Inspection Report

Prudence Johnson

Property Address:
2622 Miller Road
Hillsborough NC 27278

Jamey Tippens, LLC

Jamey Tippens, NC License #2051 NC Licensed Home Inspector #2051
NC Licensed Home Inspector #2051
NC Licensed General Contractor #37381
309 N Hassel St, Hillsborough, NC 27278
919-619-6172
jamey@jameytippens.com

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General Summary

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The Summary section is provided to allow the reader a brief overview of the report. It should not be used as a substitute for reading the entire report, which may contain recommendations and findings beyond the scope of the summary.

The following systems or components do not function as intended, adversely affect the habitability of the dwelling; warrant further investigation by a specialist, or require subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.**This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

I recommend that any deficiencies (and the components and systems associated with the deficiencies) noted in this report be inspected, evaluated, and repaired as necessary by licensed contractors or professionals prior to the close of escrow.

2. EXTERIOR

2.1 DOORS (Exterior)

Inspected, Repair or Replace

I operated all of the entryway doors.

The threshold of the back entry door is bowed upward, which leaves a small gap below the threshold. See picture 1. Moisture or moist air could enter the framing through this gap. I recommend evaluation and repair by a licensed general contractor.

2. EXTERIOR

2.1 Picture 1

2.2 WINDOWS

Inspected, Repair or Replace

I operated a representative number of the windows.

Some of the windows in various rooms are painted shut and I could not open them. I recommend that especially windows in bedrooms be operable so that occupants of the rooms have an emergency exit in case of fire. I recommend evaluation and repair by a licensed general contractor.

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

The garage door operator will not reverse when met with resistance. This could endanger children or pets which might be under the door as it closes. I recommend evaluation and repair by a qualified overhead door installer.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

The deck on the back of the house may not be properly flashed. There is no evidence of flashing below the edge of the deck band against the house. Deck flashing keeps moisture from becoming trapped between the deck and house framing, and greatly reduces the danger of moisture damage to the framing. Once a deck is installed without flashing it can be very difficult to retrofit the flashing properly.

There is not good support for the center girder for the back deck on the end towards the house. See picture 1. This girder should either have a joist hanger connected to the house framing or a post resting on a concrete footing to support the girder.

One of the steps is split on the left side of the deck. See picture 2. If the step were to break while in use, someone could fall.

For the above items, I recommend evaluation and repair by a licensed general contractor.

2. EXTERIOR

2.4 Picture 1

2.4 Picture 2

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

Some of the bricks in the back walkway have heaved up and could pose a tripping hazard. See picture. I recommend repair by a competent landscaping contractor.

2.5 Picture 1

3. ROOFING

3.0 ROOF COVERINGS

Inspected, Repair or Replace

In a few places, shingles are slightly elevated due to nail pops, where the roofing nails have worked loose and raised the shingle above. See picture 1 for typical example. These places will eventually fail and create leaks as the nail works through the shingle. I recommend the popped nails be removed and the shingles repaired by a qualified roofing contractor.

Leaves are trapped in an angle of the roof on the back side. See picture 2. This could cause a leak if water stands in that area. I recommend removal of the leaves by a competent handy person.

3. ROOFING

3.0 Picture 1

3.0 Picture 2

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

It is evident from staining on the ceiling of an upstairs bathroom that there is a leak from one of the plumbing vents in the roof. The picture below also shows a stain on the roof decking above this area. I recommend evaluation and repair by a certified roofing contractor.

3.2 Picture 1

4. PLUMBING SYSTEM

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

Both of the drains for the kitchen sink have minor leaks. See pictures 1 and 2.

The drain leaks at the lavatory of the back upstairs bath. See picture 3.

There is a leak from a drain pipe in the crawlspace under the right downstairs bathroom. See picture 4.

