

Confidential Inspection Report Prepared For

933 Sample St.
Charlotte, NC 28204

March 29, 2019



THIS REPORT IS INTENDED TO BE VIEWED IN COLOR.

Prepared for: **Joe Sample**

Prepared by: John Leech
NC License # 3289
SC License # 48603



This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Table of Contents

SUMMARY	3
INSPECTION INFORMATION	17
ROOF SYSTEM	20
GARAGE - CARPORT	21
ATTIC INTERIOR SYSTEM	22
PLUMBING SYSTEM	23
LAUNDRY AREA	25
ELECTRICAL SYSTEM	26
AIR & HEATING SYSTEM(S)	28
INTERIOR COMPONENTS	31
BATHROOMS	34
KITCHEN - APPLIANCES	37

March 29, 2019

Prepared for:

Joe Sample

Inspection on:

933 Sample St.
Charlotte, NC 28204



Dear Mr/Ms: Sample

At your request, a visual inspection of the above referenced property was conducted on March 29, 2019. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the total inspection fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden and/or concealed defects or damages cannot be inspected and are not included in this report. No warranty is either expressed or implied from the home inspection. This report is not an insurance policy, nor a warranty service. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your NC Real Estate agent or an attorney. *The inspector or inspection company "Premier Home Inspection Services" cannot and will not be held liability for the negotiability of any items found and listed within the main report or summary. All negotiable items are the sole responsibility of the buying and selling parties. Any and all expenses resulting from the home inspection report are the responsibility of the two parties.*

Important: This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

Summary

THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended and it is in your best interest that you, "the client/buyer" hire the appropriate qualified licensed contractors that specialize in their respective fields to evaluate on your behalf to ensure adequate evaluations to each and every concern and/or the entire system(s) further for additional repairs or concerns as they may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow on the home, due diligence, and/or contingency period, whichever comes first, to further completely understand the extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor. As per the legal binding contract signed by you, "the client/buyer", it has been agreed upon that failure to have the appropriate qualified licensed contractor(s) to further evaluate and/or make any additional repairs needed and/or as deemed necessary before close of escrow, removes any and all liability from the licensed home inspector that performed the inspection on the property stated within, but not limited to, the contract, summary, and/or body of the inspection report, for any additional defects found before, on, and/or after purchase of or close of escrow on the home, due to the recommendations and/or information presented within the entire inspection report including, but not limited to, the summary.

It is strongly recommended that you promptly read the complete and entire report. The summary is not only limited to additional negotiable items that may be within the main body of the report and/or may be an additional concern to you.

Please see main body of the report for any additional pictures and information!
THIS REPORT IS INTENDED TO BE VIEWED IN COLOR.

***Please Note:** The point of reference for this report is from the street looking at the front of the house. (The front, right crawl space would be the front, right corner of the home not the front right corner from the crawl space access door unless otherwise stated).

*****IMPORTANT -** Below are a list of items that a qualified licensed contractor that specializes in the respective fields should be consulted, and strong recommended to be hired by you "the client/buyer" of the findings listed below. Due to (but not limited to) the findings on the summary and within the report the qualified licensed contractor should be consulted to further evaluate any and all findings to determine the full extent of any damage(s) and/or to determine if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home, due diligence, and/or contingency period, whichever comes first, to completely understand the full extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor. Failure to have the appropriate qualified licensed contractor that specializes in their respective fields means that you, "the client/buyer" assumes all risk and liability. Though we make every attempt to identify all defects, many are hidden or concealed and cannot be determined until further investigation is performed by a qualified licensed contractor.

GROUPS/EXTERIOR STRUCTURES/PAVING

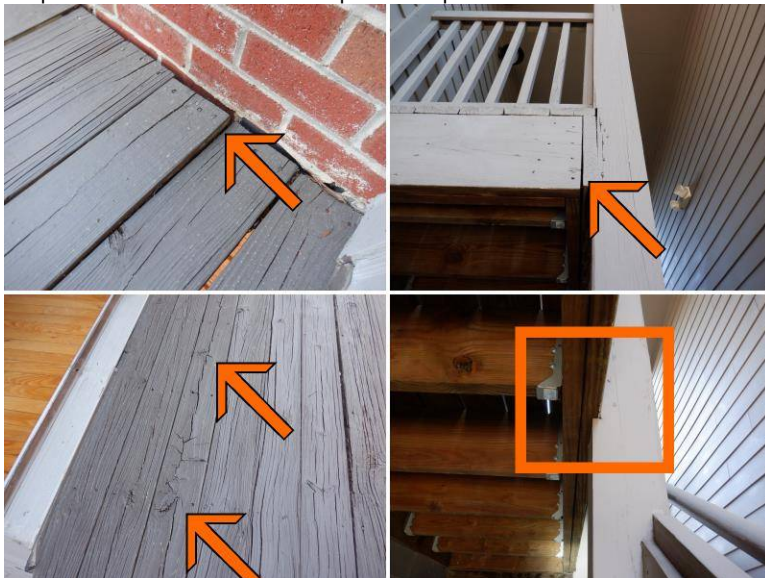
Exterior Grounds/Structure/Paving Findings:

1. While the exterior is not included in the inspection, the following defects were found that could directly affect the unit. Have the association and/or a licensed contractor further evaluate and make correction as deemed necessary.

a) There were loose and cupping/bowing boards noted throughout the deck surface. The boards need to be secured properly and the cupping or bowing boards may need to be replaced.

b) There were cracking/deteriorating deck board at the balcony. Replace damaged/deteriorating boards to prevent further deterioration.

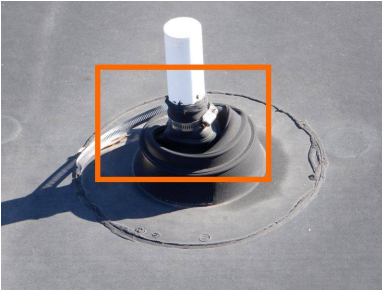
c) The decking at the front door walkway had separation at the girder along the right side and the girders only had partial bearing on the notches in the posts. Correction is needed to prevent separation or movement and ensure proper support at the posts.



ROOF SYSTEM

Roof Component Findings:

2. There were exhaust boot(s) that were found to be inverted at the time of inspection. Correction is needed to prevent the boot from holding water at the vent stack pipe and possibly leaking into the attic area.



GARAGE - CARPORT

Garage - Carport Findings:

3. a) There was a crack noted at the driveway that need to be sealed and/or repaired properly to prevent water penetration and or continual cracking.
- b) There was water staining on the left wall of the garage. I was unable to determine the source of the stains. Ask the seller the history of the stains and repairs made. Continue to monitor and make correction if needed.
- c) There was efflorescence on the block walls at the rear and right side of the garage. This is an indication of water having passed through the wall. The darker coloring typically is an indication of an active intrusion. Correction is needed to prevent water intrusion through the wall and potential deterioration.
- d) There were 3 square repairs across the rear of the garage. I was unable to determine the reason for the repairs. Ask the seller the reason for the repairs to ensure posts had not been removed and make correction as needed.
- d) There was water staining on the baseboard around the garage side entry door. The stains were not wet at the time of the inspection. Continue to monitor and make correction as needed.
- e) There was a repair/stain on the ceiling above the garage door opener track. Ask the seller the history of the stain/repair. Continue to monitor and make correction as needed.

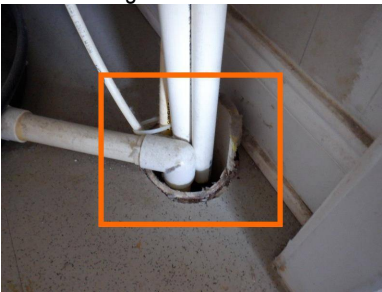




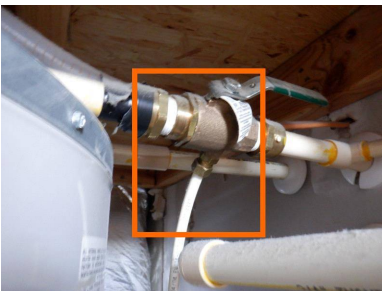
PLUMBING SYSTEM

Plumbing Component(s) Finding(s):

4. There was an open plumbing drain line in the utility closet for the drain lines for the water heater overflow and condensate lines. While this was a common practice, the pipe should be capped around the drain lines and or have a one way valve installed to prevent sewage back flow if the main drain line clogs.



5. There was a valve installed in the piping above the water heater that was intended to be an expansion device, but these valves are not approved for that application. Have the valve replaced with an expansion tank to ensure proper protection against damage from water expansion. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home, due diligence, and/or contingency period, whichever comes first, to completely understand the extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.



LAUNDRY AREA

Laundry Area Findings:

6. There was lint on the floor behind the laundry machines. Due to the tightness of the closet, the back of the units was not visible. Have the dryer vent hose and attachment checked to ensure lint and moisture are not leaking behind the units.



