



**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:

Bob Smith

INSPECTION ADDRESS

227 Ashland Oaks Dr., Catawba, SC 29704

INSPECTION DATE

8/24/2006 2:00 pm to 5:30 pm



This is a sample inspection report of an actual inspection conducted in the summer of 2006. Client names and other information has been changed for confidentiality purposes. This inspection report is the exclusive property of Alpha & Omega Home Inspections, LLC.



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SUMMARY SECTION

Client: Bob Smith
Inspection Address: 227 Ashland Oaks Dr., Catawba, SC 29704
Inspection Date: 8/24/2006 Start: 2:00 pm End: 5:30 pm
Inspected by: Joe Funderburk

This Summary Report will provide you with a preview of the components or conditions that need service or a second opinion. These items or discoveries indicate that these systems or components do not function as intended, adversely affects the habitability of the dwelling, or appear to warrant further investigation by a qualified specialist. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service of the following items is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. Note: any locations given, such as "left front", are oriented as if facing the front of the house from the front yard. This inspection service reserves the right to amend the inspection report within 24 hours of completion.

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General Property Conditions:

Components and Conditions Needing Service

Structural

Raised Foundations

Crawl Space Ventilation

- 1.1 - One or more foundation vents were closed. It is recommend that vents remain open year round, except during extremely cold weather, to provide proper ventilation to the crawl space.
- 1.2 - The foundation crawlspace is compartmentalized, or divided into sections by concrete or block walls that restrict cross ventilation. This does not appear to have yet had any adverse affects on the framing, but the area should be monitored to ensure that no condensation forms. Wood will decay at moisture levels > 28% and will support fungi growth at levels in the low-20s. If you do notice a musty odor, or if the finish floors appear to ripple, crack, or otherwise move the foundation may have to be mechanically ventilated. We can elaborate, but you may want to have the construction method evaluated by a crawl space

specialist or general contractor. At a minimum, periodic monitoring and measuring of the moisture levels in the wood structures is recommended.

Floor Insulation

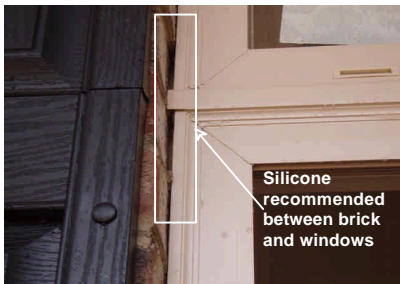
- 1.3 - Some pieces of insulation are hanging or have fallen from between the floor joists. This does not have any serious consequences, but you should have it serviced.

Exterior

Exterior Components

Windows

- 2.1 - One or more windows at the brick wall were not adequately sealed to prevent water intrusion. Service is recommended.



- 2.2 - Two arched windows at the deck have open holes that you should view for yourself. Perhaps plugs were provided that were not installed, and we recommend that you consult with the window installer.

Screens

- 2.3 - One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Exterior Doors

- 2.4 - The striker plate needs to be adjusted for the dead bolt to engage properly (garage door).

Wood Decks

- 2.5 - The wood deck has atypical construction in that a portion of it was nailed to the house and not bolted. We can elaborate on this issue, but you should have a licensed general contractor evaluate it.



Outlets

- 2.6 - Only one exterior receptacle was observed. Today's standards for new construction require a minimum of two exterior receptacles, including one at the front and rear of the house. Service is recommended.

Lights

- 2.7 - Some exterior lights were missing bulbs and could not be tested. Many bulbs were apparently burned out at the front porch ceiling fans. The lights should be demonstrated to be operational.

Vinyl Wall Finish

House Wall Finish Observations

- 2.8 - The vinyl siding has one or more loose sections beneath the chimney. Repair or replacement of the affected sections is recommended.

Plumbing

Potable Water Supply Pipes

Anti-siphon devices

- 4.1 - One or more exterior hose bibs (faucets) was not equipped with back-flow prevention. Anti-siphon devices are recommended to prevent suctioning non-potable water into the drinking water system if the house pressure suddenly drops.