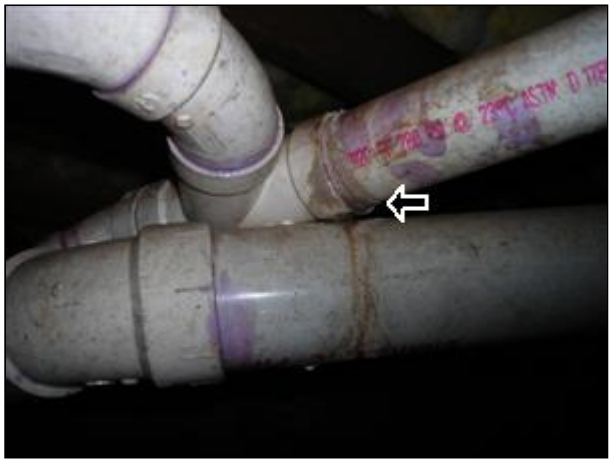
For the above items, I recommend evaluation and repair by a licensed plumbing contractor.

4. PLUMBING SYSTEM

4.0 Picture 1

4.0 Picture 2

4.0 Picture 3



4.0 Picture 4

4.1 WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

I operated all the plumbing fixtures, including the faucets and all exterior faucets attached to the house, except where the flow end of the faucet was connected to an appliance.

There is a small leak from the shower head in the upstairs back bath. See picture.

This could be repaired by a licensed plumbing contractor.

4. PLUMBING SYSTEM

4.1 Picture 1

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

Water temperature 131 degrees at kitchen sink. The hot water thermostat is set at a high temperature. Water over 125 degrees can cause severe burns and consume energy inefficiently. I recommend that the water temperature thermostat be adjusted by a competent licensed plumbing contractor.

5. ELECTRICAL SYSTEMS

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

There are improper splices in both sections of the attic. See pictures. These connections were made to attach the power cables for the attic ventilation fans. Electrical splices should be made in junction boxes so that the wires are protected from damage, and so that workers are protected from electric shock. This could be repaired by a licensed electrical contractor.

The panel has an improper and potentially dangerous generator connection. Breakers connected to auxiliary generators should be set up so that the generator breaker and the main breaker cannot be both turned on at the same time. This panel does not have that feature. Should the main breaker and the generator breaker accidentally be left on at the same time, electricity from the generator could injure workers who may be repairing the electric service far from the house.

I recommend that the electrical system be evaluated and repaired as necessary by a licensed electrical contractor.

5. ELECTRICAL SYSTEMS

5.2 Picture 1

5.2 Picture 2

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

The outlets near the kitchen sink are not ground fault protected. All outlets within 6 feet of a plumbing fixture should be ground fault protected to protect the users from electric shock. I recommend evaluation and repair by a licensed general contractor.

For your information, all of the bathroom and exterior outlets, and one outlet in the garage, are controlled by a GFCI outlet in the master bathroom.

6. HEATING

6.3 CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

The fireplace chimney is very dirty. See picture 1. The chimney damper is missing its handle, so the damper will not stay open. I recommend cleaning, evaluation and repair as necessary by a certified chimney cleaner.

6.3 Picture 1

8. INTERIORS

8.0 CEILINGS

8. INTERIORS

Inspected, Repair or Replace

There is staining of the ceiling in the upstairs back bathroom. See picture. This is from a roof leak, probably from a plumbing vent flashing. See section 3.3 The ceiling could be repaired by a competent painter after the roof leak is repaired.

8.0 Picture 1

8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The door to the right side first floor bathroom has no gap between the bottom of the door and the floor. This makes the door difficult to close, but it also means that the bathroom is pressurized when the heating or air conditioning is operating. The fan must work harder, and conditioned air is forced out of the building envelope due to the higher pressure. The efficiency of the system is decreased. I recommend that the bottom of the door be cut to allow at least a half inch of air space between the door and the floor.

The door to the laundry room does not latch properly.

The door to the small closet in the upstairs hallway does not latch properly.

For the above items, I recommend repair by a competent carpenter.

9. INSULATION AND VENTILATION

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

The dryer vent cap is partially clogged with lint and is stuck in the open position. See picture. This could allow back drafts and pests to enter the ductwork. I recommend that the duct and dampers be cleaned so that they work properly. A competent handy person could make this repair.

9. INSULATION AND VENTILATION

9.2 Picture 1

10. BUILT-IN KITCHEN APPLIANCES

10.5 RANGE ANTI-TIP BRACKET

Inspected, Repair or Replace

The range has no anti-tip bracket. Anti-tip brackets hold down the back of the range, so that the range cannot tip forward if a weight is placed on the open oven door. I consider the lack of anti-tip brackets a safety hazard, and I strongly recommend the proper installation of an anti-tip bracket on this range by a licensed general contractor.