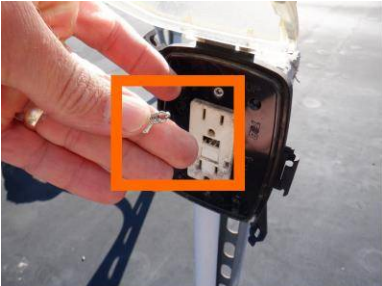
ELECTRICAL SYSTEM

Electrical Component(s) Finding(s):

7. There were no AFCI breakers in the panel to protect the bedrooms from a hazard if there was any arcing in the walls. Have the breakers replaced with AFCI breakers to ensure safety. Have a licensed electrical contractor evaluate and make correction as needed.



8. a) There was an outlet on the roof next to the AC unit. When it was tested for GFCI protection, the outlet on the roof of the unit to the right tripped and the button shot out. The outlet should be replaced to prevent the pieces potentially being lost if the outlet trips.



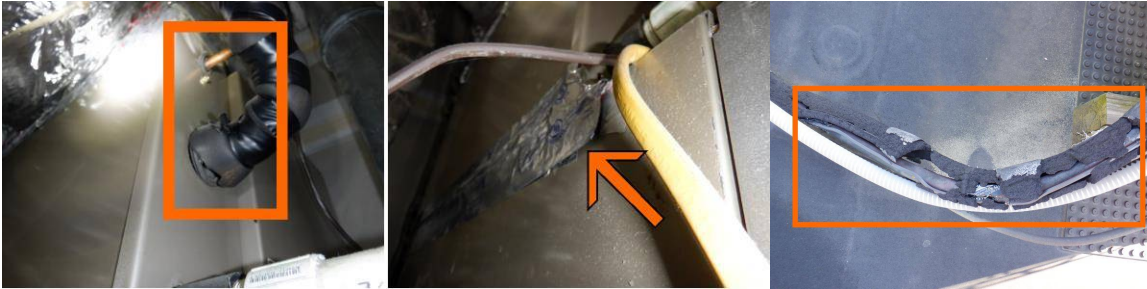
AIR & HEATING SYSTEM(S)

Air Conditioning & Heating Unit(s) Findings:

9. a) Sealant was needed where the condensation drip line and/or Freon lines exit and enter the unit. Proper sealing is needed to prevent air loss into the attic or crawl space areas reducing the efficiency of the unit itself.

b) There was loose tape on the furnace/evaporator coil. Correction is needed to prevent air leakage.

c) The insulation was damaged, deteriorated, and/or torn and needs replacement to prevent the Freon line from sweating and/or causing possible damage to the unit. Keeping the Freon line insulated is a vital part of the system. It carries the coolant as a gas and this line should be insulated the entire length to help prevent the coolant from heating up due to the exterior temperature, preventing it from changing to liquid which would ultimately cause damage to the unit.



INTERIOR COMPONENTS

Interior Component Findings

10. a) There were door stops missing/damaged behind doors in areas throughout the home. Replacement needed to prevent possible damage to the walls behind the doors.

b) The cylinder/strike plate did not catch or latch properly and needs corrections and/or adjustments to latch and/or close properly at the following door(s):

- Master bedroom closet door
- Master bathroom door

c) Daylight was visible around the following doors listed below. Additional weather stripping and/or adjustments were needed to prevent possible water, air, and/or insect intrusion:

- Living room exterior door

d) The section of the living room exterior doors with the strike plates shifted when the upper lock was unlocked and locked. Correction is needed to secure the section to prevent movement, damage, or misalignment of the plates.

e) The following door(s) listed below were found to rub at the top and need adjustment and/or repair for the door(s) to open and close properly without rubbing:

- Garage side entry door





11. a) There was exposed wood on the trim around the outside of the unit. While the exterior is not included in the inspection, the exposed wood could affect the interior if there is wood rot that could allow water intrusion. Have the association make correction to the wood trim to prevent water intrusion and further deterioration.

b) The window screens were noted to be missing and/or damaged at or on windows around the home at the time of inspection. Correction is needed to prevent insect intrusion.

c) The following window(s) and/or sashes (but not limited to) were found to have a bad or broken thermal seal:

- Master bathroom window

When one window is found to have a broken thermal seal, others may be in need of repair or replacement that are not listed below or within the report. Because of this, it is recommended that all windows be cleaned and further evaluated by the qualified licensed contractor or certified professional to determine if any additional windows are in need of replacement before close of escrow. Any additional windows that are found to have a broken or bad thermal seal should also be repaired and/or replaced at that time by the qualified licensed contractor or certified professional that was recommended to further evaluate. The window at this point has lost its argon gas thus reduces the original R-Value of the window. **All windows are located as if looking from the inside out toward the road or yard. *Overcast days, dirty windows, and/or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. The thermal window seal is the gasket that prevents fogging and moisture from entering in between the interior of the window panes.*



12. a) There were areas of the floor in the unit that the floor was sloped or dipped. I was unable to determine the cause of the uneven floors. Continue to monitor for signs of movement and make correction as needed.

b) There was cracking in the tile floor in the master bathroom. Continue to monitor and make correction if needed.



13. a) There were smoke detector(s) that were found to be missing throughout the home at the time of inspection. Replacement is needed to ensure safety. Have a qualified licensed contractor further evaluate all the smoke detectors installed in the home and repair or replace as needed to ensure that they are all functioning properly.

- Downstairs unit (The detector was in the kitchen drawer)

b) The detectors in the unit were wired, but the newer unit in the rear bedroom was not plugged into the electricity and was operating on battery only. This detector was a CO/smoke combo unit. Typically, the CO unit is located in the hall to service all the bedrooms. Have the CO unit moved to the hall and ensure it connects to the wires so that all detectors sound as one if any of them are set off.

c) There were older yellowing detectors in the unit. The yellowing plastic indicates the detectors are older and they should be replaced as recommended by the manufacturer to ensure proper operation as dust builds up over time and can clog the sensors.



BATHROOMS

Bathroom Findings:

14. Due to the following but not limited to the listed items below, repairs and/or corrections were needed within the **master bathroom area**. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home to completely understand the extent of the damage(s) and the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

a) The left sink stopper did not function properly at the time of inspection. When pulling the lever the stopper would not respond or open. Correction is needed for proper operation.

b) The right sink stopper did not function properly at the time of inspection. When fully engaged water still drains. Correction is needed to allow proper operation.

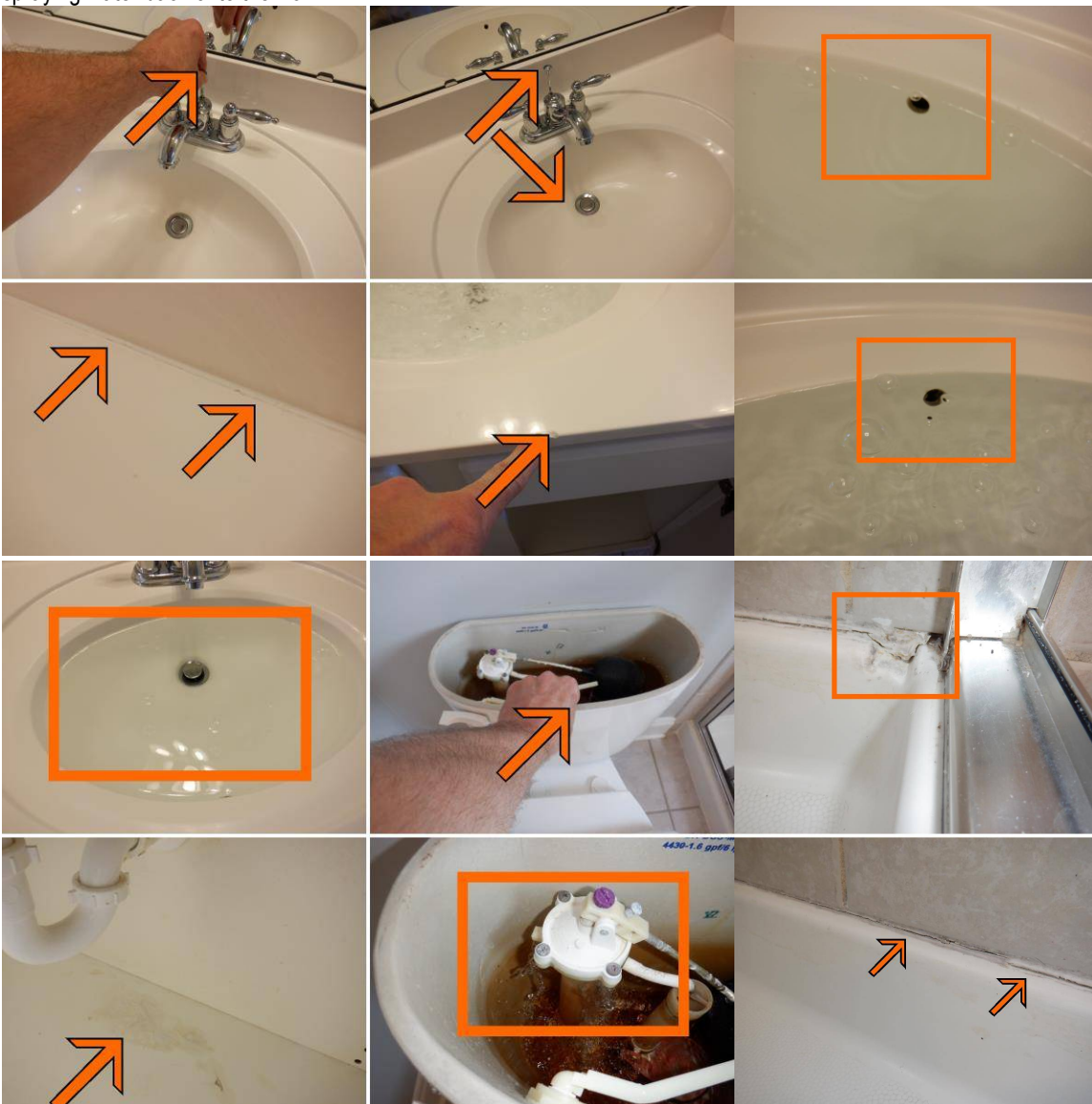
c) Caulk was needed to fill the gaps where the sink counter top and backsplash meet to prevent water penetration.

