



Inspection Report

Charla Kurtz

Property Address:

3 Crestview Ct.
Arden NC 28704



Peter Young Home Inspections

Peter Young

**NC License 3502
76 Griffing Blvd.
Asheville, NC 28804
828-808-4980**

A handwritten signature in black ink, appearing to be "Peter Young", written over a horizontal line.

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Date: 9/3/2019	Time:	Report ID: 2019/9/3/Crestview
Property: 3 Crestview Ct. Arden NC 28704	Customer: Charla Kurtz	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

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

Monitor or Maintenance(M) = Monitor this item and/or ongoing or annual maintenance is required.

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

Type of building: Single Family (1 story), walkout basement	Approximate Square Footage: 2277, from the Zillow listing	Approximate Year of Original Construction: 1968, from the Zillow listing
Occupancy: Occupied	Attending the Inspection: Seller	Weather during the Inspection:: Clear
Precipitation in last 3 days: No	Temperature during inspection: Upper 60's - low 80's	Radon Test: No
Pest Inspection: No		

1. Roofing

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

Styles & Materials

Viewed roof covering from: Walked roof	Roof style: Gable	Roof Covering: 3-tab asphalt composite shingles
Additional roof-coverings: Standing seam metal	Drainage system description: Partial gutters and downspouts installed	Sky Light(s)/Solar Tube(s): None
Chimney Construction: Brick	Chimney flue material: Masonry	

		IN	NI	NP	C	M	RR
1.0	Roof Flashing	•					
1.1	Roof Penetrations						•
1.2	Roof Drainage System					•	
1.3	Chimney						•
1.4	Asphalt Shingle						•
1.5	Metal Roof	•					

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Comments:

1.1 The plumbing vent(s) has shingles running over the bottom of the flashing. The flashing should be over the shingles at the downhill side to be sure that water is running over, not under the shingles.

The electric mast flashing is sealed with roofing tar which will ultimately leak.

I recommend repairs by a roofing contractor.



1.1 Item 1 Shingles over flashing



1.1 Item 2 Tared flashing

1.2 (1) The drain lines for the downspouts are buried and should be cleaned on an annual basis to be sure that the water is being carried away from the foundation.



1.2 Item 1

1.2 (2) I always encourage my clients to keep gutters and downspouts free of debris as part of an ongoing maintenance program and to make sure the downspouts discharge the water as far away from the foundation as possible. Water that discharges next to the house from the downspouts or overflowing gutters can go through the foundation wall and enter the crawlspace or basement.



1.2 Item 2

1.2 (3) This house has partial gutters. The front bay window did not have gutters. It would be beneficial to have gutters installed throughout the exterior of the house to make sure that water draining from the roof is directed away from the foundation and structure.

I recommend repairs by a gutter installer.



1.2 Item 3 No gutters

1.3 Accurate inspection of the chimney flue/liner lies beyond the scope of the home inspection. I recommend a chimney sweep inspect the flue/liner and clean as needed for safety before use.

There is visible creasote buildup at the top of the chimney that should be removed at the same time the chimney is cleaned to prevent chimney fires.

The chimney(s) had no spark arrestor. All chimneys should have an approved spark arrestor installed to prevent pest and water entry, and to help protect the roof-covering materials from a potential chimney source ignition.



1.3 Item 1 Creasote, no spark arrestor

1.4 The roof had many shingles that are starting to lift and some granular loss which is a sign of age.

I recommend evaluation by a roofing contractor to determine how many years are left before the roof should be replaced.



1.4 Item 1 Lifted

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

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

Styles & Materials

Driveway Material:

Concrete

Walkway Materials:

Concrete

Siding Material:

Brick

Siding Style:

Brick veneer

Exterior Entry Doors:

Wood, raised panel
Uninsulated glass

Appurtenance:

Patio(s)

Retaining walls within 6' of the house:

Treated wood

		IN	NI	NP	C	M	RR
2.0	Vegetation, Grading and Drainage (With respect to their effect on the condition of the building.)					•	•
2.1	Driveway					•	
2.2	Walkways	•					
2.3	Patio						•
2.4	Soffit, Fascia and Trim						•
2.5	Doors (Exterior)	•					
2.6	Windows (Exterior)	•					
2.7	Brick Siding						•

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IN NI NP C M RR

Comments:

2.0 (1) There is a tree or trees too close or in contact with the house. This allows a pathway for pests and moisture to enter the house. A certified arborist should be consulted for evaluation and remediation.

2.0 (2) There are large trees around the house which could damage the house if they fell. I recommend evaluation by a certified arborist and monitoring of the trees on an annual basis.

2.0 (3) The mulch in the front of the house should be lowered so that it is not in contact with a front shutter and so water cannot get in through a lower front window.



2.0 Item 1



2.0 Item 2

2.0 (4) The grading at the front of the house does not favor the drainage away from the house. This situation can result in water entering the crawlspace or basement. Monitor the drainage and make corrections to the landscaping and drainage as necessary, or consult with a landscape contractor.



2.0 Item 3

2.1 Common cracks and settlement were visible in the driveway. The cracks should be monitored for further movement and filled with an appropriate sealant to avoid continued damage to the driveway surface from moisture as part of an annual maintenance program.



2.1 Item 1

2.3 (1) The rear patio and steps, and the front steps are moving away from the house due to age and settlement.

I recommend evaluation and repairs as needed by a qualified contractor.



2.3 Item 1 Movement



2.3 Item 2



2.3 Item 3



2.3 Item 4

2.3 (2) The rear patio guardrails were too low. Safe building practices dictate that guardrails height should be no lower than 36 inches above the walking surface. This condition is a safety concern.

I recommend repairs by a qualified contractor.

This would have been allowed when the house was built.



2.3 Item 5

2.4 (1) Areas of the exterior trim had bare wood exposed to weather. To avoid the need for replacement, repair and paint this trim soon.

I recommend repairs by a painting contractor.



2.4 Item 1



2.4 Item 2



2.4 Item 3

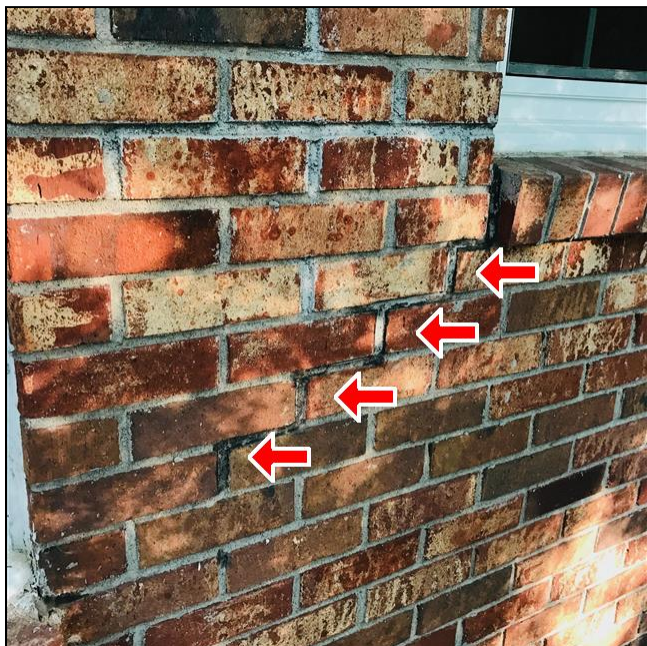
2.4 (2) Areas of the soffit and fascia were water damaged and should be repaired/replaced to prevent water infiltration and further damage.