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.

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Jamey Tippens

Date: 4/27/2015	**Time:** 1:30 PM	**Report ID:** Sample Report
Property: 2622 Miller Road Hillsborough NC 27278	**Customer:** Prudence Johnson	**Real Estate Professional:** Howard Williams Ficticious Reality

General Comments

In describing the house, the "front" side is the side that faces the main street, or the side with the main formal entrance; and "left" and "right" are from the perspective of facing the house from the front.

Comment Key and Definitions

The comments found in this inspection report are defined below. All comments by the inspector should be considered before purchasing this home. **I recommend that any deficiencies (and the components and systems associated with the deficiencies) noted in the report be inspected, evaluated, and repaired as necessary by licensed contractors or professionals prior to the close of escrow.** All costs associated with further inspection fees and repair or replacement of components should be considered before you purchase the property.

Inspected (I)=I visually inspected this item, component or system and found it to be functioning as intended. I may insert further notes to give more information.

Not Inspected (NI)= I did not inspect this item, component or system and make no representations as to whether or not it was functioning as intended and will state a reason for not inspecting.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Monitor (M)= This item, component or unit is functioning as intended at the time of the inspection, but should be monitored by the owner of the home for deterioration or changes in functioning.

Not Present (NP) = This item, component or unit is not in this home or building.

Age Of Home:	**Home Faces:**	**Weather:**
Built 1984	East	Clear

Temperature:	**Rain in last 3 days:**
Low 60's	No

1. STRUCTURAL COMPONENTS

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

Styles & Materials

FOUNDATION:
MASONRY BLOCK
BRICK

METHOD USED TO OBSERVE CRAWLSPACE:
CRAWLED

FLOOR STRUCTURE:
2 X 10
WOOD JOISTS
WOOD BEAMS

WALL STRUCTURE:
2 X 4 WOOD
NOT VISIBLE

COLUMNS OR PIERS:
MASONRY BLOCK

CEILING STRUCTURE:
WOOD
2X4
PORTIONS NOT VISIBLE

ROOF STRUCTURE:
STICK-BUILT
2 X 8 RAFTERS
PLYWOOD SHEATHING

ROOF-TYPE:
GABLE

METHOD USED TO OBSERVE ATTIC:
FROM ENTRY
WALKED
PARTIALLY INACCESSIBLE

ATTIC INFO:
SCUTTLE HOLE
PULL DOWN STAIRS
MINIMAL STORAGE

Items

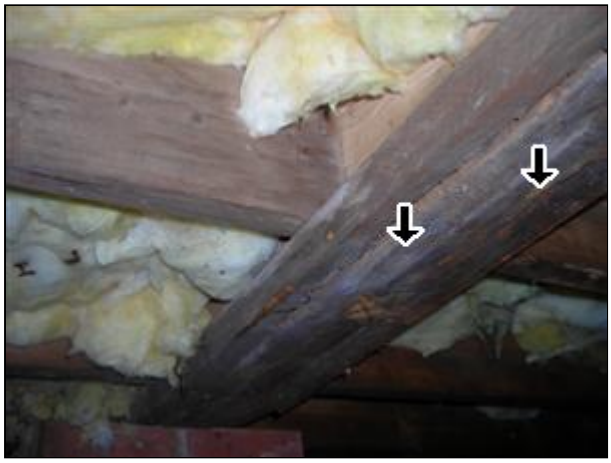
1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

There are indications of long term condensation moisture on many floor joists and on the underside of the fiberglass floor insulation. See picture. The repairs to the floor mentioned in section 1.2 and the placement of an extensive vapor barrier may have corrected this problem. The soil is very wet under the vapor barrier on the back side of the house, but there is no indication of moisture entering through the crawlspace foundation walls.

I recommend monitoring of the crawlspace during the summer when the outdoor humidity is high by a person familiar with crawlspace moisture and its effects.

For more information please see www.crawlspaces.org



1.0 Picture 1

1.1 WALLS (Structural)

Comments: Not Inspected

The wall structure is not visible (it is covered by the interior and exterior wall cladding) and cannot be inspected.