Waste & Drainage Systems

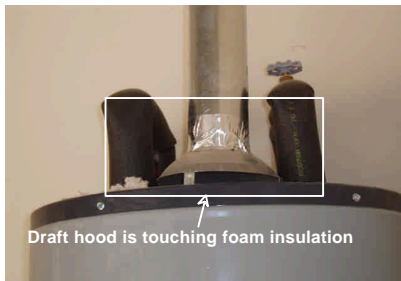
Septic Tank System

- 4.2 - This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Gas Water Heaters

Vent Pipe & Cap

- 4.3 - The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.



- 4.4 - The gas vent is inadequately supported. Commonly accepted standards state that the vents shall be supported at intervals not to exceed 10 feet by 18 gauge metal straps or 12 gauge metal wire. Service by a licensed plumbing contractor is recommended.

Note: the length of the vent is unusually long and a power exhaust may be necessary, depending on the manufacturer's installation instructions. We recommend that the entire installation of the water heater be reviewed by a plumber other than the one who performed this installation.



- 4.5 - The water heater vent consists of a single-wall pipe in the attic space, which is prohibited. Service by a licensed plumbing contractor is recommended.



- 4.6 - Improper connections have been made to join single-wall vent pipes. Service by a licensed plumbing contractor is recommended.



Heating & Air Conditioning

HVAC Package Systems

BTUs

- 7.1 - The air conditioner and furnace may be oversized for the square footage of the house. Units that are too large will cycle on and off too frequently. We recommend that you consult with a licensed HVAC contractor (a contractor other than the one who installed this system) prior to close of escrow. The entire system installation should be evaluated by a specialist prior to close of escrow.

Thermostats

- 7.2 - The thermostat is not in the best possible location for the optimum performance and efficiency of the system, and you may wish to have an HVAC contractor apprise you on the advantages of relocating it. Generally speaking, the thermostat should be within six feet of the return air compartment.

Return-Air Compartment

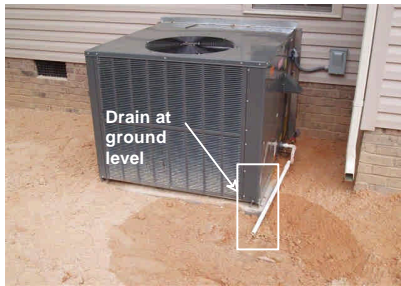
- 7.3 - The return air filters were missing. Lack of a filter can cause significant dust build-up on evaporator coils, circulating fans and inside ducts.
- 7.4 - A return air compartment was located in a bedroom. Generally speaking, return air compartments should not be located in bedrooms because they may not function properly when the door is closed. We recommend you consult with a licensed HVAC contractor prior to close of escrow about this design.

Condensate Drainpipe

- 7.5 - The condensate drains do not discharge sufficiently above grade. It will likely become clogged as mulch and grass are added. Service to raise the condensate drain is recommended.

Inspection Address:
Inspection Date/Time:

227 Ashland Oaks Dr., Catawba, SC 29704
8/24/2006 2:00 pm to 5:30 pm



Living Areas

Breakfast Room

Flooring

9.1 - The floor from the breakfast room to the rear sun room is out of level. We can elaborate, but this condition should be evaluated by licensed general contractor.

Bedrooms

Master Bedroom

Dual-Glazed Windows

10.1 - A window is damaged and not functional. Service or replacement is recommended.



Bathrooms

Master Bathroom

Exhaust Fan

11.1 - An exhaust fan was installed in the water closet (toilet room). The exhaust in this small room will not be effective in removing moisture from the main area of the bathroom. The larger bathroom did not have any means to vent moisture out of the room. Moisture may damage ceilings and walls over time. We therefore recommend the addition of an exhaust fan in the main area of the bathroom.

Hallway Bathroom

Doors

11.2 - The door frame is damaged and should be serviced.