I recommend evaluation and repairs by a qualified contractor.



2.4 Item 4

2.7 There are visible repairs to the brick at the rear wall and rear bay window. The repairs appear to be intact at the time of inspection but should be monitored for further movement and repaired when needed.



2.7 Item 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

The inspector shall observe; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation. The inspector shall operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Styles & Materials

Entry Doors:	Number of Vehicle Doors:	Garage Vehicle Door Type:
Uninsulated glass	1	Single
Wood, hollow core		Overhead
Wood, raised panel		Automatic
Garage Vehicle Door Material:	Number of Automatic Openers:	
Metal	1	

		IN	NI	NP	C	M	RR
3.0	Vehicle Doors	•					
3.1	Entry Doors						•
3.2	Floors	•					
3.3	Walls/Ceilings	•					
3.4	Disclaimer						•

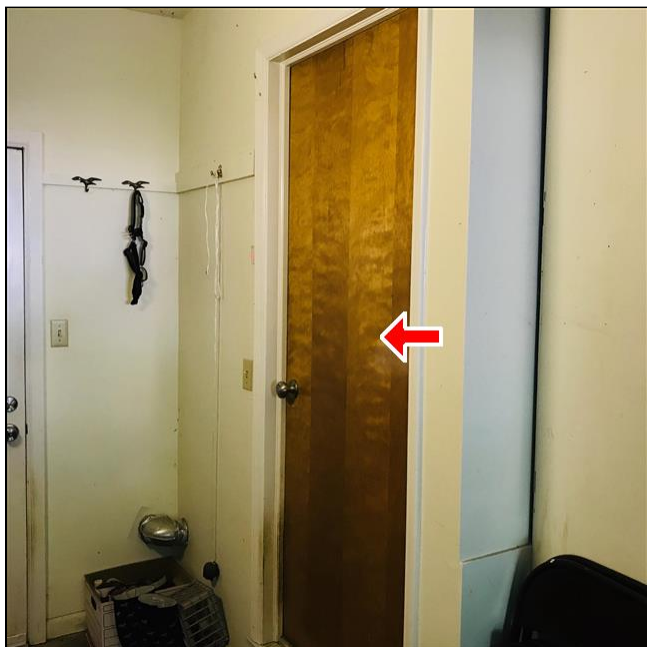
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Comments:

3.0 I do not check garage doors for automatic reverse by adding resistance in the closing direction as it is possible to damage the door. The photo eye did reverse the door(s).

3.1 (1) The door(s) in the wall between the garage and the house did not meet generally-accepted current safety standards. Doors in firewalls are typically be solid wood not less than 1 3/8 inches thick, solid or honeycomb core steel not less than 1 3/8 inches thick, or a 20 minute fire-rated panel door with a fire rated tag.

This was not required when the house was built, and is a safety recommendation, not a defect.

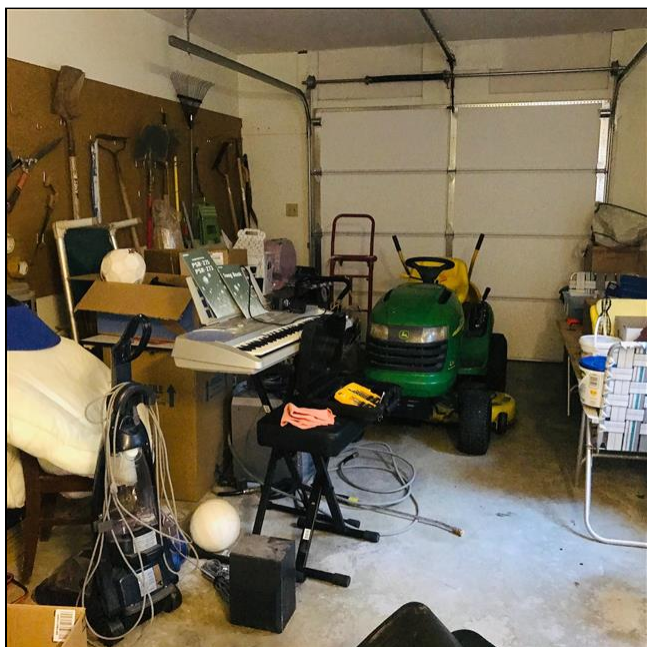


3.1 Item 1

3.1 (2) The garage/exterior door binds on the jambs and is difficult to close.

I recommend repairs by a competent handyperson.

3.4 I could not inspect all of the garage components due to stored items in the garage.



3.4 Item 1

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structure

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

Styles & Materials

Foundation Configuration:

Walkout basement

Foundation Method/Materials:

Concrete block walls

Main Floor Structure- Intermediate Support:

Steel posts
Wood beam girder

Main Floor Structure:

Wood Joists

Exterior Wall Structures:

Not visible

Ceiling Structure:

Engineered wood trusses

Roof Structure::

Engineered wood trusses

Method used to observe attic:

From entry

Attic access:

Attic hatch

		IN	NI	NP	C	M	RR
4.0	Foundation Walls	•	•				
4.1	Columns or Piers (Intermediate Support)	•	•				
4.2	Slab-on-Grade					•	
4.3	Floors (Structural)	•	•				
4.4	Walls (Structural)		•				
4.5	Ceilings (Structural)	•					
4.6	Roof Framing/Sheathing						•
4.7	Attic Access						•

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IN NI NP C M RR

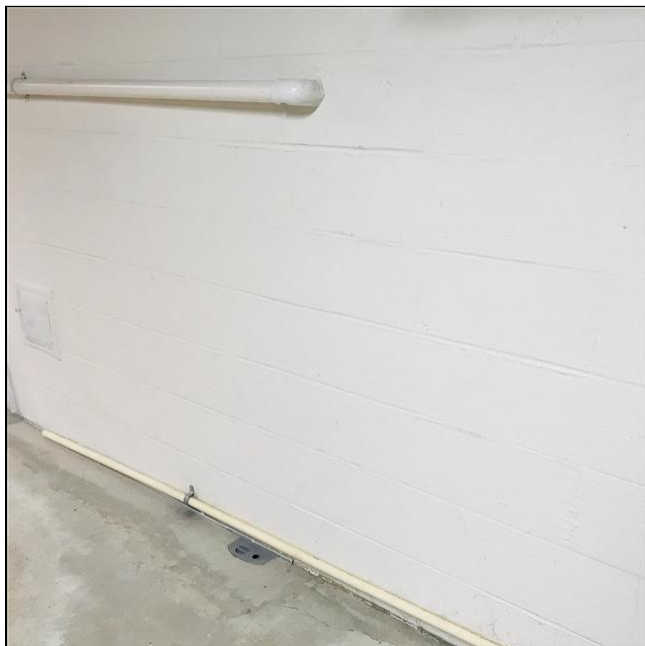
Comments:

4.0 (1) No anchor bolts were installed to fasten the home structure to the foundation. Installation of anchor bolts may not have been required when this home was built. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards that existed at the time of original construction.



4.0 Item 1

4.0 (2) The basement walls are painted which makes it difficult to see water infiltration.



4.0 Item 2

4.0 (3) Some of the basement walls were not visible at the interior due to the basement being finished.