d) There was a chip in the edge of the counter near the left sink. Continue to monitor for further deterioration and make correction if needed.

e) Both sink overflow drains did not function properly at the time of inspection. The drains were clogged and need to be cleaned so that they will function properly.

f) The right sink drains slow. Correction is needed for the sink to drain properly.

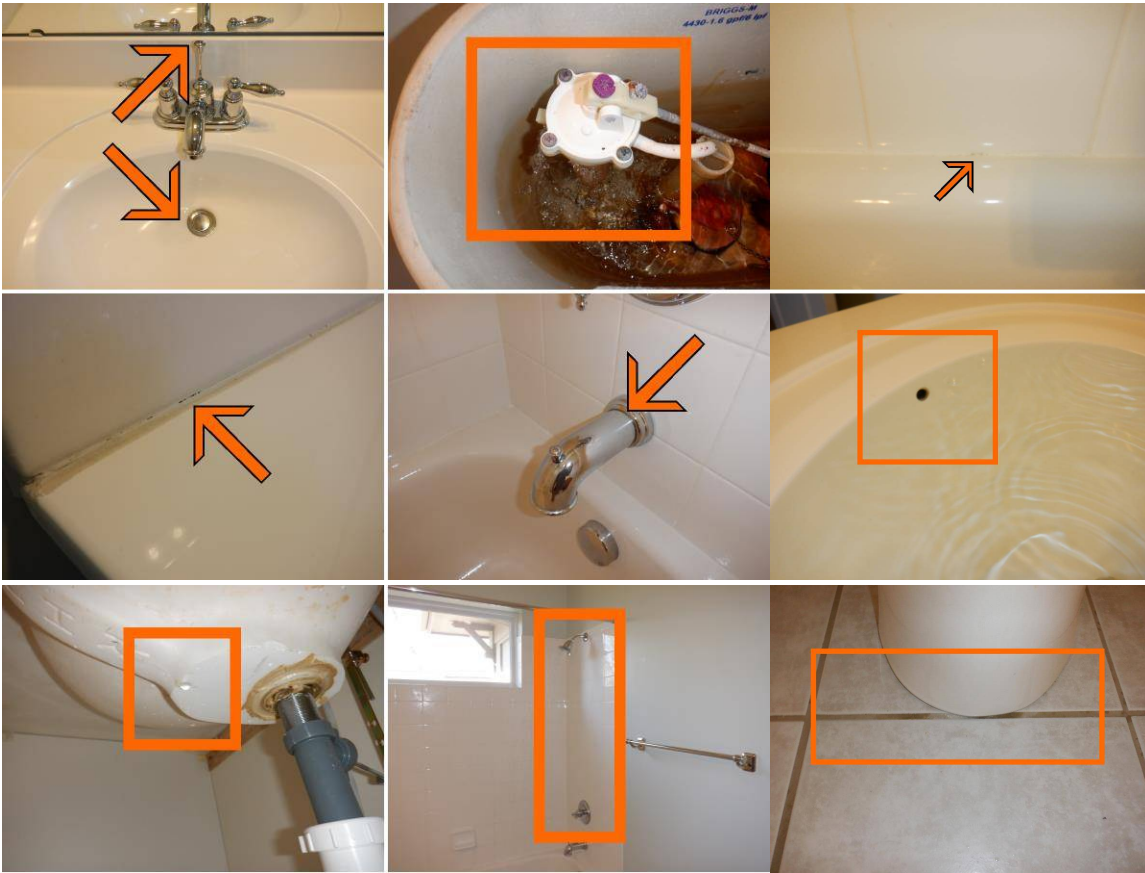
- g) There was evidence of prior leaking under the right sink. No active leaking was noted during testing. Continue to monitor and make correction if needed.
- h) The tank was loose where it attaches to the base of the toilet and needs to be properly secured to prevent leakage.
- i) The fill valve was bad and needs repair/replacement. Water should only exit through the rubber hose at the middle of the tank or down the provided pipe on the side depending on the type of fill valve you have. Water should not spray out around the top gasket of the valve this indicates a bad gasket and is not functioning properly. Repair or replacement needed to allow proper operation.
- j) The weep holes at the base of the shower wall have been sealed. These holes should be left unsealed to prevent water being trapped in the wall.
- k) Several areas in the tub/shower surround that were noted in need of additional grout or re-grouting to be sealed properly and prevent water penetration.
- l) There was a leak noted at the back of the shower head where it connects to the plumbing pipe. Correction is needed to prevent the head from spraying water back onto the wall.





15. Due to the following but not limited to the listed items below, repairs and/or corrections are needed within the **upstairs hall bathroom area**. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home to completely understand the extent of the damage(s) and the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

- a)The sink stopper did not function properly at the time of inspection. When fully engaged water still drains. Correction is needed to allow proper operation.
- b)Caulk was needed to fill the gaps where the sink counter top and backsplash meet to prevent water penetration.
- c)The fill valve was bad and needs repair/replacement. Water should only exit through the rubber hose at the middle of the tank or down the provided pipe on the side depending on the type of fill valve you have. Water should not spray out around the top gasket of the valve this indicates a bad gasket and is not functioning properly, repair or replacement needed.
- d)The tub faucet was loose in the wall and needs to be secured properly to prevent movement and possible leakage behind the wall.
- e)Several areas in the tub/shower surround that were noted in need of additional grout or re-grouting to be sealed properly and prevent water penetration.
- f)The sink overflow drain did not function properly at the time of inspection. The drain was clogged and needs to be cleaned so that it will function properly.
- g)There was an active leak noted in the overflow drain under the sink when the sink was filled and then tested. Correction is needed to prevent further leaking.
- h)There was a squealing noise when the shower was tested. This is typically a sign of an obstruction in the pipe. Correction is needed to prevent the noise during operation.
- i)There was staining on the grout at the base of the toilet. I was unable to determine the source of the staining. Continue to monitor for signs of leaking from under the toilet and make correction if needed.



16. Due to the following (but not limited to) the listed items below, repairs and/or corrections are needed within the **1/2 bathroom area**. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home to completely understand the extent of the damage(s) and the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

a) The sink stopper did not function properly at the time of inspection. When fully engaged water still drains. Correction is needed to allow proper operation.

b) The pedestal sink was loose at the floor or wall at the time of inspect and needs to be secured properly.



KITCHEN - APPLIANCES

Kitchen Cabinetry & Appliance Findings

17. a) The following upper kitchen cabinets were missing the middle support brackets. These prevent the shelves from bowing under heavy loads.

- Butlers pantry cabinet, all 3 shelves
- Cabinets over the refrigerator and microwave
- Corner cabinet, all 3 shelves
- Cabinet to the right of the sink area, all 3 shelves

b)The dishwasher was not attached or secured properly under the countertop and needs corrections. Corrections and/or repairs are needed so the dishwasher is secured properly to prevent possible movement.

c)There was a water stain on the wood floor under the left corner of the dishwasher door. No active leaking was noted during testing. Continue to monitor and make correction if needed.