Tub-Shower

11.3 - The hot and cold water supply is not appropriately functional and the mixing valve may be defective or improperly installed. Service by a licensed plumbing contractor is recommended.

Laundry

Laundry Room or Area

Dryer Vent

16.1 - The dryer vent in the crawl space was corrugated, flexible ducting. Today's standards for new construction specify that corrugated pipe may be used only within the first 8 feet and may not be concealed within construction. The concealed ducts are required to be rigid metal ducts, vented to the exterior of the home (not inside the crawl space). This is recommended.



Garage or Carport

Double-Car Garage

Lights

17.1 - A wall switch near the water heater does not control anything that we could determine. It was probably designed for an exterior light at the door, but a light does not exist and you may want to have one installed.

Firewall Separation

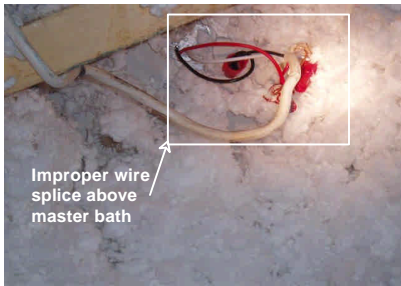
17.2 - The fire rated barrier between the garage and the house attic has been compromised by the installation of an attic opening in the ceiling of the garage. The opening is trimmed in wood molding which would then quickly burn away in the event of a fire, and the sheetrock cover would simply fall out. Flames would quickly spread to the house. We recommend that fire barrier penetrations be trimmed in 2x4 lumber or equivalent.

Attic

Primary Attic

Electrical

18.1 - One or more electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.



Recessed Lights

18.2 - We were unable to confirm that the recessed lights are designed to be installed in ceilings surrounded by insulation (IC rated). Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made correctly during a home inspection as the manufacturer's label is often inside the light fixture assembly. It is recommended that a licensed electrician be engaged to verify the safety of the system.

GENERAL INFORMATION

Inspection Address: 227 Ashland Oaks Dr., Catawba, SC 29704
Inspection Date: 8/24/2006 Time: 2:00 pm to 5:30 pm
Weather: Overcast - Temperature at time of inspection: 83

Inspected by: Joe Funderburk

Client Information: Bob Smith
15 Locust St., Plainsville, FL

Structure Type: Wood Frame
Furnished: No
Number of Stories: One

Estimated Year Built: 2006
Unofficial Sq.Ft.: 2079

People on Site At Time of Inspection: Builder and various contractors

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Alpha & Omega Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Alpha & Omega Home Inspections, LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of Practice (SOP) of the National Association of Certified Home Inspectors (NACHI) and the SOP of NC or SC as appropriate (all above referenced SOPs are available on our website), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed before the close of escrow by licensed specialists, who may identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Newhome2

SCOPE OF WORK

You have contracted with Alpha & Omega Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by NC, SC, and the National Association of Certified Home Inspectors (NACHI), a copy of which is available upon request and on our website. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use today, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that you may deem prudent before the close of escrow.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundations

General Comments

Informational Conditions

This residence has a raised foundation, commonly called a crawl space. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Raised Foundation Type

Informational Conditions

The raised foundation is relatively new and should meet commonly accepted structural standards. However, you may wish to have this confirmed by a specialist.

Crawl Space Entrance

Informational Conditions

The crawl space entrance is located at the rear of house.

Crawlspace Observations

Informational Conditions

A vapor barrier was installed to cover approximately 80% of the ground.

Crawlspace Piers

Informational Conditions

Foundation supporting piers were concrete masonry units (CMUs) and appeared to be in satisfactory condition.

Crawlspace Wall Materials

Informational Conditions

The foundation walls are concrete block.

Crawl Space Ventilation

Components and Conditions Needing Service

One or more foundation vents were closed. It is recommend that vents remain open year round, except during extremely cold weather, to provide proper ventilation to the crawl space.