4.1 The majority of the intermediate support system was not visible due to much of the basement being finished.

4.2 Common cracks were visible in the concrete slab. The cracks should be monitored for further movement and filled with an appropriate sealant to avoid continued damage to the concrete slab from moisture.



4.2 Item 1

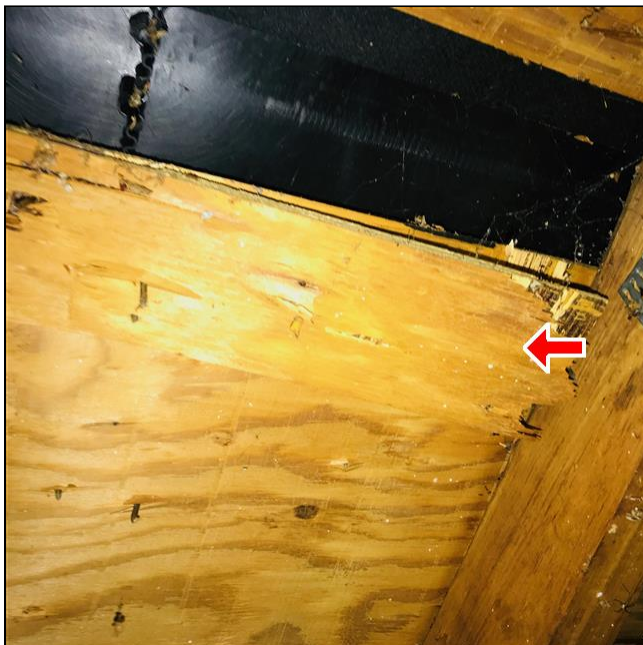
4.3 Some of the floor framing was not visible due to the basement being finished.

4.4 The structural walls were not visible due to exterior siding and interior wall coverings. These areas were not inspected.

4.5 Parts of the ceiling framing are not visible and cannot be inspected due to lack of access, insulation and drywalled ceilings.

4.6 (1) Parts of the roof framing and attic are not visible and cannot be inspected due to lack of access, insulation and drywalled ceilings.

4.6 (2) There is roof sheathing at the peak of the roof that is less than 16" wide. This will cause excessive flexing of the sheathing in this area. The sheathing should be replaced the next time the roof is resingled by a roofing contractor.



4.6 Item 1

4.7 The blown in insulation was blown in over the attic access panels. This is unusual and made it difficult and messy to access the attic. I only inspected the attic from the interior access area for this reason.

5. Plumbing

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

Styles & Materials

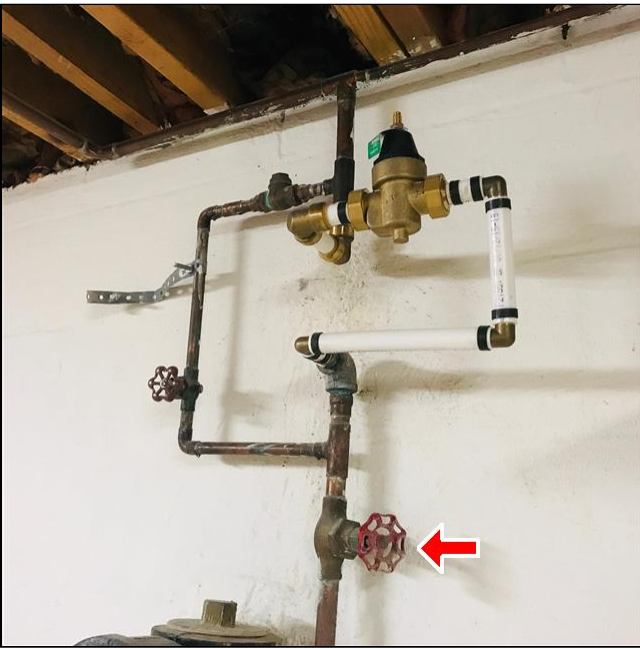
<p>Plumbing Water Supply (into home): Copper</p>	<p>Plumbing Water Distribution (inside home): Copper Cross-linked Polyethylene (PEX)</p>	<p>Drain Waste and Vent Pipe Materials: Cast iron Copper Galvanized PVC</p>
<p>Water Treatment Systems/Filters: I do not inspect water filtration systems</p>	<p>Type of Fuel: Natural Gas</p>	<p>Fuel Pipe Material: Black steel Soft copper tubing</p>
<p>Water Heater Manufacturer: Rheem</p>	<p>Water Heater Power Source: Natural gas</p>	<p>Water Heater Capacity: 50 Gallon</p>
<p>Water Heater Location: Basement</p>	<p>Sump Pump: Installed</p>	

		IN	NI	NP	C	M	RR
5.0	Main Water Shut-off Device (Describe location)	•					
5.1	Main Fuel Shut-off (Describe Location)	•					
5.2	Water Supply and Distribution						•
5.3	Plumbing Drain, Waste and Vent Systems	•	•				
5.4	Hot Water Heater	•					
5.5	Exterior Plumbing	•					
5.6	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports and leaks)	•					
5.7	Kitchen, Laundry, Utility and Bar Sinks	•					
5.8	Bathroom Sinks					•	
5.9	Bathtub						•
5.10	Toilet	•					
5.11	Sump Pump						•

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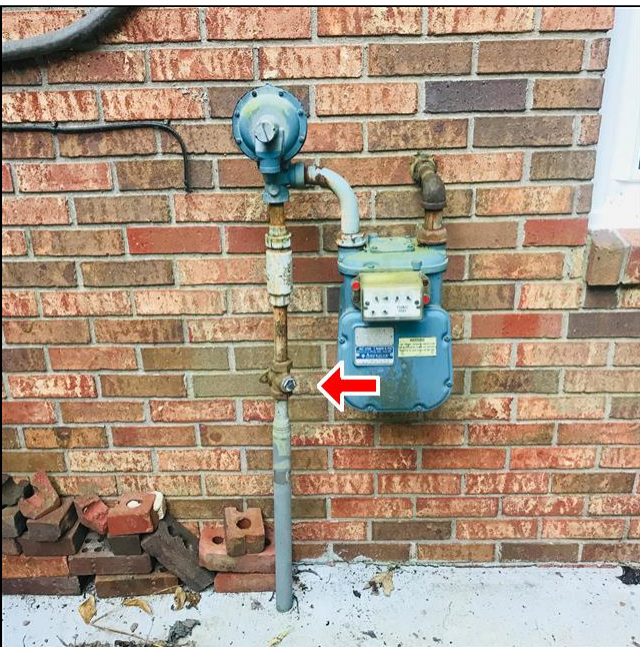
Comments:

5.0 The main water shut off is at the front wall of the unfinished part of the basement.



5.0 Item 1

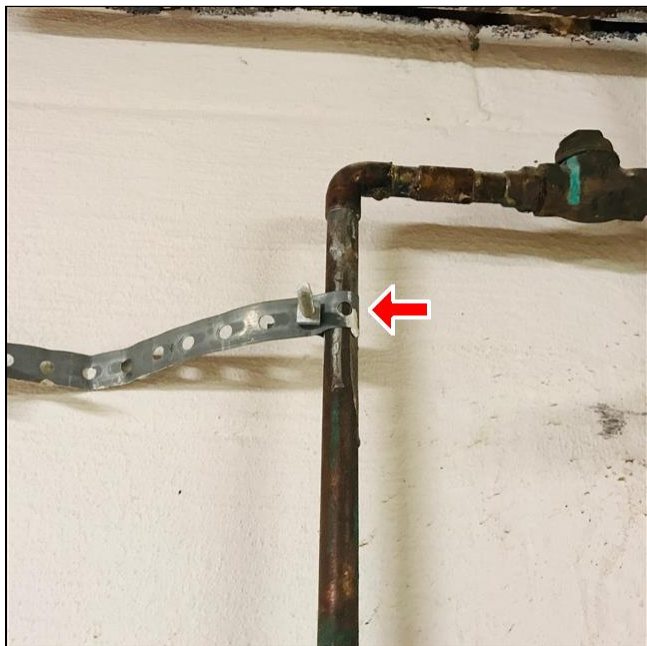
5.1 The main fuel shut off is at the left side of the house at the gas meter.