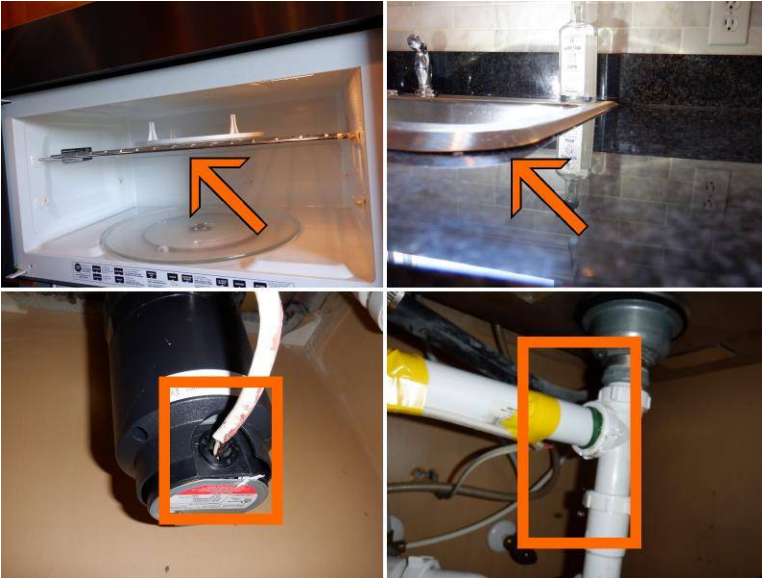
d)The microwave had a metal rack that comes new with a sticker that reads " remove the rack during use in normal microwave mode and do not store the rack in the unit". Remove the rack and store it elsewhere to prevent a potential arc hazard.

e)The electrical clamp or cover plate was missing where the electrical wires enter the base of the disposal unit. The clamps or plates are needed to protect the wiring and need to be installed. Have a licensed/certified appliance repair person further evaluate and make any additional repairs as needed.

f)The sink was not tight to the counter. Correction is needed to prevent water intrusion under the sink.

g)There was an active leak at the drain connections under the sink on the pipe coming from the disposal. Water sprayed out of the connection when the disposal was tested. Have a licensed plumbing contractor further evaluate and make repairs as needed.





There are several items that are also noted in the main body of the entire inspection report that should receive attention, but may not affect the habitability of the house and the majority are the result of normal wear and tear. This would be typically consider a "cosmetic" item. It is strongly recommended that you promptly read the complete and entire report.

Thank you for selecting Premier Home Inspection Services to perform your pre-purchase home inspection.

The subject home is not tested for toxins, indoor air quality within the home and/or attics, exterior air quality around the home and/or in crawl space(s), Asbestos, lead based paint, lead pipes, lead solder, formaldehyde, urea formaldehyde insulation, lead, water/air quality, toxic wastes, electromagnetic radiation or any environmental hazards, The subject home is not tested or inspected for the presence of mold or mold types, the presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment. The subject home is not inspected for the presence of insects and/or rodents such as, but not limited to, mice, bats, wasps, snakes, raccoons, etc. The subject home is not inspected or tested for rodent droppings, fecal matter and/or urine left behind from any such rodent or insect entering the home. If any of the above listed is a concern to you, "the client", it is strongly recommended that a licensed or certified contractor that specializes in any of the areas listed above to be contacted to further evaluate each and every concern to determine the proper course of action deemed necessary before close of escrow on the home. This is the sole responsibility of you, "the client", to address any concerns outside the scope of the inspection. Please review the entire report and/or refer to the signed agreement/contract for any additional items that are outside the scope of the inspection performed.

Organic growth is common within all homes and buildings. This inspection does not include or determine the presence or toxicity of mold and/or other organic growth(s) within the home. If there is evidence of mold and/or other organic growth(s) within the home it is strongly recommended that it be tested by a swab test and/or air quality test to determine if the mold and/or other organic growth(s) is toxic and if remediation is required or needed. If you, "the buyer", are sensitive to mold and/or other organic growth(s), then it is strongly recommended that the home be tested within the allotted time frame to make an educated decision before purchasing the home. Any and all testing for mold and/or other organic growth(s) should be completed before the close of escrow on the home, due diligence, and/or contingency period, or whichever comes first, to completely understand the extent of any/all types of any mold and/or other organic growth(s) within the home. If tests are not completed and mold and/or other organic growth(s) is/are later discovered the corrections and/or remediation is solely the responsibility left to you, "the buyer".

If you have any questions regarding the home inspection report or the home itself, please contact us to set up a time to review the report.

Sincerely,
John Leech
NC License # 3289
SC License # 48603



Report: 933 Sample St. **Address:** 933 Sample St.

Page 16

A handwritten signature in black ink, appearing to read "John Leach".

Email - john@premierHIservices.com

Mobile - 704.577.7416

Premier Home Inspection Services



INSPECTION INFORMATION

*The summary section is **NOT** the entire report.*

THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. The complete report may include additional information of great concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney. Note: A home inspector in North Carolina is guided by the standards of practice adopted by the NCHILB. A copy of the standards of practice outlining what is and what is not a part of the inspection is available at www.premierhiseservices.com/basic-visual-home-inspection by clicking the button for NC Standards of Practice.

Inspection, Client, & Site Information:

Inspection Location:

933 Sample St.
Charlotte, NC 28204

Date of Inspection:

March 29, 2019.

Time of Inspection:

9:00 AM.

Client name:

Joe Sample

Buyer's Agent

People present at the time of inspection:

Buyer(s)
Buyers Agent

Structure Information:

Building Type:

Single Family.

Utilities Status:

All utilities on

There were termite bait stations around the exterior foundation of the home. This home may be under a termite bond and may be transferable. Ask the seller if the home is bonded and the rates to transfer the bond to a new owner.

Climatic Conditions:

Weather:

Clear

Soil Conditions:

Dry

Outside Temperature (F):

Between 40 - 50 Degrees.

Information/Limitations:

House Occupancy/Limitations:

The home was vacant (or new) at the time of inspection. The time in which the home has been vacant is unknown. Plumbing supply and waste pipe leaks cannot always be seen at the time testing is done during a typical home inspection. Any occasional problems with roots in waste lines cannot be found most times due to paper products not being used during the inspection and or recently. Small leaks in shower or waste lines in walls and ceilings cannot be seen if there are no signs of previous leaks or recent use from a previous owner. (For example - The shower is tested for 1-2 minutes during the home inspection and is typically used daily between 5 to 20 minutes, depending on the user. Due to the broad spectrum of items covered during a normal inspection it is not possible to test systems under normal use of an occupied home).

Payment Information:

Total Fee:

378.00.

Paid By:

Online

Thank you for selecting my firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Premier Home Inspection Services

Sincerely,
Licensed Home Inspector
John Leech
License NC #3289
License SC #48603
704.577.7416
john@premierhiseservices.com.



IMPORTANT!! REPORT LIMITATIONS LISTED BELOW. PLEASE READ CAREFULLY TO UNDERSTAND OUR LIMITATIONS!

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, as everything is subject to interpretation, based upon the visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be and are not technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. This is not a home warranty guarantee, nor an insurance policy or substitute for real estate transfer disclosures which may be required by law. Any disclosures on or within the property must be obtained by the representing real estate agent or the seller before closing of escrow of the property. The inspection is performed in compliance with generally accepted standards of practice, a copy of which is available upon request. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation. The home inspector will describe the condition of the home at the time of inspection but does not, will not, and cannot guarantee future condition, efficiency, or life expectancy of systems or components.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

We as home inspectors are not licensed to verify if any of the repairs found during the inspection are correct or properly installed. It is the clients responsibility to have seller disclose and provide/present the invoices for all items that have that have been repaired by a licensed specialist/contractor that preformed the repair.

If a unit(s)/component(s) is not functional and/or the services needed for a unit(s)/component(s) (water, gas, propane, electrical, etc.) are not operational at the time of inspection, the unit(s)/component(s) cannot be inspected and no other part of that unit(s)/component(s) can be inspected for efficiency, operation, and/or functionality of the unit(s)/component(s). All unit(s)/component(s) require the proper source(s) to determine the efficiency, operation, and/or functionality of the unit(s)/component(s). If a service is off at the time of inspection it is recommended that the service be turned on or re-installed and re-inspected before closing of the property in question by a qualified licensed contractor.

All items in this report/section(s) were either tested and or visibly observed for what could be viewed and or tested at the time of inspection as per the North Carolina Standards and Practice. The appliances, mechanics, electrical, plumbing, and structure were noted to respond to controls or function during the inspection unless otherwise noted below. Items that are obstructed or blocked by, but not limited to, stored items, interior walls, floors, insulations, etc. are not inspected or could not be viewed or inspected at the time of inspection. All issues and/or findings are not limited to what is noted and/or what could be viewed and/or identified at the time of inspection. All issues and or findings need be further evaluated and inspected by the appropriate qualified licensed/certified contractor(s) and any/all additional findings to be repaired at that time by the appropriate qualified licensed/certified contractor(s) before closing of escrow on the home. Due to blocked, hidden, and/or concealed areas that could not be viewed during or at the time of inspection may result in additional findings. As per the legal binding contract signed by the client it has been agreed upon that failure to have the appropriate qualified licensed contractor(s) to further evaluate and/or make any additional repairs needed and/or as deemed necessary before close of escrow, removes any and all liability from the licensed home inspector that performed the inspection on the property stated within, but not limited to, the contract, summary, and/or body of the inspection report, for any additional defects found before, on, and/or after purchase of or close of escrow on the home, due the recommendations and/or information presented within the inspection report.

The home inspector does not place value or extent of the conditions and/or sense of urgency as to the repairs needed. The value or extent of the conditions and/or sense of urgency for repairs must be placed solely on the client to determine and assess their own threshold as to the value placed on the repairs that are needed. The subject home is not tested for toxins, indoor air quality within the home and/or attics, exterior air quality around the home and/or in crawl space(s), Asbestos, lead based paint, lead pipes, lead solder, formaldehyde, urea formaldehyde insulation, lead, water/air quality, toxic wastes, electromagnetic radiation or any environmental hazards, The subject home is not tested or inspected for the presences of mold or mold types, presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment. The subject home is not inspected for the presence of insects and/or rodents such as, but not limited to, mice, bats, wasps, snakes, raccoons, etc. The subject home is not inspected or tested for rodent droppings, fecal matter and/or urine left behind from and such rodent or insect entering the home.