The foundation crawlspace is compartmentalized, or divided into sections by concrete or block walls that restrict cross ventilation. This does not appear to have yet had any adverse affects on the framing, but the area should be monitored to ensure that no condensation forms. Wood will decay at moisture levels > 28% and will support fungi growth at levels in the low-20s. If you do notice a musty odor, or if the finish floors appear to ripple, crack, or otherwise move the foundation may have to be mechanically ventilated. We can elaborate, but you may want to have the construction method evaluated by a crawl space specialist or general contractor. At a minimum, periodic monitoring and measuring of the moisture levels in the wood structures is recommended.

Floor Insulation

Informational Conditions

The floor insulation is 6 - 8 inch fiberglass batts.

Components and Conditions Needing Service

Some pieces of insulation are hanging or have fallen from between the floor joists. This does not have any serious consequences, but you should have it serviced.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, carports and garages, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, unless prior arrangements are made we do not evaluate any detached structures such as detached garages, storage sheds, fences, stables, etc. The exterior inspection is an attempt to identify all visual defects, but it is not a board-by-board/brick-by-brick exterior inspection and we do not guarantee that every single instance of an exterior defect will be identified. Unless prior arrangements are made, we do not test drinking water quality. We do not evaluate underground drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Finally, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

General Comments

Informational Conditions

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 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, but 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.

Moisture & Related Issues

Informational Conditions

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.

Slope of the Land

Informational Conditions

The grade slopes toward the house at the front. Grading was in progress during the inspection. You should ensure the grade directs water away from the house; viewing the property during a period of heavy rain is recommended.

Grading has resulted in soil has been stacked against the front of the house to such a degree that the foundation vents are now below grade. A water faucet is nearly at ground level. Vent curbs have been installed to prevent water intrusion into the crawl space, but we recommend that you view the grading for yourself.

Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of

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unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Functional Components and Conditions

The driveway is in acceptable condition.

Walkways

Functional Components and Conditions

The walkways are in acceptable condition.

Windows

Informational Conditions

The windows are the vinyl double-glazed insulated type.

Components and Conditions Needing Service

One or more windows at the brick wall were not adequately sealed to prevent water intrusion. Service is recommended.

Two arched windows at the deck have open holes that you should view for yourself. Perhaps plugs were provided that were not installed, and we recommend that you consult with the window installer.

Screens

Informational Conditions

A window screen at the sun room is damaged, and you may wish to have it repaired.

Components and Conditions Needing Service

One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Exterior Doors

Components and Conditions Needing Service

The striker plate needs to be adjusted for the dead bolt to engage properly (garage door).

Wood Decks

Components and Conditions Needing Service

The wood deck has atypical construction in that a portion of it was nailed to the house and not bolted. We can elaborate on this issue, but you should have a licensed general contractor evaluate it.

Porches

Functional Components and Conditions

One or more porches were present and were in acceptable condition.

Guardrails

Functional Components and Conditions

The guardrail, or guardrails, is adequate in height and is in acceptable condition. Common safety standards require them to be a minimum of forty-two inches high when the standing surface is thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

Steps & Handrails

Functional Components and Conditions

The steps are in acceptable condition.

Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Components and Conditions Needing Service

Only one exterior receptacle was observed. Today's standards for new construction require a minimum of two exterior receptacles, including one at the front and rear of the house. Service is recommended.

Lights

Components and Conditions Needing Service

Some exterior lights were missing bulbs and could not be tested. Many bulbs were apparently burned out at the front porch ceiling fans. The lights should be demonstrated to be operational.

Vinyl Wall Finish

House Wall Finish Observations

Components and Conditions Needing Service

The vinyl siding has one or more loose sections beneath the chimney. Repair or replacement of the affected sections is recommended.

Brick Wall Finish

House Wall Finish Observations

Functional Components and Conditions

The house brick wall finish is in acceptable condition.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Gutters & Drainage

Gutters & Drainage

Functional Components and Conditions

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.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

We were unable to safely access the roof, and evaluated it either from within the attic and from several vantage points using binoculars and a ladder at the eaves.