5.1 Item 1

5.2 (1) The piece of steel strapping near the main water shut off should be removed as steel will corrode copper piping.

I recommend repairs by a competent handyperson.



5.2 Item 1

5.2 (2) The basement in this house is finished so the water supply piping was only visible at the plumbing fixtures, and the unfinished area of the basement.

5.3 The basement in this house is finished so the drain waste and vent piping was only visible at the plumbing fixtures and at the unfinished area of the basement.

5.4 The water heater is approximately 4 years old.

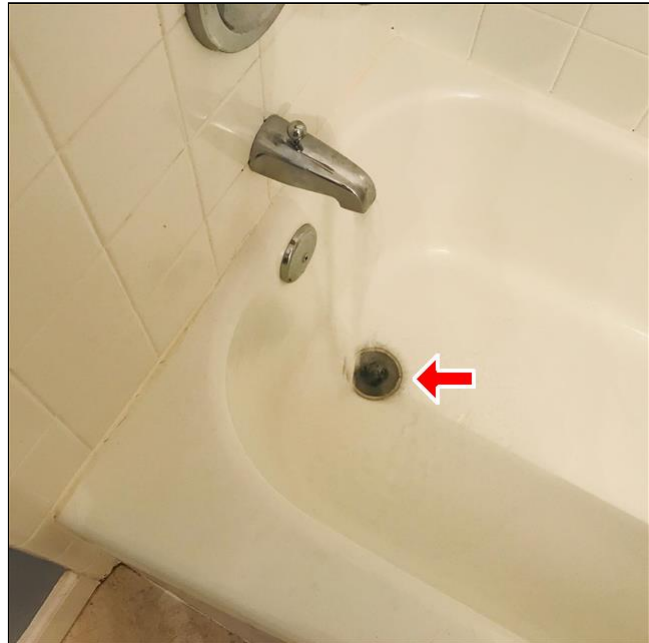
5.8 The bathroom sink drains are sealed with caulk which is unusual. Either the sinks have leaked or the installation was poor. Monitor the sinks for leaking and repair if needed.



5.8 Item 1

5.9 The tub in the hallway bathroom and master bathroom had an inoperable or missing stopper which means the tub cannot hold water.

I recommend repairs by a plumbing contractor.



5.9 Item 1

5.9 Item 2

5.11 The home had a sump pump installed in a pit in the basement/crawlspace floor or underfloor space with a sealed cover. I test pumps that are accessible without disassembly. This pump was not tested. I recommend that the sump pump be serviced annually to ensure that it is operable when needed.



5.11 Item 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

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

Styles & Materials

<p>Electrical Service Conductors: 120/240 volt service Aluminum Overhead service</p>	<p>Service Panel Ampacity: Unable to Determine (lack of information)</p>	<p>Service Panel Type: Circuit breakers</p>
<p>Service Panel Manufacturer: General Electric</p>	<p>Panel Location: Outside at the left side of the house</p>	<p>Service Grounding Electrode: Water pipe</p>
<p>Number of Sub-panels: 1</p>	<p>Sub Panel Ampacity: 100 amps</p>	<p>Sub- Panel Type: Edison fuse panel</p>
<p>Sub-panel Manufacturer: ITE</p>	<p>Sub-panel Location(s): Garage</p>	<p>Branch Wiring 15 and 20 Amp: Not visible</p>

		IN	NI	NP	C	M	RR
6.0	Service Entrance	•					
6.1	Service Panel						•
6.2	Sub-panels						•
6.3	Branch Circuits						•
6.4	Exterior and Garage Receptacles (polarity and grounding)	•					
6.5	Interior Electrical Receptacles (polarity and grounding, representative number)	•					
6.6	GFCI/AFCI Receptacles (including all receptacles within 6 feet of all interior plumbing)						•
6.7	Switches (representative number)	•					
6.8	Lighting (representative number)	•					
6.9	Ceiling Fans (representative number)	•					
6.10	Smoke Detectors						•
6.11	Carbon Monoxide Detectors	•					

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Comments:

6.0 The overhead electrical service, meter and main service panel are located at the left side of the house.

6.1 (1) Circuit breakers in the service panel were of a brand different from the service panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company, or breakers listed on the load center info sheet on the inside panel cover, be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential shock hazard. I recommend inspection/correction by an electrical contractor.

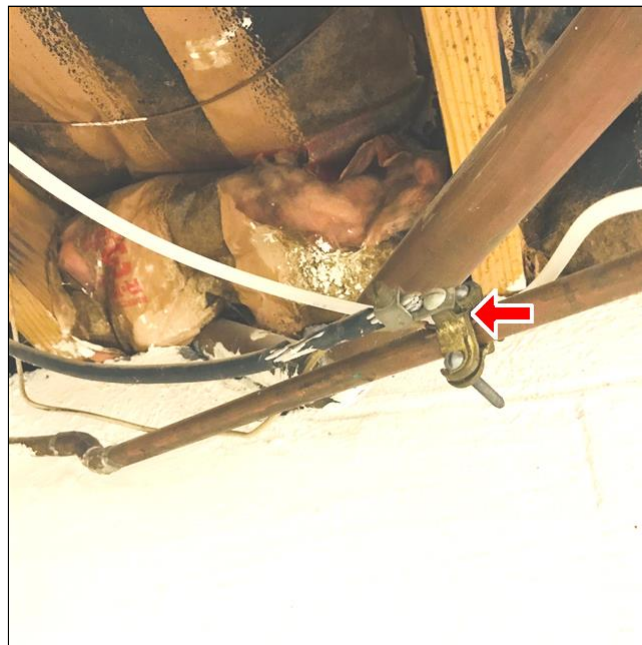
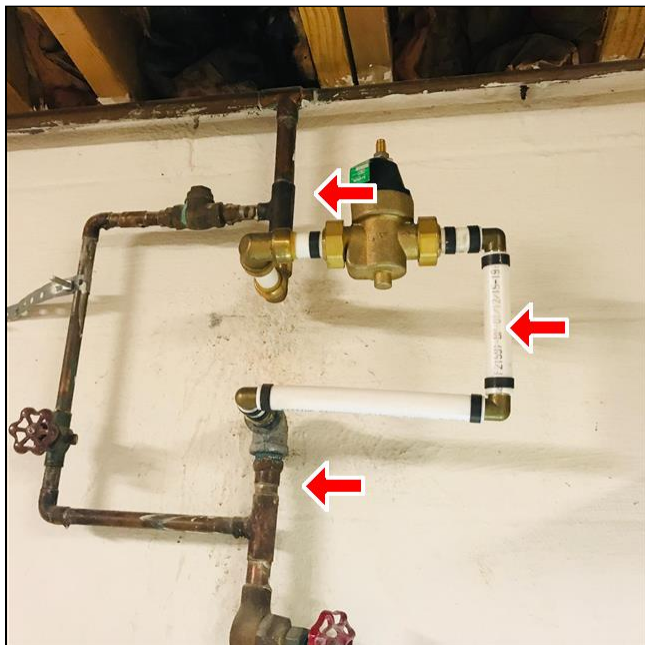


6.1 Item 1

6.1 (2) There are both metal and plastic water supply pipes in the basement. When both plastic and metal pipes are installed it is important that an electrical grounding connection be provided between any separate metal pipes. This connection is called a "bonding jumper". I could not determine if all of the metal pipes are properly bonded.