1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Inspected

Not all of the floor structure is visible due to the floor insulation, so I could not inspect these areas. All of the visible floor structure is satisfactory.

There has been damage to the floor framing under the living room, but this damage has been repaired adequately. See picture.

1.3 Picture 1

1.4 CEILINGS (structural)

Comments: Inspected

Parts of the ceiling structure are hidden and cannot be viewed or inspected.

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Parts of the roof framing are not visible and cannot be inspected.

I inspected the Structural Components of the home. The above information is the report on Structural Components. 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 interests in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified licensed contractors be consulted for further inspection or repair relating to the comments in this inspection report.

2. EXTERIOR

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

Styles & Materials

SIDING STYLE:
LAP

SIDING MATERIAL:
VINYL

EXTERIOR ENTRY DOORS:
WOOD
STEEL
INSULATED GLASS

APPURTENANCE:
PORCH
DECK

GARAGE DOOR MATERIAL:
WOOD

GARAGE DOOR TYPE:
ONE AUTOMATIC

DRIVEWAY:
GRAVEL
CONCRETE

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

I operated all of the entryway doors.

The threshold of the back entry door is bowed upward, which leaves a small gap below the threshold. See picture 1. Moisture or moist air could enter the framing through this gap. I recommend evaluation and repair by a licensed general contractor.

2.1 Picture 1

2.2 WINDOWS

Comments: Inspected, Repair or Replace

I operated a representative number of the windows.

Some of the windows in various rooms are painted shut and I could not open them. I recommend that especially windows in bedrooms be operable so that occupants of the rooms have an emergency exit in case of fire. I recommend evaluation and repair by a licensed general contractor.

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected, Repair or Replace

The garage door operator will not reverse when met with resistance. This could endanger children or pets which might be under the door as it closes. I recommend evaluation and repair by a qualified overhead door installer.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

The deck on the back of the house may not be properly flashed. There is no evidence of flashing below the edge of the deck band against the house. Deck flashing keeps moisture from becoming trapped between the deck and house framing, and greatly reduces the danger of moisture damage to the framing. Once a deck is installed without flashing it can be very difficult to retrofit the flashing properly.

There is not good support for the center girder for the back deck on the end towards the house. See picture 1. This girder should either have a joist hanger connected to the house framing or a post resting on a concrete footing to support the girder.

One of the steps is split on the left side of the deck. See picture 2. If the step were to break while in use, someone could fall.

For the above items, I recommend evaluation and repair by a licensed general contractor.

2.4 Picture 1

2.4 Picture 2

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

Some of the bricks in the back walkway have heaved up and could pose a tripping hazard. See picture. I recommend repair by a competent landscaping contractor.

2.5 Picture 1

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

3. ROOFING

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

Styles & Materials

ROOF COVERING:	VIEWED ROOF COVERING FROM:	SKY LIGHT (S):
3-TAB FIBERGLASS/ASPHALT	GROUND	NONE

CHIMNEY (exterior):

BRICK

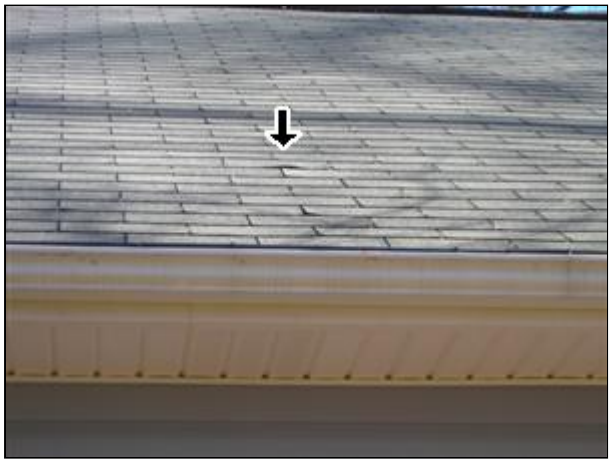
Items

3.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

In a few places, shingles are slightly elevated due to nail pops, where the roofing nails have worked loose and raised the shingle above. See picture 1 for typical example. These places will eventually fail and create leaks as the nail works through the shingle. I recommend the popped nails be removed and the shingles repaired by a qualified roofing contractor.