Style

Informational Conditions

The house has a gable roof.

Number of Layers

Informational Conditions

The number of layers of shingles is one.

Roof Observations

Functional Components and Conditions

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street

pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Functional Flow

Informational Conditions

The water pressure provides functional flow if multiple faucets are open simultaneously.

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located in the crawl space at the well pressure tank.

Exterior Faucets

Functional Components and Conditions

Exterior faucets were provided.

Anti-siphon devices

Components and Conditions Needing Service

One or more exterior hose bibs (faucets) was not equipped with back-flow prevention. Anti-siphon devices are recommended to prevent suctioning non-potable water into the drinking water system if the house pressure suddenly drops.

PEX Water Pipes

Informational Conditions

The residence is served by Polyethylene (PEX) potable water pipes that are in satisfactory condition.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow.

Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

System Type

Informational Conditions

The waste disposal system is through a private septic system.

Type of Material

Informational Conditions

The visible portions of the drain pipes are modern PVC material.

Septic Tank System

Components and Conditions Needing Service

This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Vent Piping System

Type of Material

Informational Conditions

The visible portions of the vent pipes are modern PVC material.

Private Water Systems

General Comments

Informational Conditions

The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a specialist.

We recommend that you have the well water tested to see that it is potable, or suitable for drinking. If you desire, we can assist you by drawing a sample and having a certified laboratory analyze the water to see if it meets EPA drinking water standards.

Gas Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the

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exterior, or a Watts 210 gas shut-off valve.

Water Heater Age

Informational Conditions

The manufactured date of the water heater is 2004.

Capacity

Informational Conditions

Hot water is provided by a 40 gallon water heater.

Location

Informational Conditions

The water heater is located in the garage.

Vent Pipe & Cap

Components and Conditions Needing Service

The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.

The gas vent is inadequately supported. Commonly accepted standards state that the vents shall be supported at intervals not to exceed 10 feet by 18 gauge metal straps or 12 gauge metal wire. Service by a licensed plumbing contractor is recommended.

Note: the length of the vent is unusually long and a power exhaust may be necessary, depending on the manufacturer's installation instructions. We recommend that the entire installation of the water heater be reviewed by a plumber other than the one who performed this installation.

The water heater vent consists of a single-wall pipe in the attic space, which is prohibited. Service by a licensed plumbing contractor is recommended.

Improper connections have been made to join single-wall vent pipes. Service by a licensed plumbing contractor is recommended.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we may only test a representative number of switches and outlets. Obviously, if a residence is furnished we will obviously not be able to test each one. We do not guarantee that we will be able to determine the function or purpose for every switch. We do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs,

massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect if greater than six breakers are present, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The main conductor lines are underground. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

The service entrance amperage is 200 amps.

The main panel is located inside the garage.

Grounding

Informational Conditions

The panel is grounded to a driven rod.

Conductor Types

Informational Conditions

Conductor material was copper on all branch circuits.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Circuit Breakers

Informational Conditions

Arc-fault circuit interrupter breakers are provided where required.

Ground-fault circuit interrupter breakers are installed where required.

Branch Circuits

Observations

Informational Conditions

We could not confirm that ceiling fans and their light fixtures are on separate switches. For convenience, this is recommended and you may want to ensure the fixtures are appropriately wired.

Smoke Detectors

Generally speaking and by today's standards, it is recommended that a smoke detector be located inside of each bedroom and one outside of bedrooms. On multi-level homes, they should be interconnected. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information. Inspection of smoke detector locations and inter-connectivity are not included in this home inspection. Since smoke detectors are often monitored by security systems, smoke detectors are not tested in homes with any type of security system. Since we cannot be sure if a security system is active or monitored, the detectors are not tested at all where such a system exists. The client should ensure that all smoke detectors operate properly. Routine testing of smoke detectors after your home purchase is recommended along with annual battery changes. Presence and operation of Carbon Monoxide alarms are not covered by this inspection, but they are recommended where gas and wood burning appliances and devices exist, in homes with garages, and in multi-family units with garages.

Smoke Detectors

General Comments

Informational Conditions

Smoke alarms were not tested and you should do so immediately upon moving into the house.

Heating & Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Additionally, any system that the current owner cannot demonstrate its service within the previous year should be evaluated by a HVAC contractor prior to close of escrow, particularly if the unit is nearing the end of its expected life span. Consistent with the Standards of Practice, our service does not include an evaluation of thru-wall or thru-window air-conditioning units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.

HVAC Package Systems

Dates of Manufacturer

Informational Conditions

The manufactured date of the package system is August, 2005. (Unless specifically stated on the data plate, ages are estimates based on the serial numbers--you should contact the manufacturer if you have any questions.)

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by a package system that is located at the left side of the house.

Manufacturer Name

Informational Conditions

The manufacturer of the package heating and A/C system is Goodman.

Fuel Type

Informational Conditions

The system heat energy source is natural gas

The cooling system energy source is electric.

BTUs

Informational Conditions

The central air-conditioning system BTUs, a measure of cooling capacity, are: 60,000 (5 tons). The central heating system BTUs, a measure of heating capacity, are: 138,000.

Components and Conditions Needing Service

The air conditioner and furnace may be oversized for the square footage of the house. Units that are too large will cycle on and off too frequently. We recommend that you consult with a licensed HVAC contractor (a contractor other than the one who installed this system) prior to close of escrow. The entire system installation should be evaluated by a specialist prior to close of escrow.

Thermostats

Components and Conditions Needing Service

The thermostat is not in the best possible location for the optimum performance and efficiency of the system, and you may wish to have an HVAC contractor apprise you on the advantages of relocating it. Generally speaking, the thermostat should be within six feet of the return air compartment.

Return-Air Compartment

Components and Conditions Needing Service

The return air filters were missing. Lack of a filter can cause significant dust build-up on evaporator coils, circulating fans and inside ducts.

A return air compartment was located in a bedroom. Generally speaking, return air compartments should not be located in bedrooms because they may not function properly when the door is closed. We recommend you consult with a licensed HVAC contractor prior to close of escrow about this design.

Differential Temperature Readings

Informational Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of fourteen degrees or more.

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Condensate Drainpipe

Components and Conditions Needing Service

The condensate drains do not discharge sufficiently above grade. It will likely become clogged as mulch and grass are added. Service to raise the condensate drain is recommended.

Condensing Coil

Informational Conditions

The unit has a SEER 10 rating. This information is provided only because buyers often specify a particular SEER. The minimum SEER for A/C condensing units manufactured after January 26, 2006 is 13.

Fireplace & Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. With regard to gas logs, we do not open gas valves, light pilot lights or gas appliances. Normally, only gas logs that are controlled by a wall switch are operated.

Living Room

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a functional weather cap/spark arrestor.

Den

Vented Gas Logs

Functional Components and Conditions

The gas logs were tested and operated satisfactorily. However, you should obtain the operating instructions from the seller, builder, or manufacturer.

Informational Conditions

According to today's standards, manufactured fireplace clearances are determined by the manufacturer. The buyer should consult the manufacturer's manual or otherwise contact the manufacture to determine if the clearances are adequate. Gas cutoffs are acceptable inside a gas fireplace firebox, if the manufacturer approves it. Consult the manufacturer's operator's manual prior to operation of gas logs.

General Prefabricated

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

Weather Cap-Spark Arrestor

Functional Components and Conditions

The chimney has a functional weather cap/spark arrestor.

Chimney Flue

Informational Conditions

A complete view of the chimney flue was not possible, and you may wish to have it video scanned.

Flue Chase

Informational Conditions

There is a functional chase that surrounds the chimney flue as it passes through the attic. However, the chase largely prevented observation of the chimney.