The conductor/clamp connecting the the water pipe to the electrical system was not located within 5 feet of the point at which the pipe entered the ground, as is required by generally-accepted modern safety standards when the water distribution pipes are used as part of the grounding electrode system.

I recommend evaluation and repairs as needed by an electrical contractor.



6.1 Item 2 Metal and plastic piping

6.1 Item 3 Ground wire

6.2 The sub panel did not have proper clearances to provide quick access for an emergency disconnect. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. I could not remove the panel cover due to shelving that blocked access. Once the shelving is removed I recommend evaluation of the panel by an electrical contractor.



6.2 Item 1

6.3 Extension cords used as permanent wiring were visible at the garage. This condition is a potential fire hazard.

I recommend repairs by an electrical contractor.



6.3 Item 1

6.4 There was no power to the rear exterior receptacle.

No GFCI protection was provided at the garage. Although GFCI protection may not have been required at the time the home was built I recommend that GFCI protection be provided to avoid potential electric shock.

I recommend repairs by an electrical contractor.



6.4 Item 1 No power



6.4 Item 2 No GFCI, garage

6.6 (1) There is no power to 1 GFCI receptacle in the basement.

One GFCI receptacle in the kitchen tripped but will not reset and needs to be replaced.

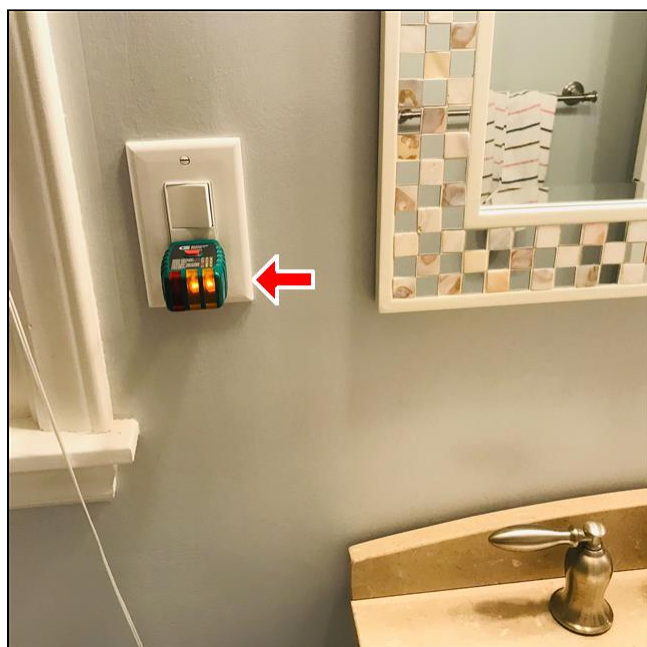
The left side receptacle in the master bathroom is not GFCI protected which is a shock hazard.

I recommend evaluation and repairs by an electrical contractor.



6.6 Item 1 No power

6.6 Item 2 Did not reset



6.6 Item 3 No GFCI

6.6 (2) This is an older house and has very few receptacles in the kitchen. I recommend that you add receptacles to meet the current safety standards so that extension cords are not used with kitchen appliances.

6.10 I strongly recommend the installation of smoke detectors on each level of the house, in the bedrooms, and in the hall or area outside bedroom doors. Smoke detectors are required in all houses with a fuel burning appliance, a fireplace or an attached garage. Smoke detectors are important for the safety of the occupants of a house and should be tested weekly. Consult an electrical contractor for the proper location and installation of smoke detectors.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating

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

Styles & Materials

Heating Type:

Electric resistance furnace
Heat Pump (also provides air conditioning)

Furnace/Air Handler

Manufacturer:
Bryant

Energy Source:

Electricity

Number of Heat Systems (excluding fireplaces and wood stoves):

1

Distribution Type:

Forced air

Ductwork:

Insulated

Air Filter:

Disposable

Air Filter Location:

At furnace/air handler

Number of Operable

Fireplaces:

None

Number of Gas/LP Firelogs and Fireplaces:

1

Number of Woodstoves:

None

		IN	NI	NP	C	M	RR
7.0	Furnace/ Air Handler		•				
7.1	Heat Pump		•				
7.2	Normal Operating Controls						•
7.3	Automatic Safety Controls		•				
7.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, and radiators.)						•
7.5	Presence of installed heat source in each habitable room	•					
7.6	Service Recommendation						•
7.7	Gas/LP Firelogs and Fireplaces						•

IN= Inspected, NI= Not Inspected, NP= Not Present, C= Cosmetic, M= Monitor/Maintenance, RR= Repair/Replace

IN NI NP C M RR

Comments:

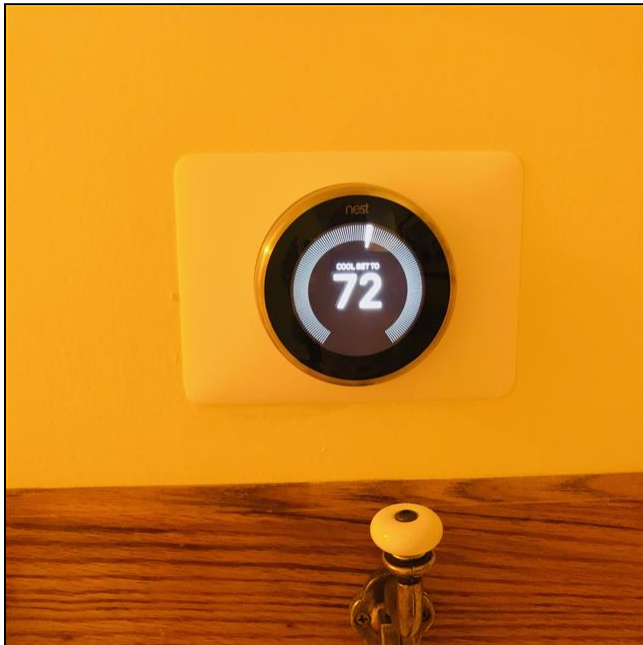
7.0 The electric furnace was not operated. See notes under 7.2.

The furnace is less than 1 year old.

7.1 Heat pump systems should not be turned on in heating mode when the outside air temperature is over 65 degrees, so I could not inspect the functioning of the heat pump in heating mode. Since this is a heat pump and it operates properly in cooling mode, it can be safely assumed that the heating system is presently functioning. I recommend evaluation by an HVAC contractor when the weather cools.

The heat pump is less than 1 year old.