Leaves are trapped in an angle of the roof on the back side. See picture 2. This could cause a leak if water stands in that area. I recommend removal of the leaves by a competent handy person.



3.0 Picture 1

3.0 Picture 2

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

It is evident from staining on the ceiling of an upstairs bathroom that there is a leak from one of the plumbing vents in the roof. The picture below also shows a stain on the roof decking above this area. I recommend evaluation and repair by a certified roofing contractor.

3.2 Picture 1

3.3 ROOFING DRAINAGE SYSTEMS

Comments: Inspected

3.4 GUTTER CLEANING RECOMMENDATION

Comments:

I try to always encourage my clients to keep debris out of the gutters and to make sure that water that comes through the downspouts is directed as far away from the house as possible. Water that dumps on the ground under a downspout or from overflowing gutters can easily go through a foundation wall and enter the crawlspace, where it may be destructive and difficult to remove.

4. PLUMBING SYSTEM

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

Styles & Materials

WATER SOURCE:	**WATER FILTERS:**	**PLUMBING SUPPLY:**
WELL	NONE	PVC
PLUMBING DISTRIBUTION:	**WASHER DRAIN SIZE:**	**PLUMBING WASTE:**
COPPER	2" DIAMETER	PVC
WATER HEATER POWER SOURCE:	**WATER HEATER CAPACITY:**	**WATER HEATER MANUFACTURER:**
ELECTRIC	47 GAL (2-3 PEOPLE)	CRAFTMASTER
AGE OF WATER HEATER:	**WATER HEATER:**	
NEW	LOCATION : In Crawlspace	

Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

Both of the drains for the kitchen sink have minor leaks. See pictures 1 and 2.

The drain leaks at the lavatory of the back upstairs bath. See picture 3.

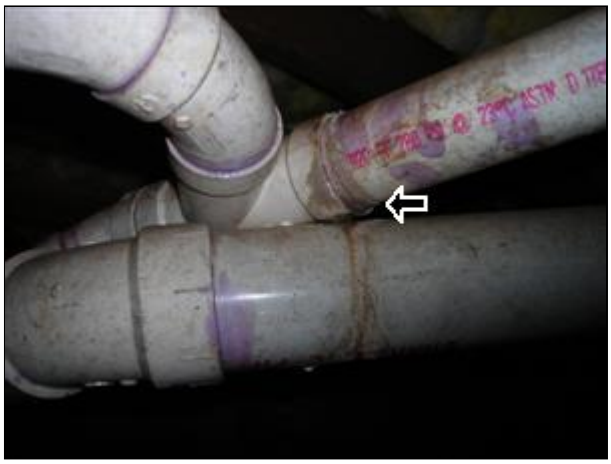
There is a leak from a drain pipe in the crawlspace under the right downstairs bathroom. See picture 4.

For the above items, I recommend evaluation and repair by a licensed plumbing contractor.

4.0 Picture 1

4.0 Picture 2

4.0 Picture 3



4.0 Picture 4

4.1 WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

I operated all the plumbing fixtures, including the faucets and all exterior faucets attached to the house, except where the flow end of the faucet was connected to an appliance.

There is a small leak from the shower head in the upstairs back bath. See picture.

This could be repaired by a licensed plumbing contractor.

4.1 Picture 1

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Repair or Replace

Water temperature 131 degrees at kitchen sink. The hot water thermostat is set at a high temperature. Water over 125 degrees can cause severe burns and consume energy inefficiently. I recommend that the water temperature thermostat be adjusted by a competent licensed plumbing contractor.

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located in the crawlspace near the front left corner, at the blue pressure tank. See picture. You may want to consider installing a shut off valve at a more accessible place. Consult a licensed plumbing contractor for more information.

4.3 Picture 1

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

4.5 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected. The above information is the report on the plumbing system. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines, for example, cannot always be checked for leaks or the ability to carry the volume of water during a drain cycle. Older homes can have galvanized supply lines or cast iron drain lines which may be partly obstructed but functioning during an inspection and then fail under subsequent use. If water is turned off or not used for a time (as in a vacant home waiting for closing) rust or deposits within the pipes can further clog the plumbing 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 licensed contractors be consulted for further inspection or repair relating to the comments in this inspection report.