For additional information as to "but not limited to" limitations, scope of the inspection, and/or items outside the scope of an inspection, etc. please see the home inspection agreement contract that was signed before the inspection could be performed as well as the standards of practices which is available online and per request.

Timely Evaluation: Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

Building Code Compliance: The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

Lead Paint: If the home was to have been built prior to 1978, many houses built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips and dust can pose serious health hazards if not taken care of properly. Federal law requires that individuals receive certain information before renting or buying pre-1978 housing. Sellers are required to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure form about lead-based paint. Buyers typically have up to 10 days to check for lead hazards. If not conducted properly, certain types of renovations can release lead from paint and dust into the air. Renovators are required to give you a pamphlet titled "Protect Your Family from Lead in Your Home" before starting work. Take precautions before your contractor or you begin remodeling or renovations that disturb painted surfaces (such as scraping off paint or tearing out walls).

IMPORTANT - Due to (but not limited to) the findings within the report a qualified licensed contractor that specializes in the respective fields of the findings listed below should be consulted to further evaluate any and all findings to determine the full extent of any damage(s) and/or to determine if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home, due diligence, and/or contingency period or whichever comes first to completely understand the extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor. By not having the appropriate qualified licensed contractor that specializes in their respective fields means that you, "the client", accept all liability and risk of any additional repairs and/or defects that are identified before on/and/or after the close of escrow on the subject home.

ROOF SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR ROOF SYSTEM LIMITATIONS

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. The inspection provided is visual only and the opinion of the general quality and condition of the roofing material can be subjective. Any and all additional concerns should be addressed by a qualified licensed roofing contractor.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof 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 a normal home inspection and our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Every roof is inspected conscientiously; the remaining life expectancy, or guarantee that it will not leak, cannot and will not be provided by the inspector. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, it is recommended that you ask the sellers to disclose any information pertaining to repairs, leaks, and/or any additional information about the roof components and/or that you either include comprehensive roof coverage in your home insurance policy, or that you have a licensed roofing contractor further evaluate the entire roof and obtain a roof certification from an established local roofing company. Attached accessories including, but not limited to, solar systems, antennae, and lightning arrestors are not inspected.

Roofing Component(s) Types:

Roof Covering Materials:

Rubber Membrane roofing.

Roof Access & Description:

Roof Access:

Walked on the roof. If it is noted that multiple homes throughout the neighborhood are receiving new roofs, then there may be a possibility of hail damage throughout the neighborhood. Recommend having your insurance adjuster further evaluate the roof before purchase of the home to determine if there is hail damage and if repair and/or replacement is required before purchasing the home.

Roof Component(s) Limitations/Recommendations/Information:

Roof Limitations/Restrictions:

All the flashings are not fully visible due to the construction methods and/or being covered by the siding and/or roofing materials. Only visible portions of any flashing could be viewed at the time of inspection.

If the home has gutters installed, the gutters obstruct or block viewing of the fascia. Because the gutters block a majority of the fascia, this prevents the fascia from being visually inspected. The condition of the fascia is unknown or could not be determined due to the gutters blocking and/or obstructing view of these areas. To fully determine the condition of the fascia, the gutters would need to be removed.

The roof is not included in the inspection as it the property and responsibility of the association.

Roof Component Findings:

Roof Finding(s):

There were exhaust boot(s) that were found to be inverted at the time of inspection. Correction is needed to prevent the boot from holding water at the vent stack pipe and possibly leaking into the attic area.

GARAGE - CARPORT

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR GARAGE - CARPORT LIMITATIONS

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. The living space above the garage is not and cannot be inspected for possible seismically vulnerability; this would require an invasive inspection which is beyond the scope of a normal home inspection. This inspection does not include the inspection of detached garages, however if a detached garage was inspected without additional costs it was inspected as a courtesy and should not be considered a part of the home inspection as it is not attached to the main structural inspection of the home.

Recommendations/Limitations:

Recommendations/Information:

This home is equipped with an automatic garage door opener. It is recommend that the manual lock be removed to prevent possible damage to the garage door or opener. With the manual lock engaged it may cause damage to the garage door opener or garage door itself during operation. The garage door is locked automatically when the garage door opener closes the garage door.



Garage - Carport Findings:

Findings:

- a) There was a crack noted at the driveway that need to be sealed and/or repaired properly to prevent water penetration and or continual cracking.
- b) There was water staining on the left wall of the garage. I was unable to determine the source of the stains. Ask the seller the history of the stains and repairs made. Continue to monitor and make correction if needed.
- c) There was efflorescence on the block walls at the rear and right side of the garage. This is an indication of water having passed through the wall. The darker coloring typically is an indication of an active intrusion. Correction is needed to prevent water intrusion through the wall and potential deterioration.
- d) There were 3 square repairs across the rear of the garage. I was unable to determine the reason for the repairs. Ask the seller the reason for the repairs to ensure posts had not been removed and make correction as needed.
- d) There was water staining on the baseboard around the garage side entry door. The stains were not wet at the time of the inspection. Continue to monitor and make correction as needed.
- e) There was a repair/stain on the ceiling above the garage door opener track. Ask the seller the history of the stain/repair. Continue to monitor and make correction as needed.

ATTIC INTERIOR SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR ATTIC INTERIOR SYSTEM LIMITATIONS

In accordance with our standards, attics that have less than thirty-six inches of headroom are not inspected, area restricted by ducts are not inspected, or in which the insulation obscures the joists and thereby makes mobility hazardous are not inspected, in which case the attic is inspected to the best of the inspectors ability from the access point. In regard to evaluating the type of insulation in the attic and on the attic floor, we do not sample or test the material for specific identification. Also, insulation is not disturbed or moved which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and/or other components.

Due to pitch and/or height of the outer edges and corners can not be viewed within the attic areas. This areas could not be fully viewed or inspected at the time of inspection and no claims could be made to the conditions and/or structure of these areas. Due to the low pitch, height, or insulation obstructing viewing of the fascia and/or framing. The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas. If this is a concern it is recommend that an invasive inspection be preformed by a qualified licensed contractor to removed the insulation and evaluate any and all areas of concern before closing of escrow on the home.

Stains that are noted along the bottom of the roof sheathing in areas within the attic can lead to problems if left unattended. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. Because of this it is highly recommended that you ask the seller to disclose the history of any and all stains and if repairs have been made to correct them. It is also highly recommended that a qualified licensed contractor further make an invasive inspection to determine if any active leaks are present throughout the attic area due to the required multiple inspections that may be needed over time.

Attic & Insulation Description:

Attic locations

Main Attic above the majority or entire home.

Visible Framing and Component Type(s):

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Unfinished Area Insulation/Vent

Type(s):

Fiberglass Batts or Rolled Batts
Static vents.

Attic Recommendations/Limitations/Information:

Recommendations/Information:

This inspection does not include the presence or absence of animals or other pests. If this is a concern a licensed exterminator should be consulted to further evaluate and inspect for animals, pest, and/or insects before close of escrow.

Limitations:

Due to pitch and/or height of the outer edges and corners can not be viewed within the attic areas. This areas could not be fully viewed or inspected at the time of inspection and no claims could be made to the conditions and/or structure of these areas. Due to the low pitch, height, or insulation obstructing viewing of the fascia and/or framing.

The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas. If this is a concern it is recommend that an invasive inspection be preformed by a qualified licensed contractor to removed the insulation and evaluate any and all areas of concern before closing of escrow on the home.

Viewing was limited - The attic was observed from hatch areas only. Access is restricted by low headroom and/or stored goods. The structure condition could not be fully viewed and the conditions are unknown. Ask the seller for full disclosure as to any repairs or defects that may have occur past and if corrections have been made to correct them.

PLUMBING SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR PLUMBING SYSTEM LIMITATIONS

Water quality or hazardous materials (lead) testing is available from local testing labs and not included in this inspection unless added by the client. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good, high water pressure is not. Therefore, a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of 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 washers and diaphragms within various components.

Waste and drainpipes pipe condition 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. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

The water main shut off valve, and shut off valves under sinks and behind toilets are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this, shut off valves are not turned, tested, or operated.

It is not possible to determine proper venting, sizing, or functional design during a home inspection. The system cannot be tested under the same load as presented by a family living within the home. The inspection does not assure that the plumbing systems of the home will meet the demands of a family when in use.

Main Supply, Supply, Waste, Vent Lines:

Plumbing Main water shut off

location:

Upstairs hall utility closet.

Visible Plumbing Material

Type(s):

PVC
CPVC
Steel Braided

Plumbing Vent Pipe Material

Type(s):

PVC

Water Heater(s) Power Source:

Electric.

Water Heater(s) Capacity:

47 Gallons.

Water Heater Location(s):

Hall Closet.