7.2 The furnaces had Nest thermostats which make it difficult for me to access all the functions of the HVAC systems without the smart phone that is linked to the thermostat. Have an HVAC contractor show you how the thermostats function and be sure that all the functions operate as intended.



7.2 Item 1

7.3 The inspection of some of the automatic safety controls on an electric furnace requires specialized equipment, I did not test this.

7.4 The vents in the kitchen and hall bath were covered by the cabinet baseboards. These should be cut out and registers installed so that heat can flow into the rooms.

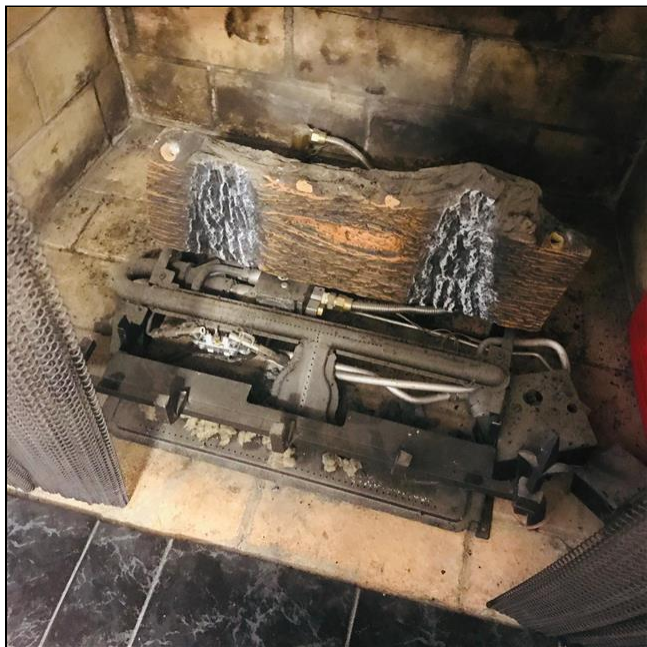
I recommend repairs by a competent handyperson.



7.4 Item 1

7.6 I encourage all my clients to have the heating and air conditioning systems serviced annually by an HVAC contractor. This will save much money and headache over the life of your system. Always ask the contractor to check for and seal air leaks in the ductwork. I strongly recommend that you have the first annual service performed prior to, or just after, closing on the property. You should be aware that a home inspection can only give a limited and general evaluation of heating and cooling systems and that some defects may not be discovered in the process of the home inspection.

7.7 The gas log unit in the living room was turned off at the gas shut off or controls. Turning on gas appliances lies beyond the scope of the home inspection. Ask the seller to demonstrate the functionality of this fireplace or have it inspected by a specialist.



7.7 Item 1

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Air Conditioning

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

Styles & Materials

Cooling System Type:

Heat pump (also provides heat)

Cooling System/ Heat Pump

Manufacturer:

Bryant

Cooling Equipment Energy

Source:

Electricity

Number of cooling systems (excluding window

AC):

1

		IN	NI	NP	C	M	RR
8.0	Central Air Conditioner (Heat Pump in Cooling Mode)	•					
8.1	Normal Operating Controls	•					
8.2	Presence of installed cooling source in each habitable room	•					

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IN NI NP C M RR

Comments:

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor Covering Materials:

- Carpet
- Hardwood flooring
- Tile

Wall and Ceiling Materials:

- Drywall
- Paneling

Interior Doors:

- Louvered
- Wood, hollow core

Window Types:

- Double-hung
- Fixed
- Insulated glass
- Vinyl

Cabinets:

- Painted wood

Countertops:

- Composite
- Wood

		IN	NI	NP	C	M	RR
9.0	Floors	•					
9.1	Walls/Ceilings	•					
9.2	Windows and Skylights (Interior, representative number)						•
9.3	Doors (Interior, representative number)	•					
9.4	Interior Trim	•					
9.5	Cabinets and Countertops (representative number)	•					
9.6	Stairs	•					

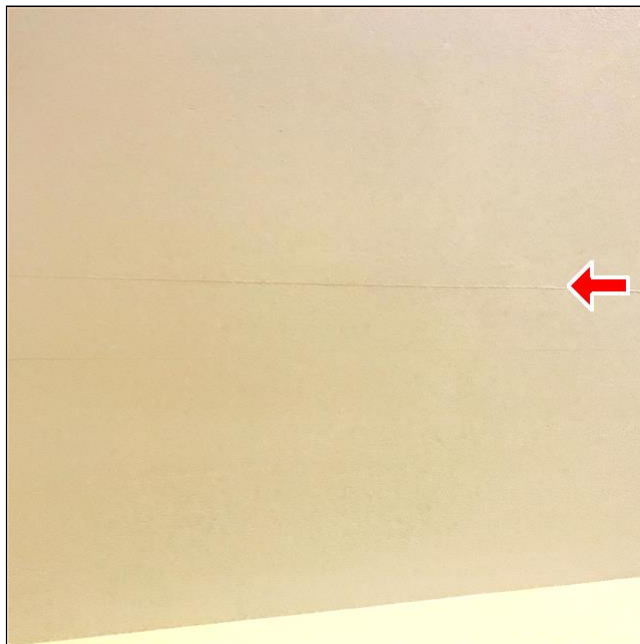
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Comments:

9.1 The crack(s) that can be seen in the walls and/or ceilings are due to settling of the house and movement of the framing over the years. The cracks do not indicate structural problems unless they become quite wide or the wallboard begins to loosen from the framing.



9.1 Item 1



9.1 Item 2

9.2 (1) A window or windows in the basement have lost their thermal seal. When insulated glass loses its seal, condensation can occur between the panes and the glass generally clouds on the inner faces where it cannot be cleaned. There is a slight loss of insulating quality, but the main problem is visual. The glass may eventually become so clouded that it completely loses its transparency.

I recommend repairs by a window repair specialist, but try washing the window first to be sure it is not a dirty window.



9.2 Item 1

9.2 (2) All bedrooms need a window that meet the requirements for emergency egress in case of a fire, unless they have a door to the exterior. The minimum net clear opening shall be not less than 5 square feet for a window at ground level and not less than 5.7 square feet for a upper story window. The minimum width shall be 20 inches and the minimum height shall be 24 inches. The sill height cannot be more than 44" off the floor.

The front basement room does not have this requirement. This would not have been required when the house was built and is for your information.



9.2 Item 2

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

- Cellulose
- Fiberglass
- Blown

Roof/Attic Ventilation:

- Gable vents
- Ridge vents
- Soffit vents

Floor System Insulation:

- Fiberglass
- Batts

Bath Exhaust Fans:

- Fan only
- Fan with light

		IN	NI	NP	C	M	RR
10.0	Attic Insulation						•
10.1	Roof Structure Ventilation	•					
10.2	Insulation Under Floor System	•					
10.3	Venting Systems (Baths and Laundry)						•
10.4	Ventilation		•				

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Comments:

10.0 In the attic, the ceiling installation extends to the roof edge and touches the bottom of the roof decking. This prevents the proper flow of ventilation air from the eave vents and could result in condensation on the under side of the roof decking.

I recommend repairs by an insulation contractor.



10.0 Item 1

10.3 The vent fans in the bathrooms are ducted into the soffits without any duct cap or damper. This means that moist air drawn from the bathrooms is blown into the eave, where over time it could contribute to moisture related problems in the wood framing of the soffit. The ducts should be extended through the cladding and an appropriate cap/damper be installed to terminate the duct.