5. ELECTRICAL SYSTEMS

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

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:	**PANEL CAPACITY:**	**PANEL TYPE:**
BELOW GROUND	200 AMP	CIRCUIT BREAKERS
ELEC. PANEL MANUFACTURER:	**BRANCH WIRE 15 and 20 AMP:**	**WIRING METHODS:**
GENERAL ELECTRIC	COPPER	ROMEX

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

Comments: Inspected

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Repair or Replace

There are improper splices in both sections of the attic. See pictures. These connections were made to attach the power cables for the attic ventilation fans. Electrical splices should be made in junction boxes so that the wires are protected from damage, and so that workers are protected from electric shock. This could be repaired by a licensed electrical contractor.

The panel has an improper and potentially dangerous generator connection. Breakers connected to auxiliary generators should be set up so that the generator breaker and the main breaker cannot be both turned on at the same time. This panel does not have that feature. Should the main breaker and the generator breaker accidentally be left on at the same time, electricity from the generator could injure workers who may be repairing the electric service far from the house.

I recommend that the electrical system be evaluated and repaired as necessary by a licensed electrical contractor.

5.2 Picture 1

5.2 Picture 2

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

The outlets near the kitchen sink are not ground fault protected. All outlets within 6 feet of a plumbing fixture should be ground fault protected to protect the users from electric shock. I recommend evaluation and repair by a licensed general contractor.

For your information, all of the bathroom and exterior outlets, and one outlet in the garage, are controlled by a GFCI outlet in the master bathroom.

5.6 GFCI RECOMMENDATION

Comments:

GFCI outlets protect users from ground faults, by almost instantly cutting off electricity to the outlet when electricity flows to the ground by any means other than through the wires. So if your teenage daughter is standing in the wet bathtub using a defective hair dryer and her body becomes the route for electricity to go to the ground, the outlet will cut off, and she'll survive. Without a functioning GFCI outlet she won't have that protection. I strongly recommend the installation of GFCI protected circuits in the bathrooms and kitchen, and on the exterior of this house. For more information about GFCI outlets, or to have them installed, consult a licensed electrical contractor.

5.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel is next to the meter on the back of the house. There is no distribution panel.

5.8 SMOKE DETECTORS

Comments: Inspected

Smoke detectors are important for the safety of the occupants of a house and should be tested weekly. Consult a Licensed Electrical Contractor for the proper installation and use of smoke detectors.

5.9 SMOKE DETECTOR RECOMMENDATION

Comments:

I strongly recommend the installation of smoke detectors in the bedrooms, and in the hall or area outside bedroom doors. Smoke detectors are important for the safety of the occupants of a house and should be tested weekly. Consult a Licensed Electrical Contractor for the proper installation and use of smoke detectors.

6. HEATING

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

Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
PROPANE

NUMBER OF HEAT SYSTEMS (excluding wood):
ONE

HEAT SYSTEM BRAND:
KENMORE

DUCTWORK:
INSULATED
And
PARTIALLY INSULATED

FILTER TYPE:
DISPOSABLE

FILTER SIZE:
Two filters
12x12
20x20

TYPES OF FIREPLACES:
CONVENTIONAL

OPERABLE FIREPLACES:
ONE

Items

6.0 HEATING EQUIPMENT
Comments: Inspected

6.1 NORMAL OPERATING CONTROLS
Comments: Inspected

6.2 AUTOMATIC SAFETY CONTROLS
Comments: Inspected

6.3 CHIMNEYS, FLUES AND VENTS
Comments: Inspected, Repair or Replace
The fireplace chimney is very dirty. See picture 1. The chimney damper is missing its handle, so the damper will not stay open. I recommend cleaning, evaluation and repair as necessary by a certified chimney cleaner.


6.3 Picture 1

6.4 SOLID FUEL HEATING DEVICES

Comments: Inspected

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

6.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.8 SERVICE RECOMMENDATION:

Comments:

I encourage all my clients to have the heating and air conditioning systems serviced annually by a competent licensed heating and air conditioning contractor. This will save much money and headache over the life of your system. Always ask the contractor to check for and seal air leaks in the ductwork. **I strongly recommend that you have the first annual service performed prior to closing on the property.**

7. CENTRAL AIR CONDITIONING

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

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
SEARS

NUMBER OF A/C UNITS:
ONE

Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

Air conditioner systems should not be turned on when the outside air temperature is less than 65 degrees, so I could not inspect the functioning of the air conditioner system. I recommend evaluation by a licensed heating and air conditioning contractor.