Plumbing Recommendations/Information/Limitations:

Water Temperature Information:

Water temperatures above 125 degrees can burn or scald.

Depending on the type of water heater you have the temperature can be adjusted at:

- Inside one of the two service access doors usually has a adjustable temperature screw
- Some newer units have a thermostat control on top of the unit

The water temperature at the time of inspection was 113 Degrees.

Plumbing Recommendations/Information:

The water main shut off valve, and shut off valves under sinks and behind toilets is not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this, shut off valves are not turned, tested, or operated.

All plumbing fixtures throughout the home were tested at the time of inspection, unless the water was off and/or stated below.

It is not possible to determine proper venting, sizing, or functional design during a home inspection. The system cannot be tested under the same load as presented by a family living within the home. The inspection does not assure that the plumbing systems and/or the water

heater(s) of the home will meet the demands of a family when in use.

There is a fire suppression sprinkler system installed in the condo. The sprinkler system is not tested during the inspection as the system is beyond the scope of the inspection.

Limitations:

The inspection is a visual inspection only. Piping within the walls and/or concealed areas are not inspected or viewed at the time of inspection. The condition of the piping within, but not limited to the walls, floors, under insulation, etc and/or concealed areas cannot be determined during the course of the inspection as this is beyond the scope of a normal inspection. If there are additional concerns that require an invasive inspection, then a licensed plumbing contractor should be consulted to further evaluate your concerns and determine the repairs that are required or deemed necessary.

Plumbing/Water Heater Reference Pictures:



Plumbing Component(s) Finding(s):

Plumbing Findings:

There was an open plumbing drain line in the utility closet for the drain lines for the water heater overflow and condensate lines. While this was a common practice, the pipe should be capped around the drain lines and or have a one way valve installed to prevent sewage back flow if the main drain line clogs.

Water Heater Findings:

There was a valve installed in the piping above the water heater that was intended to be an expansion device, but these valves are not approved for that application. Have the valve replaced with an expansion tank to ensure proper protection against damage from water expansion. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home, due diligence, and/or contingency period, whichever comes first, to completely understand the extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

LAUNDRY AREA

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR LAUNDRY AREA LIMITATIONS

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be inspected and/or determined if there is any hidden or concealed damage. Drain lines and water supply valves serving washing machines are not operated or tested. Water supply valves may be subject to leaking or damaged if turned. Please see Plumbing and Electrical pages for more details about those types of system components. Flood tests are not preformed at, but not limited to, catch pans, drains, washers. Washer and dryers are not tested at the time of inspection as this is beyond the scope of a home inspection. The 220v electric dryer hookup, if so equipped is not tested during a normal home inspection. If washer and dryers are installed in the laundry room viewing of the wall and /or inspect the washer and dryer hookups cannot be completed due to the washer and dryer blocking the wall and hookups. No claims can be made regarding the condition of the wall and hookups.

Laundry Area Recommendations/Information/Limitations:

Limitations:

If washer and dryers are installed in the laundry room viewing of the wall and /or inspect the washer and dryer hookups cannot be completed due to the washer and dryer blocking the wall and hookups. No claims can be made regarding the condition of the wall and hookups.

Laundry Area Findings:

Findings:

There was lint on the floor behind the laundry machines. Due to the tightness of the closet, the back of the units was not visible. Have the dryer vent hose and attachment checked to ensure lint and moisture are not leaking behind the units.

ELECTRICAL SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR ELECTRICAL SYSTEM LIMITATIONS

We are not licensed electrical contractors and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrical contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because a licensed electrical contractor could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service, Cables/Conductors, Distribution Panels:

Service/Ground Type:

Service Type: Underground to the main meter.

Driven ground rod.

Panel Location(s):

The exterior at the rear right corner of the unit to the right

The garage

Main Power Panel Size:

125 amp

Service Entry Conductor Type:

Aluminum

Service Voltage:

The incoming electrical service to this structure is 120/240 volts, with circuit breakers.

Branch Circuit Wiring Type:

Branch Copper Wiring with Aluminum on (220) appliances.

Electrical Service Recommendations/Information:

Recommendations/Information:

The GFCI(s) outlet were tested and responded to the test button and or a testing device at the time of inspection. It is recommended that GFCI(s) outlets are tested monthly to ensure that they are responding and or functioning. To test the breakers simply press the button on the front of the outlets located at "wet location" to ensure that the outlet trips and then resets properly. Check the following locations to test your GFCI outlets: (Exterior and Garage, Kitchen, Bathrooms). If there is any malfunction or no response, have a licensed electrical contractor further evaluation replace and or repair as needed.

This home is equipped with an alarm system. The alarm system is not tested at the time of inspection. It is recommended that a alarm company is contacted to demonstrate the function of the alarm and change the alarm code to your own personal settings.

There were switched outlets in the home. Check the switches in the room if it appears that an outlet is not operating.

Limitations:

This home has a "group panel" which includes other units within the building, therefore the cover is not removed and the panel was not inspected due to these types of electric panels.

Storage items and/or large furniture are not moved to check outlets or switches. If a receptacle is not working, check a control switch. It is common for homes to have receptacles installed that are controlled by a control (light) switch. All switches that can be accessed are tested for what they control. Some switches will be on a 3 or 4 way light switch. It is impossible during the time frame of a home inspection to test all switches in all their possible on/off combinations. Wiring inside walls, conduit, underground, and/or any concealed areas that cannot be viewed are not inspected at the time of inspection. A visual inspection of exterior exposed portions of wiring, outlets and switches is conducted. There is no way to determine the interior connections as they are not visible.

Wiring inside walls, conduit, underground, and/or any concealed areas that cannot be viewed are not inspected at the time of inspection. Only a visual inspection of exterior exposed portions of wiring, outlets and switches is conducted.

Electrical Component(s) Finding(s):

Electrical Panel(s) Findings:

There were no AFCI breakers in the panel to protect the bedrooms from a hazard if there was any arcing in the walls. Have the breakers replaced with AFCI breakers to ensure safety. Have a licensed electrical contractor evaluate and make correction as needed.

Outlet/Switch/Electrical Findings:

a) There was an outlet on the roof next to the AC unit. When it was tested for GFCI protection, the outlet on the roof of the unit to the right tripped and the button shot out. The outlet should be replaced to prevent the pieces potentially being lost if the outlet trips.

AIR & HEATING SYSTEM(S)

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR HEATING AND AIR CONDITIONING SYSTEM LIMITATIONS

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. A conscientious evaluation of the system is performed; however the inspector(s) are not specialists.

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

The inspector cannot determine the size of the duct system and/or its sufficiency of the size and/or tonnage of the home. Due to limiting viewing of the duct system throughout and within the walls, ceilings, flooring, attic, crawlspace, etc., there are calculations required for a sealed and/or closed crawl space that is beyond the scope of a normal home inspection. Due to the special specifications and/or requirements the home inspector cannot determine if the duct system is under or oversized for the home.

Winter inspections only include a visual inspection of the air condition system(s). The home inspector can not determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.

The inspector cannot and/or does not test for the efficiency or volume of flow of the heating and/or air unit. The inspector cannot determine the size of the duct system and/or its sufficiency of the size and/or tonnage of the home. Due to limiting viewing of the duct system throughout and within the walls, ceilings, flooring, attic, crawlspace, etc., there are calculations required for a sealed and/or closed crawl space that is beyond the scope of a normal home inspection. Due to the special specifications and/or requirements, the home inspector cannot determine if the duct system is under or oversized for the home.

During this inspection it is impossible to determine the condition of the interior of the duct work or vent systems. The interior of the duct work or vent systems may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly. Please also Note: During the home inspection the home is not inspected for mold, mildew, or other organic growth. We are not mold inspectors and are not certified in identifying types of mold within the home. Some types of organic growth are common and/or natural to see within the home however, dirty duct work and high moisture levels around the duct work may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have an excessive growth within or under a home and/or within duct systems. If mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if type of fungus within the duct work is dangerous and determine if removal is needed.

It is recommended that the air filters be replaced before and shortly after moving into the home. This will help identify the location(s) of all the air filter(s) and allow a fresh start on air filter replacement. Air filter(s) are recommended to be changed and/or cleaned depending on the type installed every 30 to 45 days to optimize the best performance of the unit(s).

Air Conditioning Unit(s) Information:

Air Conditioning Type(s):

Central Split System(s)

Power Source:

Electric 220 Volt.

Air Conditioning Unit(s) Reference Picture(s):



Heating Unit(s) Equipment Information:

Heating Type(s):

Forced Air Unit(s)

Fuel/Power Source(s):

Natural Gas

Heating Unit(s) Reference Picture(s):



Ductwork / Distribution:

Ducts / Air Supply Type(s):

Metal Distribution Boxes:

Flexible Round duct work

Air Conditioning & Heating Unit(s) Temperature/Information:

Main Return and Supply Air Temp:

Primary Unit :

Main Return Air Temperature 65

Main Supply Air Temperature 48

Air Temp Drop Differential:

Primary Unit Differential - The unit is producing an adequate air temperature drop. The temperature differentials when tested should be between 14 and 24 degrees. The differentials at the time of inspection were at 17 degrees, in between the 14 to 24 degrees tested for.