Fireblock

Informational Conditions

There is a conventional and functional metal fire block around the chimney flue in the attic.

Fireplace

Functional Components and Conditions

The fireplace is in acceptable condition.

Damper

Functional Components and Conditions

The damper is functional.

Hearth

Informational Conditions

The hearth has cosmetic damage, that would not necessarily need service. However, you may wish to view this for yourself.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which may be of concern to you; if so you should seek the services of a specialist. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas. Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

Breakfast Room

Flooring

Components and Conditions Needing Service

The floor from the breakfast room to the rear sun room is out of level. We can elaborate, but this condition should be evaluated by licensed general contractor.

Sun Room

Flooring

Informational Conditions

A gap exists between the tile and the door threshold at exterior door to the deck that you should view for yourself.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually and physically accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate accessible windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Walls & Ceiling

Informational Conditions

The ceiling has cosmetic damage at the ceiling fan that you should view for yourself.

Dual-Glazed Windows

Components and Conditions Needing Service

A window is damaged and not functional. Service or replacement is recommended.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Dual-Glazed Windows

Informational Conditions

Trim for window about the garden tub is cosmetically damaged and you should view it for yourself.

Exhaust Fan

Components and Conditions Needing Service

An exhaust fan was installed in the water closet (toilet room). The exhaust in this small room will not be effective in removing moisture from the main area of the bathroom. The larger bathroom did not have any means to vent moisture out of the room. Moisture may damage ceilings and walls over time. We therefore recommend the addition of an exhaust fan in the main area of the bathroom.

Hallway Bathroom

Doors

Components and Conditions Needing Service

The door frame is damaged and should be serviced.

Tub-Shower

Components and Conditions Needing Service

The hot and cold water supply is not appropriately functional and the mixing valve may be defective or improperly installed. Service by a licensed plumbing contractor is recommended.

Lights

Informational Conditions

The faceplate in the water closet is not flush with the wall. You should view it for yourself and you may wish to have it repaired.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, freezers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Appliances Present

Informational Conditions

The kitchen contains an electric range (stove and oven combo).

The kitchen contains a range exhaust hood (re-circulating).

The kitchen contains a dishwasher.

The kitchen contains a built-in microwave.

Kitchen Water Temperature

Informational Conditions

The temperature of the hot water at the kitchen sink was 100 to 119 degrees F. and you may want to adjust the temperature to 120 - 125 F.

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Informational Conditions

A kitchen cabinet door creaks and you should view it for yourself.

Sink & Countertop

Informational Conditions

The tile on the kitchen counters is atypically installed (next to the range) and you should view it for yourself.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Downstairs Hallway

No Recommended Service

Functional Components and Conditions

We have evaluated the hallway, and found it to be in acceptable condition.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are a few things of which you should be aware. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. Finally, to prevent fires associated with clogged dryer vents, you should make sure that the portion of the vent inside the house is not kinked. Smooth-wall metal dryer vents are highly recommended, but at a minimum any plastic corrugated vents should be replaced with metal types approved for use as dryer vents.

Laundry Room or Area

Dryer Vent

Informational Conditions

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.

Components and Conditions Needing Service

The dryer vent in the crawl space was corrugated, flexible ducting. Today's standards for new construction specify that corrugated pipe may be used only within the first 8 feet and may not be concealed within construction. The concealed ducts are required to be rigid metal ducts, vented to the exterior of the home (not inside the crawl space). This is recommended.

Garage or Carport

Unless prior arrangements were made, this inspection includes attached garages and carports only. It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Lights

Components and Conditions Needing Service

A wall switch near the water heater does not control anything that we could determine. It was probably designed for an exterior light at the door, but a light does not exist and you may want to have one installed.

Firewall Separation

Components and Conditions Needing Service

The fire rated barrier between the garage and the house attic has been compromised by the installation of an attic opening in the ceiling of the garage. The opening is trimmed in wood molding which would then quickly burn away in the event of a fire, and the sheetrock cover would simply fall out. Flames would quickly spread to the house. We recommend that fire barrier penetrations be trimmed in 2x4 lumber or equivalent.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a pull-down ladder in the hall.