7.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

8. 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.

Styles & Materials

CEILING MATERIALS:
DRYWALL

WALL MATERIAL:
DRYWALL

FLOOR COVERING(S):
CARPET
HARDWOOD
TILE

INTERIOR DOORS:
HOLLOW CORE

WINDOW TYPES:
THERMAL/INSULATED
DOUBLE-HUNG

WINDOW SCREENS:
ALL PRESENT

CABINETRY:
WOOD

COUNTERTOP:
TILE

REFRIGERATOR OPENING WIDTH:
36 INCHES

REFRIGERATOR OPENING HEIGHT:
68 3/4 INCHES

Items

8.0 CEILINGS

Comments: Inspected, Repair or Replace

There is staining of the ceiling in the upstairs back bathroom. See picture. This is from a roof leak, probably from a plumbing vent flashing. See section 3.3 The ceiling could be repaired by a competent painter after the roof leak is repaired.

8.0 Picture 1

8.1 WALLS

Comments: Inspected

8.2 FLOORS

Comments: Inspected

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

The door to the right side first floor bathroom has no gap between the bottom of the door and the floor. This makes the door difficult to close, but it also means that the bathroom is pressurized when the heating or air conditioning is operating. The fan must work harder, and conditioned air is forced out of the building envelope due to the higher pressure. The efficiency of the system is decreased. I recommend that the bottom of the door be cut to allow at least a half inch of air space between the door and the floor.

The door to the laundry room does not latch properly.

The door to the small closet in the upstairs hallway does not latch properly.

For the above items, I recommend repair by a competent carpenter.

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:
BLOWN
BATT
FIBERGLASS

R- VALUE:
R-19 OR BETTER

VENTILATION:
GABLE VENTS
RIDGE VENTS

DRYER POWER SOURCE:
22O ELECTRIC

DRYER VENT:
FLEXIBLE METAL

Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, Repair or Replace

The dryer vent cap is partially clogged with lint and is stuck in the open position. See picture. This could allow back drafts and pests to enter the ductwork. I recommend that the duct and dampers be cleaned so that they work properly. A competent handy person could make this repair.

9.2 Picture 1

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Inspected

There are two attic vent fans in this house. See pictures. It was not warm enough in the attic at the time of inspection to adjust the thermostat for the attic vent fans and make the fans operate.

9.3 Picture 1

9.3 Picture 2

10. BUILT-IN KITCHEN APPLIANCES

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

Styles & Materials

DISHWASHER:
GENERAL ELECTRIC

RANGE HOOD:
MAGIC CHEF

RANGE/OVEN:
GENERAL ELECTRIC

BUILT-IN MICROWAVE:
MAGIC CHEF

REFRIGERATOR:
HOTPOINT

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

For your information, the range hood does not vent to the outside of the house.

10.3 FOOD WASTE DISPOSER

Comments: Not Present

10.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

10.5 RANGE ANTI-TIP BRACKET

Comments: Inspected, Repair or Replace

The range has no anti-tip bracket. Anti-tip brackets hold down the back of the range, so that the range cannot tip forward if a weight is placed on the open oven door. I consider the lack of anti-tip brackets a safety hazard, and I strongly recommend the proper installation of an anti-tip bracket on this range by a licensed general contractor.

INVOICE

Jamey Tippens, LLC
NC Licensed Home Inspector #2051
NC Licensed General Contractor #37381
309 N Hassel St, Hillsborough, NC 27278
919-619-6172
jamey@jameytippens.com
Inspected By: Jamey Tippens, NC License #2051

Inspection Date: 4/27/2015
Report ID: Sample Report

Customer Info:	**Inspection Property:**
Prudence Johnson **Customer's Real Estate Professional:** Howard Williams Ficticious Reality	2622 Miller Road Hillsborough NC 27278

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	475.00	1	475.00

Tax $0.00
Total Price $475.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: