed by the manufacturer or a licensed engineer. Whether repairs are possible would depend on the nature and extent of the damage and location of the damage (how far from the ends of the joist). Sometimes repairs cannot be performed and the only solution would be replacement. If repairs are performed, there should be design documents from the manufacturer or an engineer detailing the method of repair. Repairs should be performed by licensed contractors. You should retain those design documents to prove to a subsequent buyer that repairs were performed properly.



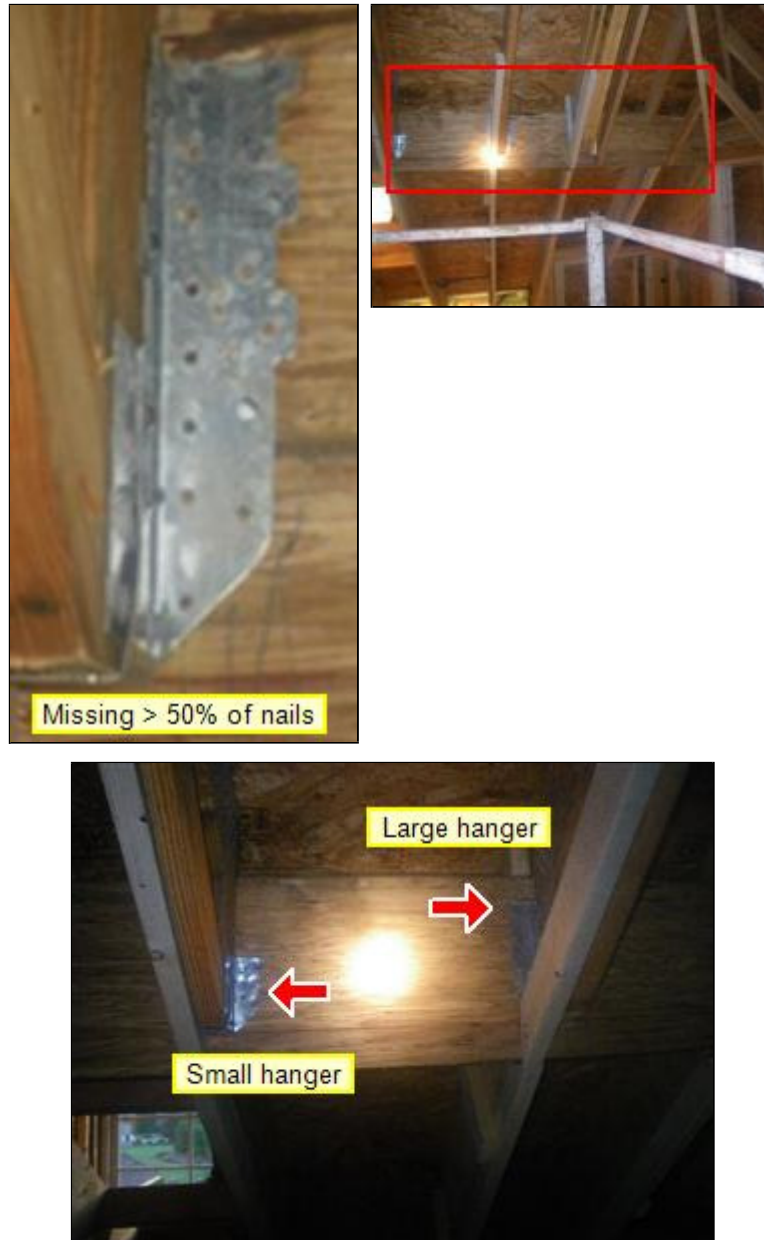
2 o e a Repair or Replace

🏠 (1) A truss hanger above the kitchen was not fully nailed and needs minor service.



🏠 (2) A truss or beam hanger has been randomly nailed (above entrance foyer). Our understanding is that each round hole in a hanger should be filled with a nail. Service is recommended.

The structure in this area used differing sizes of hangers for the same size truss or beam. We recommend an evaluation to determine if the smaller hangers are the appropriate size.

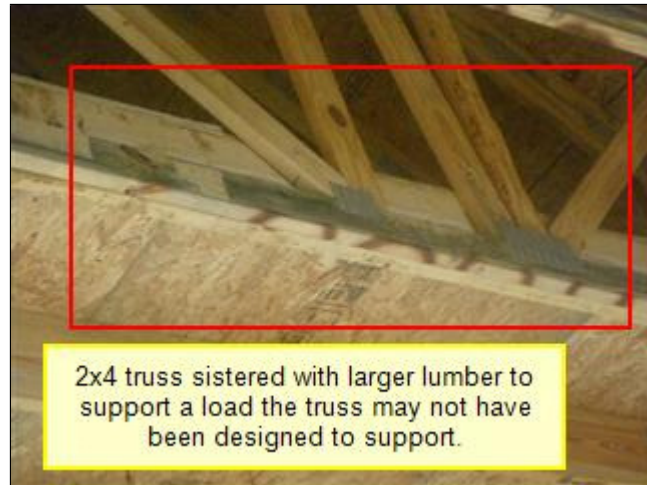



2.4 ROOF STRUCTURE AND ATTIC


Comments: Repair or Replace



(1) One or more trusses appear to have been modified or altered. 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.