I recommend repairs by an HVAC contractor.



10.3 Item 1

10.4 There is a heat recovery ventilation system installed in the basement. I do not inspect these systems.



10.4 Item 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Installed Appliances

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

Styles & Materials

Range:

Electric

Range Brand:

Frigidaire

Range Hood:

Over the stove microwave
Vents to exterior

Built-in Microwave Brand:

Whirlpool

Dishwasher Brand:

Whirlpool

Garbage Disposal Brand:

InSinkErator

Dryer Power Source:

220v Electric

		IN	NI	NP	C	M	RR
11.0	Range	•					
11.1	Built-in Microwave	•					
11.2	Dishwasher						•
11.3	Garbage Disposal	•					

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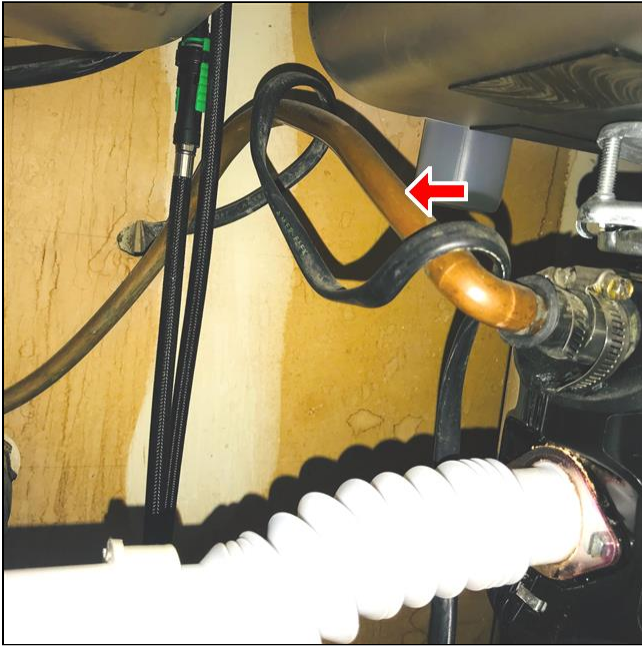
IN NI NP C M RR

Comments:

11.2 The dishwasher was visually inspected only as the seller knows that the dishwasher functions.

The dishwasher drain line should be attached at a high point near the top of the cabinet to prevent water from the sink drain from entering the dishwasher drain. This dishwasher drain line could siphon water from the sink drain into the dishwasher, which could contaminate clean dishes in the dishwasher. Some modern dishwashers have valves to prevent backflow of water through the drain, but I could not determine if this machine has that feature.

I recommend evaluation and repairs as needed by an appliance technician.



11.2 Item 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



**76 Griffing Blvd.
Asheville, NC 28804
828-808-4980**

Customer
Charla Kurtz

Address
3 Crestview Ct.
Arden NC 28704

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

1. Roofing

1.1 Roof Penetrations

Repair/Replace

The plumbing vent(s) has shingles running over the bottom of the flashing. The flashing should be over the shingles at the downhill side to be sure that water is running over, not under the shingles.

The electric mast flashing is sealed with roofing tar which will ultimately leak.

I recommend repairs by a roofing contractor.

1.2 Roof Drainage System

Monitor/Maintenance

(1) The drain lines for the downspouts are buried and should be cleaned on an annual basis to be sure that the water is being carried away from the foundation.

(2) I always encourage my clients to keep gutters and downspouts free of debris as part of an ongoing maintenance program and to make sure the downspouts discharge the water as far away from the foundation as possible. Water that discharges next to the house from the downspouts or overflowing gutters can go through the foundation wall and enter the crawlspace or basement.

(3) This house has partial gutters. The front bay window did not have gutters. It would be beneficial to have gutters installed throughout the exterior of the house to make sure that water draining from the roof is directed away from the foundation and structure.

1. Roofing

I recommend repairs by a gutter installer.

1.3 Chimney

Repair/Replace

Accurate inspection of the chimney flue/liner lies beyond the scope of the home inspection. I recommend a chimney sweep inspect the flue/liner and clean as needed for safety before use.

There is visible creosote buildup at the top of the chimney that should be removed at the same time the chimney is cleaned to prevent chimney fires.

The chimney(s) had no spark arrestor. All chimneys should have an approved spark arrestor installed to prevent pest and water entry, and to help protect the roof-covering materials from a potential chimney source ignition.

1.4 Asphalt Shingle

Repair/Replace

The roof had many shingles that are starting to lift and some granular loss which is a sign of age.

I recommend evaluation by a roofing contractor to determine how many years are left before the roof should be replaced.

2. Exterior

2.0 Vegetation, Grading and Drainage (With respect to their effect on the condition of the building.)

Monitor/Maintenance, Repair/Replace

(1) There is a tree or trees too close or in contact with the house. This allows a pathway for pests and moisture to enter the house. A certified arborist should be consulted for evaluation and remediation.

(2) There are large trees around the house which could damage the house if they fell. I recommend evaluation by a certified arborist and monitoring of the trees on an annual basis.

(3) The mulch in the front of the house should be lowered so that it is not in contact with a front shutter and so water cannot get in through a lower front window.

(4) The grading at the front of the house does not favor the drainage away from the house. This situation can result in water entering the crawlspace or basement. Monitor the drainage and make corrections to the landscaping and drainage as necessary, or consult with a landscape contractor.

2.1 Driveway

Monitor/Maintenance

Common cracks and settlement were visible in the driveway. The cracks should be monitored for further movement and filled with an appropriate sealant to avoid continued damage to the driveway surface from moisture as part of an annual maintenance program.

2.3 Patio

Repair/Replace

(1) The rear patio and steps, and the front steps are moving away from the house due to age and settlement.

I recommend evaluation and repairs as needed by a qualified contractor.

(2) The rear patio guardrails were too low. Safe building practices dictate that guardrails height should be no lower than 36 inches above the walking surface. This condition is a safety concern.

I recommend repairs by a qualified contractor.

2. Exterior

This would have been allowed when the house was built.

2.4 Soffit, Fascia and Trim

Repair/Replace

(1) Areas of the exterior trim had bare wood exposed to weather. To avoid the need for replacement, repair and paint this trim soon.

I recommend repairs by a painting contractor.

(2) Areas of the soffit and fascia were water damaged and should be repaired/replaced to prevent water infiltration and further damage.

I recommend evaluation and repairs by a qualified contractor.

2.7 Brick Siding

Repair/Replace

There are visible repairs to the brick at the rear wall and rear bay window. The repairs appear to be intact at the time of inspection but should be monitored for further movement and repaired when needed.

3. Garage

3.1 Entry Doors

Repair/Replace

(1) The door(s) in the wall between the garage and the house did not meet generally-accepted current safety standards. Doors in firewalls are typically be solid wood not less than 1 3/8 inches thick, solid or honeycomb core steel not less than 1 3/8 inches thick, or a 20 minute fire-rated panel door with a fire rated tag.

This was not required when the house was built, and is a safety recommendation, not a defect.

(2) The garage/exterior door binds on the jambs and is difficult to close.

I recommend repairs by a competent handy person.

3.4 Disclaimer

Repair/Replace

I could not inspect all of the garage components due to stored items in the garage.

4. Structure

4.2 Slab-on-Grade

Monitor/Maintenance

Common cracks were visible in the concrete slab. The cracks should be monitored for further movement and filled with an appropriate sealant to avoid continued damage to the concrete slab from moisture.