Heat Supply:

Primary Heat - 112 Degrees

Air Conditioning & Heating Unit(s) Recommendations/Information/Limitations:

Air Conditioning & Heating Unit(s) Recommendations/Information:

For optimum performance, it is recommended that the air conditioning system(s) be serviced annually prior to the cooling season to ensure efficiency and the air filter(s) be changed or cleaned every 30 to 45 days to ensure the best performance.

Air conditioning/Heating systems typically have an expected service life of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years of age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown or failure and may need replacement or repair in the near future. Any service life in excess of 15 years is considered in the realm of good fortune and should be viewed as such. The inspection performed is/are a visual inspection only and the unit(s) is/are by no means disassembled other than the removal of a readily accessible service panels that does not require disassembly provided by the manufacture or installer for routine homeowners maintenance. If the unit(s) are older than 10 years or if the age or the age is unknown, it is highly recommended that the unit(s) have a complete invasive inspection of the entire unit by a licensed HVAC contractor. Ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing. If the home is vacant or a foreclosure, a complete invasive inspection of the entire unit by a licensed HVAC contractor is strongly recommended before closing of escrow on the home.

A visual inspection of the heating and AC unit(s) was conducted only. It is recommended to ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit. The heat exchanger portion of a gas fired heater is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection. It is recommended that the unit be serviced yearly to ensure the unit operates efficiently.

The subject home has multiple floors equipped with one AC unit. Because of this it may become noticeable that one floor is hotter or colder than another depending on the time of year and the location of the thermostat. To help control this, partially open and close vent registers on the first and second floor to distribute the air as the hot air rises and the cold air falls.

Air Conditioning & Heating Unit(s) Limitations:

The interior AC coil(s) are not inspected as they could not be viewed at the time of inspection due to being taped sealed/closed. The fan units operated when testing (if temperature permits), but the interior was not visually observed. No claims could be made to the condition of the interior of the unit as this would require a complete invasive inspection of the unit, which is beyond the scope of a home inspection.

During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

The interior heat unit portion of the heating system(s) is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection as disassembly is required. It is recommended that the unit be serviced yearly to ensure the unit operates and functions efficiently.

During this inspection it is impossible to determine the condition of the interior of the duct work or vent systems. The interior of the duct work or vent systems may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly. Please also Note: During the home inspection the home is not inspected for mold, mildew, or other organic growth. We are not mold inspectors and are not certified in identifying types of mold within the home. Some types of organic growth are common and/or natural to see within the home however, dirty duct work and high moisture levels around the duct work this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have an excessive growth within or under a home and/or within duct systems. If mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if the type of fungus within the duct work is dangerous and determine if removal is needed.

Air Conditioning & Heating Unit(s) Findings:

Findings:

- a) Sealant was needed where the condensation drip line and/or Freon lines exit and enter the unit. Proper sealing is needed to prevent air loss into the attic or crawl space areas reducing the efficiency of the unit itself.
- b) There was loose tape on the furnace/evaporator coil. Correction is needed to prevent air leakage.
- c) The insulation was damaged, deteriorated, and/or torn and needs replacement to prevent the Freon line from sweating and/or causing possible damage to the unit. Keeping the Freon line insulated is a vital part of the system. It carries the coolant as a gas and this line should be insulated the entire length to help prevent the coolant from heating up due to the exterior temperature, preventing it from changing to liquid which would ultimately cause damage to the unit.

INTERIOR COMPONENTS

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR INTERIOR COMPONENTS LIMITATIONS

The inspection of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard, as these may be caused by minor 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. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Note: All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. It is recommended to carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. During the inspection, the test button on the smoke/carbon monoxide detector(s) can only be pressed to test smoke/carbon monoxide detector(s). The simulation of smoke and/or carbon monoxide cannot be performed at the time of inspection. It is recommended that smoke/carbon monoxide detector(s) be replaced after moving in the home and every five years; homes that do not have carbon monoxide detectors already installed should have one installed on every floor for safety.

In 2014 Kidde Recalled Smoke and Combination Smoke/CO Alarms Due to Alarm Failure. If Kidde Smoke and Combination Smoke/CO Alarms are installed into the subject home, please visit the following link to determine if the Kidde Smoke and Combination Smoke/CO Alarms within the home are subject to recall.

<http://www.cpsc.gov/en/Recalls/2014/Kidde-Recalls-Smoke-and-Combination-SmokeCO-Alarms/>

Interior Components Types:

General Wall Material Type(s):

Finished walls, unable to view structure.

Ceiling Type(s):

Finished ceilings, unable to view structure

Detector Type(s):

Smoke detector(s)

Wired

Combination Smoke/Carbon Monoxide Detector(s)

Wired

Flooring Type(s):

Slab, finished/not visible.

Fireplace Location(s)/Type(s):

None installed at the time of inspection

Interior Components Recommendation/Information

Recommendations/Information:

The windows were dirty at the time of inspection. This makes it difficult to determine if any window seals are broken at the time of inspection. Have the seller clean the windows inside and outside to verify that the window seals are intact properly.

Note: There were loose door handle(s) found throughout the home; however they were tightened at the time of inspection as a courtesy of Premier Home Inspection Services. Please note: This does not guarantee that the door handle(s) will stay tight or if by tightening will repair the reason or cause of the handle(s) coming loose. Continue to monitor and tighten/repair as needed.

Nail pops and/or some cracking noted in the ceiling and/or walls throughout the home. The nail pop and/or cracking are signs of normal settlement and are typically considered cosmetic. Continue to monitor to ensure movement does not occur.

Limitations

The interior of the walls are not inspected and cannot be viewed due to interior and exterior coverings. Because of this, unable to determine the framing type and/or if there is any hidden and/or concealed damage within the interior of the walls.

Unable to view the flooring structure in the interior of the home slab (if home is on a slab foundation) and/or interior sub-flooring due to floor coverings installed throughout the home on all levels. If the home is two or more levels, the floor framing could not be determined due to interior floor coverings and the ceiling below being covered by drywall or sheetrock below upper levels. Because of this, no claims could be made to the structure conditions of these areas unless there is visible evidences of possible movement noted outside of these areas.

Interior Component Findings

Entry and Interior Door Findings:

- a) There were door stops missing/damaged behind doors in areas throughout the home. Replacement needed to prevent possible damage to the walls behind the doors.
- b) The cylinder/strike plate did not catch or latch properly and needs corrections and/or adjustments to latch and/or close properly at the following door(s):
 - Master bedroom closet door
 - Master bathroom door
- c) Daylight was visible around the following doors listed below. Additional weather stripping and/or adjustments were needed to prevent possible water, air, and/or insect intrusion:
 - Living room exterior door
- d) The section of the living room exterior doors with the strike plates shifted when the upper lock was unlocked and locked. Correction is needed to secure the section to prevent movement, damage, or misalignment of the plates.
- e) The following door(s) listed below were found to rub at the top and need adjustment and/or repair for the door(s) to open and close properly without rubbing:
 - Garage side entry door

Window Findings:

- a) There was exposed wood on the trim around the outside of the unit. While the exterior is not included in the inspection, the exposed wood could affect the interior if there is wood rot that could allow water intrusion. Have the association make correction to the wood trim to prevent water intrusion and further deterioration.
- b) The window screens were noted to be missing and/or damaged at or on windows around the home at the time of inspection. Correction is needed to prevent insect intrusion.
- c) The following window(s) and/or sashes (but not limited to) were found to have a bad or broken thermal seal:
 - Master bathroom window

When one window is found to have a broken thermal seal, others may be in need of repair or replacement that are not listed below or within the report. Because of this, It is recommended that all windows be cleaned and further evaluated by the qualified licensed contractor or certified professional to determine if any additional windows are in need of replacement before close of escrow. Any additional windows that are found to have a broken or bad thermal seal should also be repaired and/or replaced at that time by the qualified licensed contractor or certified professional that was recommended to further evaluate. The window at this point has lost its argon gas thus reduces the original R-Value of the window. **All windows are located as if looking from the inside out toward the road or yard. *Overcast days, dirty windows, and/or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. The thermal window seal is the gasket that prevents fogging and moisture from entering in between the interior of the window panes.*

Interior Floor Findings:

- a) There were areas of the floor in the unit that the floor was sloped or dipped. I was unable to determine the cause of the uneven floors. Continue to monitor for signs of movement and make correction as needed.
- b) There was cracking in the tile floor in the master bathroom. Continue to monitor and make correction if needed.

Detector(s) Findings:

a) There were smoke detector(s) that were found to be missing throughout the home at the time of inspection. Replacement is needed to ensure safety. Have a qualified licensed contractor further evaluate all the smoke detectors installed in the home and repair or replace as needed to ensure that they are all functioning properly.