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(2) No apparent attic access was framed in for the upper attic. Today's commonly accepted construction standards require an attic access opening for attic spaces with combustible building construction materials where the area is in excess of 30 sq. ft. and the height of the attic is 30 inches or more. The opening should be a minimum of 22 x 30 inches. An attic access opening is recommended and we recommend that you inspect the attic prior to close of escrow.
- 

(3) A truss has been moderately damaged by toe nailing above the laundry room. We recommend an evaluation by a licensed engineer and repairs as deemed appropriate.



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.



o e Repair or Replace



Kickout flashing may be necessary but was not observed at roof to wall transition(s) to divert water away from the wall system and back onto the roof or gutter. Failure to properly manage water flow at these critical transitions may lead to water entry into the wall system, which will cause serious structural damage. An evaluation and repair as deemed necessary by a competent roofing contractor is recommended. A reference document can be viewed [on our website](#).



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.



o e Repair or Replace

 Installation of the required weather resistant barrier ("house wrap") was incomplete.




At sides and above bay window



1
o e Inspected

2
o e Repair or Replace

 The weather resistant barrier ('house wrap') was not lapped into all sides of the bay window. Most manufacturer's installation instructions specify that the 'house wrap' should lap inside the window opening. You should view window installation instructions and ensure the windows have been installed according to specifications.

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o e Repair or Replace

 (1) No flashing was present at the front or rear porch. An impermeable barrier is required at the intersection of the porch slab and wall surface. The flashing must be installed prior to the porch slab installation to be effective.



Just a weather resistant barrier



 (2) The porches were not provided with access. The interior of the porch may eventually be filled with dirt or organic debris prior to pouring the slab. Dirt or debris filled porches are conducive to termites. Additionally, the inner porch cavity will be un-inspectable for termites whether filled or hollow. We recommend an access opening from the interior of the crawl space for inspection and ventilation purposes.



4.4 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

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.

5. Interiors



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.

Inspection Items

5.0 WALLS

Comments: Repair or Replace



The plumbing for the pest control system in the house walls needs strike protection in many areas to prevent nail or screw damage by the sheetrock installers.



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.



6. Plumbing System



Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS



Comments:Repair or Replace

-  (1) No water was in the plumbing waste system and it could not be inspected for leaks.
-  (2) Above the laundry room, an apparent vent pipe is capped and improperly terminates in the attic.



6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments:Repair or Replace

-  (1) No water was in the plumbing supply system and it could not be inspected for leaks.
-  (2) The flange at the 2nd level bath tub was not adequately secured to the wall framing.

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.

7. Electrical System



Styles & Materials

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS


Comments:Not Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Not Inspected

7.2 BRANCH CIRCUIT CONDUCTORS

Comments:Repair or Replace

-  Cables near the laundry room were not supported or secured every 4.5 feet and within 12 inches of every box, cabinet, or fitting.



7.3 SMOKE DETECTORS

Comments:Inspected

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.

8. Heating / Central Air Conditioning



Styles & Materials

Types of Fireplaces:

Vented gas logs

Inspection Items

8.0 COOLING EQUIPMENT

Comments: Repair or Replace



The auxiliary condensate drain does not discharge to a conspicuous location, such as above a window, door, patio, or deck, where any discharge would be readily noticed. We recommend relocation so that it will be obvious when the primary drain clogs and water is draining from the overflow pan in the attic.



8.1 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

8.2 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

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.



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Ridge vents
Soffit Vents

Pe a e e e
Rigid Metal
Vents vertically through attic

e o e

9

o e Repair or Replace



(1) There is limited crawl space ventilation at front of home due to a front porch and the garage. We can elaborate, but at a minimum you should have the crawl space ventilation and wood moisture levels evaluated during humid summer months by a pest control company, home inspector, or other specialist because an increase in crawl space ventilation may be required. A better design would have been to create large openings that would allow access from the main crawl space into the porch cavity and to add vents at the front porch wall and that is what we recommend.



(2) There is limited crawl space ventilation at rear of home due to a rear porch and the garage. We can elaborate, but at a minimum you should have the crawl space ventilation and wood moisture levels evaluated during humid summer months by a pest control company, home inspector, or other specialist because an increase in crawl space ventilation may be required. A better design would have been to create large openings that would allow access from the main crawl space into the porch cavity and to add vents at the rear porch wall and that is what we recommend.