4.6 Roof Framing/Sheathing

Repair/Replace

(1) Parts of the roof framing and attic are not visible and cannot be inspected due to lack of access, insulation and drywalled ceilings.

4. Structure

(2) There is roof sheathing at the peak of the roof that is less than 16" wide. This will cause excessive flexing of the sheathing in this area. The sheathing should be replaced the next time the roof is resingled by a roofing contractor.

4.7 Attic Access

Repair/Replace

The blown in insulation was blown in over the attic access panels. This is unusual and made it difficult and messy to access the attic. I only inspected the attic from the interior access area for this reason.

5. Plumbing

5.2 Water Supply and Distribution

Repair/Replace

(1) The piece of steel strapping near the main water shut off should be removed as steel will corrode copper piping.

I recommend repairs by a competent handyman.

(2) The basement in this house is finished so the water supply piping was only visible at the plumbing fixtures, and the unfinished area of the basement.

5.8 Bathroom Sinks

Monitor/Maintenance

The bathroom sink drains are sealed with caulk which is unusual. Either the sinks have leaked or the installation was poor. Monitor the sinks for leaking and repair if needed.

5.9 Bathtub

Repair/Replace

The tub in the hallway bathroom and master bathroom had an inoperable or missing stopper which means the tub cannot hold water.

I recommend repairs by a plumbing contractor.

5.11 Sump Pump

Repair/Replace

The home had a sump pump installed in a pit in the basement/crawlspace floor or underfloor space with a sealed cover. I test pumps that are accessible without disassembly. This pump was not tested. I recommend that the sump pump be serviced annually to ensure that it is operable when needed.

6. Electrical

6.1 Service Panel

Repair/Replace

(1) Circuit breakers in the service panel were of a brand different from the service panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company, or breakers listed on the load center info sheet on the inside panel cover, be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential shock hazard. I recommend inspection/correction by an electrical contractor.

(2) There are both metal and plastic water supply pipes in the basement. When both plastic and metal pipes are installed it is important that an electrical grounding connection be provided between any separate metal pipes. This connection is called a "bonding jumper". I could not determine if all of the metal pipes are properly bonded.

6. Electrical

The conductor/clamp connecting the the water pipe to the electrical system was not located within 5 feet of the point at which the pipe entered the ground, as is required by generally-accepted modern safety standards when the water distribution pipes are used as part of the grounding electrode system.

I recommend evaluation and repairs as needed by an electrical contractor.

6.2 Sub-panels

Repair/Replace

The sub panel did not have proper clearances to provide quick access for an emergency disconnect. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. I could not remove the panel cover due to shelving that blocked access. Once the shelving is removed I recommend evaluation of the panel by an electrical contractor.

6.3 Branch Circuits

Repair/Replace

Extension cords used as permanent wiring were visible at the garage. This condition is a potential fire hazard.

I recommend repairs by an electrical contractor.

6.6 GFCI/AFCI Receptacles (including all receptacles within 6 feet of all interior plumbing)

Repair/Replace

(1) There is no power to 1 GFCI receptacle in the basement.

One GFCI receptacle in the kitchen tripped but will not reset and needs to be replaced.

The left side receptacle in the master bathroom is not GFCI protected which is a shock hazard.

I recommend evaluation and repairs by an electrical contractor.

(2) This is an older house and has very few receptacles in the kitchen. I recommend that you add receptacles to meet the current safety standards so that extension cords are not used with kitchen appliances.

6.10 Smoke Detectors

Repair/Replace

I strongly recommend the installation of smoke detectors on each level of the house, in the bedrooms, and in the hall or area outside bedroom doors. Smoke detectors are required in all houses with a fuel burning appliance, a fireplace or an attached garage. Smoke detectors are important for the safety of the occupants of a house and should be tested weekly. Consult an electrical contractor for the proper location and installation of smoke detectors.

7. Heating

7.2 Normal Operating Controls

Repair/Replace

The furnaces had Nest thermostats which make it difficult for me to access all the functions of the HVAC systems without the smart phone that is linked to the thermostat. Have an HVAC contractor show you how the thermostats function and be sure that all the functions operate as intended.

7.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, and radiators.)

Repair/Replace

The vents in the kitchen and hall bath were covered by the cabinet baseboards. These should be cut out and registers installed so that heat can flow into the rooms.

7. Heating

I recommend repairs by a competent handyperson.

7.6 Service Recommendation

Repair/Replace

I encourage all my clients to have the heating and air conditioning systems serviced annually by an HVAC contractor. This will save much money and headache over the life of your system. Always ask the contractor to check for and seal air leaks in the ductwork. I strongly recommend that you have the first annual service performed prior to, or just after, closing on the property. You should be aware that a home inspection can only give a limited and general evaluation of heating and cooling systems and that some defects may not be discovered in the process of the home inspection.

7.7 Gas/LP Firelogs and Fireplaces

Repair/Replace

The gas log unit in the living room was turned off at the gas shut off or controls. Turning on gas appliances lies beyond the scope of the home inspection. Ask the seller to demonstrate the functionality of this fireplace or have it inspected by a specialist.

9. Interiors

9.2 Windows and Skylights (Interior, representative number)

Repair/Replace

(1) A window or windows in the basement have lost their thermal seal. When insulated glass loses its seal, condensation can occur between the panes and the glass generally clouds on the inner faces where it cannot be cleaned. There is a slight loss of insulating quality, but the main problem is visual. The glass may eventually become so clouded that it completely loses its transparency.

I recommend repairs by a window repair specialist, but try washing the window first to be sure it is not a dirty window.

(2) All bedrooms need a window that meet the requirements for emergency egress in case of a fire, unless they have a door to the exterior. The minimum net clear opening shall be not less than 5 square feet for a window at ground level and not less than 5.7 square feet for a upper story window. The minimum width shall be 20 inches and the minimum height shall be 24 inches. The sill height cannot be more than 44" off the floor.

The front basement room does not have this requirement. This would not have been required when the house was built and is for your information.

10. Insulation and Ventilation

10.0 Attic Insulation

Repair/Replace

In the attic, the ceiling installation extends to the roof edge and touches the bottom of the roof decking. This prevents the proper flow of ventilation air from the eave vents and could result in condensation on the under side of the roof decking.

I recommend repairs by an insulation contractor.

10.3 Venting Systems (Baths and Laundry)

Repair/Replace

10. Insulation and Ventilation

The vent fans in the bathrooms are ducted into the soffits without any duct cap or damper. This means that moist air drawn from the bathrooms is blown into the eave, where over time it could contribute to moisture related problems in the wood framing of the soffit. The ducts should be extended through the cladding and an appropriate cap/damper be installed to terminate the duct.

I recommend repairs by an HVAC contractor.

11. Installed Appliances

11.2 Dishwasher

Repair/Replace

The dishwasher was visually inspected only as the seller knows that the dishwasher functions.

The dishwasher drain line should be attached at a high point near the top of the cabinet to prevent water from the sink drain from entering the dishwasher drain. This dishwasher drain line could siphon water from the sink drain into the dishwasher, which could contaminate clean dishes in the dishwasher. Some modern dishwashers have valves to prevent backflow of water through the drain, but I could not determine if this machine has that feature.

I recommend evaluation and repairs as needed by an appliance technician.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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