The attic can be accessed through a hatch in the garage.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

Common Observations

Informational Conditions

Portions of the attic are available for storage. However, its framing was not engineered for such use and storage should be limited to lightweight items.

Framing

Functional Components and Conditions

The visible portions of the roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Electrical

Components and Conditions Needing Service

One or more electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.

Blown-in fiberglass insulation

Informational Conditions

The attic is insulated with approximately 14 inches of blown-in fiberglass insulation.

Recessed Lights

Components and Conditions Needing Service

We were unable to confirm that the recessed lights are designed to be installed in ceilings surrounded by insulation (IC rated). Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made correctly during a home inspection as the manufacturer's label is often inside the light fixture assembly. It is recommended that a licensed electrician be engaged to verify the safety of the system.

General Informatoin

The following information is not relevant to any specific room or system.

Notes for Buyer

Notice to Absent Clients

Informational Conditions

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Since you were not present for the entire insepction, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

General Room Conditions

Informational Conditions

The house was still in a state of construction. End-phase construction activities and debris may have obscured defects to floors, walls, ceilings, cabinets, etc. Painting was in progress. You should do a meticulous walk-through prior to close of escrow.

Mandated Disclosures

In accordance with State Standards of Practice (SOP) requirements, we have to report to you the following information about the absence of various components.

SOP Disclosures

Basement

Informational Conditions

A basement was not present at this house.

Patio

Informational Conditions

A patio was not present at this house.

Storm doors

Informational Conditions

Storm doors were not present at this house.

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Skylights

Informational Conditions

Skylights were not present at this house.

Slab foundation

Informational Conditions

A slab foundation was not present at this house.

AFTER THE INSPECTION

Future Repairs - All repairs should be conducted by state licensed contractors. Whether the seller is making the arrangements for repairs or the buyer, the client is advised to ensure that all repairs were indeed performed by a state licensed contractor. Some repairs are difficult to verify that they were performed at all. You should consider demanding that all repairs be itemized by the contractor on their company letterhead, including their contact information. The documentation the contractor provides should include the contractor's license number. This will help to provide assurance that the repairs were conducted by a competent individual and will provide you with the information you need to follow-up with the contractor long after the close of escrow, if you choose.

A Word About Contractors - A common source of dissatisfaction with home inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this house inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that the previous owner's belongings were stored everywhere (especially in garages), making things inaccessible; or that the air conditioning could not be turned on because it was 40° outside; or that the heat could not be adequately tested because it was 90° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the home inspection process. We are only documenting the condition of the home at the time of the inspection.

A destructive or invasive examination - The home inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the dwelling, you did not own the property. You cannot authorize the disassembly or destruction of what does not belong to you. Now, if we spent half an hour under the kitchen sink, twisting valves and pulling on piping, or an hour disassembling the furnace, we'd may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it is not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Home inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists.

Outside the scope of the inspection - As the Limitations and Agreement letter you signed indicates, there are some items that are just not addressed. We are regulated by both North and South Carolina and there are certain items we are required to inspect. We comply with those regulations and we often go beyond the requirements and report on more than is required. However, we do not report on all items associated with a home. Please see the Limitations and Agreement for more information (it is provided in this report).

The inspection is not technically exhaustive - If you would like a technically exhaustive inspection, we can arrange to have a general contractor, a structural engineer, an electrical engineer, a geo-technical engineer, and others to assist us with the inspection. The inspection would take days. The cost of this inspection would be approximately \$10,000.

AFFILIATIONS AND CERTIFICATIONS

SC License # 2240

NC License # 1736

National Association of Certified Home Inspectors (NACHI) member number: NACHI05120170

REPORT CONCLUSION

227 Ashland Oaks Dr., Catawba, SC 29704

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Sincerely,



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