9 1

o e Inspected e a a a

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Garage

Inspection Items

10.0 GARAGE CEILINGS

Comments: Repair or Replace



Today's commonly accepted construction standards require a firewall separation between the garage and the living space. A common defect exists in that a pull-down ladder assembly is apparently planned for the garage ceiling which violates the firewall separation between the garage and the living quarters. There is no exception in the building code which would allow a drop-down stair (only gypsum board is allowed). However, some Building Officials provide exceptions if the stair door is sheathed in metal or covered with gypsum board. We disagree with that policy: 1) because there is no allowance for it in the code, 2) because there will be gaps at the door edges that would allow flames to enter the attic and 3) if gypsum board is used it will break off over time revealing a thin plywood stair door. Remedies approved by Mecklenburg County, NC, may be viewed on their website.





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SC License #: 1736 / NC License #: 2240 / NACHI #: NACHI0 120170

General Summary

Customer

area

Address

02
area

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2. Foundation/Slab and Rough Framing

2.0 ALLS Structural

Repair or Replace



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2.2 FLOORS Structural

Repair or Replace



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2. Foundation Slab and Rough Framing

2. CEILING STRUCTURAL

Repair or Replace



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2. ROOSTER CT READING ATTIC

Repair or Replace



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e f a o o f a a e g e e a e e g a g o e e o a g a e a
e f o e e e a o e a e e e g e e A recommendation is to attach design drawings to the tuss to

substantiate repairs when the house is sold in the future. e g g e a o o e e

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e o



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3. Roofing



3.0 LASHI S

Repair or Replace



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o e e

3. Exterior



3.0 ALL CLADDING LASHI A D TRI

Repair or Replace



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3.2 I DO S

Repair or Replace



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3. DECORATIONS, ALCOVES, STOOPS, STEPS, AREA S, PORCHES, PATIO COVERED APPLICATIONS

. Exterior



Repair or replace



(1) No flashing was present at the front or rear porch. An impermeable barrier is required at the intersection of the porch slab and wall surface. The flashing must be installed prior to the porch slab installation to be effective.



(2) The porches were not provided with access. The interior of the porch may eventually be filled with dirt or organic debris prior to pouring the slab. Dirt or debris filled porches are conducive to termites. Additionally, the inner porch cavity will be un-inspectable for termites whether filled or hollow. We recommend an access opening from the interior of the crawl space for inspection and ventilation purposes.

. Interiors



W S

Repair or replace



The plumbing for the pest control system in the house walls needs strike protection in many areas to prevent nail or screw damage by the sheetrock installers.

. Plumbing System



P B I G I , W S T T S S T S

Repair or replace



(1) No water was in the plumbing waste system and it could not be inspected for leaks.



(2) Above the laundry room, an apparent vent pipe is capped and improperly terminates in the attic.

P B I G W T S P P I S T I B T I O S S T S I T S

Repair or replace



(1) No water was in the plumbing supply system and it could not be inspected for leaks.



(2) The flange at the 2nd level bath tub was not adequately secured to the wall framing.

. Electrical System



B C C I C I T C O C T O S

Repair or replace



Cables near the laundry room were not supported or secured every 4.5 feet and within 12 inches of every box, cabinet, or fitting.

. Heating Central Air Conditioning



C O O I G I P T

Repair or replace



The auxiliary condensate drain does not discharge to a conspicuous location, such as above a window, door, patio, or deck, where any discharge would be readily noticed. We recommend relocation so that it will be obvious when the primary drain clogs and water is draining from the overflow pan in the attic.

. Insulation and Ventilation



T I T I O O T T I C O T I O S

9. Insulation and Ventilation



Repair or Replace



(1) There is limited crawl space ventilation at front of home due to a front porch and the garage. We can elaborate, but at a minimum you should have the crawl space ventilation and wood moisture levels evaluated during humid summer months by a pest control company, home inspector, or other specialist because an increase in crawl space ventilation may be required. A better design would have been to create large openings that would allow access from the main crawl space into the porch cavity and to add vents at the front porch wall and that is what we recommend.



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10. Garage

10.0 GARAGE CEILINGS

Repair or Replace



Today's commonly accepted construction standards require a firewall separation between the garage and the living space. A common defect exists in that a pull-down ladder assembly is apparently planned for the garage ceiling which violates the firewall separation between the garage and the living quarters. There is no exception in the building code which would allow a drop-down stair (only gypsum board is allowed). However, some Building Officials provide exceptions if the stair door is sheathed in metal or covered with gypsum board. We disagree with that policy: 1) because there is no allowance for it in the code, 2) because there will be gaps at the door edges that would allow flames to enter the attic and 3) if gypsum board is used it will break off over time revealing a thin plywood stair door. Remedies approved by Mecklenburg County, NC, may be viewed on their website.

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 as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to 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.