- Downstairs unit(The detector was in the kitchen drawer)

b) The detectors in the unit were wired, but the newer unit in the rear bedroom was not plugged into the electricity and was operating on battery only. This detector was a CO/smoke combo unit. Typically, the CO unit is located in the hall to service all the bedrooms. Have the CO unit moved to the hall and ensure it connects to the wires so that all detectors sound as one if any of them are set off.

c) There were older yellowing detectors in the unit. The yellowing plastic indicates the detectors are older and they should be replaced as recommended by the manufacturer to ensure proper operation as dust builds up over time and can clog the sensors.

BATHROOMS

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR BATHROOM SYSTEM AND COMPONENT LIMITATIONS

In accordance with industry standards of practice, cosmetic deficiencies are not commented on, and window treatments, steam showers, and/or saunas are not evaluated or inspected. More importantly, leak-tests of shower pans and tiled walls are not performed because of the possibility of water damage. Cracks noted in tiles may lead to possible water penetration and/or damage, however may also be cosmetic deficiencies in nature. The inspector is unable to determine if there is a leak within the wall and/or behind tile surrounds. All cracks should be further evaluated to determine the extent of the crack and/or if there is any hidden or concealed damage that needs additional repair by the appropriate qualified licensed contractor.

The inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on common cosmetic deficiencies.

Tub overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly, testing them can cause damage to the property. Also the shut off valves under sinks and behind toilets are not turned, tested, or operated. By turning the valves, it may cause them to leak causing damage to the property.

Bathroom Ventilation Types:

Bathroom Ventilation Type:

Electric power exhaust vent located in the

Downstairs 1/2 bathroom

Upstairs hall bathroom

Master bathroom

Bathroom Recommendations/Limitations:

Bathroom Recommendations/Information:

All fixtures within the bathroom including the showers and/or tubs walls need to be maintained and/or caulked to prevent moisture penetration and/or possible hidden and/or concealed damages. This is considered typical maintenance and should be inspected and repaired regularly.

If there are tub/shower surrounds in the home that are tile. This will require continually maintenance. The grout sealant is a typical part of home maintenance and should be resealed every 6 months to a year to prevent water penetration or concealed damage behind walls and under floors. Any loose tiles may allow for water intrusion and cannot be determined by a visual inspections. All areas behind a tile wall are concealed and no claims can be made to the conditions of the structure behind the wall, this would require and invasive inspection which is beyond the scope of a normal home inspection.

Bathroom Findings:

SOP Information & Findings Direction:

IMPORTANT - Due to (but not limited to) any findings within the report a qualified licensed contractor that specializes in their respective fields of the findings listed below should be consulted to further evaluate any and all findings to determine the full extent of any damage(s) and/or to determine if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home, due diligence, and/or contingency period, whichever comes first, to completely understand the extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

Bathroom Finding(s):

Due to the following but not limited to the listed items below, repairs and/or corrections were needed within the master bathroom area. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home to completely understand the extent of the damage(s) and the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

- a)The left sink stopper did not function properly at the time of inspection. When pulling the lever the stopper would not respond or open. Correction is needed for proper operation.
- b)The right sink stopper did not function properly at the time of inspection. When fully engaged water still drains. Correction is needed to allow proper operation.
- c)Caulk was needed to fill the gaps where the sink counter top and backsplash meet to prevent water penetration.
- d)There was a chip in the edge of the counter near the left sink. Continue to monitor for further deterioration and make correction if needed.
- e)Both sink overflow drains did not function properly at the time of inspection. The drains were clogged and need to be cleaned so that they will function properly.
- f)The right sink drains slow. Correction is needed for the sink to drain properly.
- g)There was evidence of prior leaking under the right sink. No active leaking was noted during testing. Continue to monitor and make correction if needed.
- h)The tank was loose where it attaches to the base of the toilet and needs to be properly secured to prevent leakage.
- i)The fill valve was bad and needs repair/replacement. Water should only exit through the rubber hose at the middle of the tank or down the provided pipe on the side depending on the type of fill valve you have. Water should not spray out around the top gasket of the valve this indicates a bad gasket and is not functioning properly. Repair or replacement needed to allow proper operation.
- j)The weep holes at the base of the shower wall have been sealed. These holes should be left unsealed to prevent water being trapped in the wall.
- k)Several areas in the tub/shower surround that were noted in need of additional grout or re-grouting to be sealed properly and prevent water penetration.
- l)There was a leak noted at the back of the shower head where it connects to the plumbing pipe. Correction is needed to prevent the head from spraying water back onto the wall.

Bathroom Finding(s)

Due to the following but not limited to the listed items below, repairs and/or corrections are needed within the **upstairs hall bathroom area**. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home to completely understand the extent of the damage(s) and the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

- a)The sink stopper did not function properly at the time of inspection. When fully engaged water still drains. Correction is needed to allow proper operation.
- b)Caulk was needed to fill the gaps where the sink counter top and backsplash meet to prevent water penetration.
- c)The fill valve was bad and needs repair/replacement. Water should only exit through the rubber hose at the middle of the tank or down the provided pipe on the side depending on the type of fill valve you have. Water should not spray out around the top gasket of the valve this indicates a bad gasket and is not functioning properly, repair or replacement needed.
- d)The tub faucet was loose in the wall and needs to be secured properly to prevent movement and possible leakage behind the wall.
- e)Several areas in the tub/shower surround that were noted in need of additional grout or re-grouting to be sealed properly and prevent water penetration.
- f)The sink overflow drain did not function properly at the time of inspection. The drain was clogged and needs to be cleaned so that it will function properly.
- g)There was an active leak noted in the overflow drain under the sink when the sink was filled and then tested. Correction is needed to prevent further leaking.

h)There was a squealing noise when the shower was tested. This is typically a sign of an obstruction in the pipe. Correction is needed to prevent the noise during operation.

i)There was staining on the grout at the base of the toilet. I was unable to determine the source of the staining. Continue to monitor for signs of leaking from under the toilet and make correction if needed.

Bathroom Finding(s):

Due to the following(but not limited to) the listed items below, repairs and/or corrections are needed within the 1/2 bathroom area. A qualified licensed contractor should be consulted to further evaluate and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home to completely understand the extent of the damage(s) and the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

a)The sink stopper did not function properly at the time of inspection. When fully engaged water still drains. Correction is needed to allow proper operation.

b)The pedestal sink was loose at the floor or wall at the time of inspect and needs to be secured properly.

KITCHEN - APPLIANCES

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR KITCHEN - APPLIANCES LIMITATIONS

The kitchen appliances are tested for basic functionality and cannot be evaluated for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items, but not limited to, are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, non-built in or secured microwave(s), instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking 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. These items are considered outside the scope of the inspection. Appliances are not moved during the inspection as they may cause damage. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Gas appliance connectors: Some older, flexible gas appliance connectors can leak if disturbed. This can result in hazardous conditions. Because of this, gas appliances are NOT moved to check connections and/or connector(s) or for any reason. Contact the local gas company or certified qualified licensed specialist to have them further evaluated, especially if the home is equipped with older appliances. Please note: If you smell gas: LEAVE THE HOME IMMEDIATELY, DO NOT LIGHT A MATCH, TURN ON or TURN OFF LIGHTS or SWITCH ON ANY ELECTRICAL DEVICE or DIAL A TELEPHONE. AFTER LEAVING THE HOME CONTACT THE LOCAL GAS COMPANY AND/OR FIRE DEPARTMENT.

Kitchen Appliance Information:

Reference Pictures:





Recommendations/Information:

Note: There was a switch to control the dishwasher power. There will not be power to the dishwasher unless the switch is on.

Limitations:

Refrigerators are not inspected nor are the icemaker lines. If there is a refrigerator installed in the home at the time of inspection, we cannot move the refrigerator to inspect behind it. By moving the refrigerator, it may cause damage to the floor, icemaker line and/or the refrigerator itself.

Kitchen Cabinetry & Appliance Findings

Findings:

a)The following upper kitchen cabinets were missing the middle support brackets. These prevent the shelves from bowing under heavy loads.

- Butlers pantry cabinet, all 3 shelves
- Cabinets over the refrigerator and microwave
- Corner cabinet, all 3 shelves
- Cabinet to the right of the sink area, all 3 shelves

b)The dishwasher was not attached or secured properly under the countertop and needs corrections. Corrections and/or repairs are needed so the dishwasher is secured properly to prevent possible movement.

c)There was a water stain on the wood floor under the left corner of the dishwasher door. No active leaking was noted during testing. Continue to monitor and make correction if needed.

d)The microwave had a metal rack that comes new with a sticker that reads " remove the rack during use in normal microwave mode and do not store the rack in the unit". Remove the rack and store it elsewhere to prevent a potential arc hazard.

e)The electrical clamp or cover plate was missing where the electrical wires enter the base of the disposal unit. The clamps or plates are needed to protect the wiring and need to be installed. Have a licensed/certified appliance repair person further evaluate and make any additional repairs as needed.

f)The sink was not tight to the counter. Correction is needed to prevent water intrusion under the sink.

g)There was an active leak at the drain connections under the sink on the pipe coming from the disposal. Water sprayed out of the connection when the disposal was tested. Have a licensed plumbing contractor further evaluate and make repairs as needed.