

HOME INSPECTION REPORT

PERFORMED BY

INSPECTOR:

Scott Makseyn
Home Helpers Inc.

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REPORT INFORMATION

PREPARED FOR:

Sample Report

PROPERTY ADDRESS:

1234 Davis St, Raleigh, NC 27608



Inspection Performed By:

A handwritten signature in black ink that reads "Scott Makseyn".

Scott Makseyn
NCHILB #2464

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Summary

This summary is not the entire report

The complete report may include additional information of interest or concern to the client.

It is strongly recommended that the client 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.

The following conventions are used in this summary:

Repair = The system or component is not functioning as intended and is in need of repair or replacement, or adversely affects the habitability of the dwelling.





Investigate = The system or component warrants further investigation by a specialist or requires subsequent observation to determine if repairs are needed.

All directions given in the report assume you are facing the front of the house.

2. Exterior



2.0 WALL CLADDING, FLASHINGS, TRIM

Repair, Investigate

-  (1) There is a large area of siding on the right side at the kitchen window where the siding is wavy and loose on the wall. Several shingles have been face nailed with improper nails that are rusting. The house wrap is visible in some areas where the shingles do not properly overlap which can possibly allow water entry into the wall cavity. Another similar area was observed on the left side at the second floor level above the main electrical panel. I recommend a siding professional investigate all of the siding on the home to determine if it was installed according to the manufacturers specifications and to make any needed repairs.
-  (2) The two front columns at the office and the far right front porch column have deterioration present in the lower ends and needs repairs or replacements. The columns may be load bearing and should be repaired by a licensed general contractor.
-  (3) There is deteriorated trim at the far left of the front entry below the iron railing that needs replacement and painting.
-  (4) The drip edge above the kitchen window is damaged and needs repairs or replacement.


2.1 ENTRYWAY DOORS

Repair

-  (1) The exterior of both front entry door panels are gapped open and needs repairs. The gaps are not present though to the interior and this may be considered cosmetic. I recommend repairs as needed by an appropriate specialist.
-  (2) The door handle is loose at the front door and the lock difficult to operate. I recommend repairs as needed.

2.3 GARAGE INTERIOR

Repair

-  The storage shed doors are deteriorated and there are termite tubes present at the inside corners. The building is at ground level which is conducive to deterioration and insect damage (as has already occurred) I recommend further investigation to determine if the termites are active by a pest control specialist, and repairs throughout as needed by a qualified contractor.

3. Roofing

3.1 ROOF DRAINAGE SYSTEMS

Repair



The downspout at the left rear corner is causing erosion at the corner of the driveway and walkway. The downspout needs to be extended out or have splash block added to prevent continued erosion.

4. Plumbing System

4.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, FIXTURES, FUNCTIONAL FLOW

Repair



(1) The hose connection at the right of the entry is damaged and needs repairs or replacement.



(2) There are loose and damaged sink faucets in both shared bathrooms on the second floor and the master bathtub handles are difficult to move. I recommend repairs as needed by a plumber.

5. Electrical System

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

Repair



(1) The central vacuum system did not work at the kitchen floor sweep and at other various locations in the home. I recommend a vacuum specialist verify function of all inlets in the home and make repairs as needed.



(2) The doorbell intercom system did not function and needs repairs.

5.6 SMOKE DETECTORS

Repair



The smoke detectors are chirping indicating that they either need a battery replaced or that they may be defective. I recommend changing the batteries first and replacing the detectors if needed. Repairs by an electrician are recommended.

6. Heating

6.2 CHIMNEYS, FLUES AND VENTS (where readily visible)

Repair



The crawlspace furnace vent is dripping condensation onto the top of the air handler and needs repairs by an HVAC contractor.

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

Repair



There are humidifiers present on both the crawlspace and attic air handlers. The humidifiers require frequent maintenance and do not appear to have been serviced in some time. I recommend a cleaning and servicing of the units by an HVAC contractor.

7. Air Conditioning

7.0 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected, Repair




(1) There is rust in the condensate overflow pan at the air handler in the attic. This is a common item found in many homes and may have been repaired in the past. I recommend obtaining service records from the current owner to verify repair or having the unit serviced by a licensed HVAC contractor.

8. Interiors


8.0 CEILINGS, WALLS, FLOORS

Investigate

-  There are cracks present in the ceiling of the master bedroom and around the bathroom door on the front left side bathroom. The cracks are below where large amounts of drywall are stacked in the attic. The evaluation of cracks require a structural engineer but are likely due to the excessive point loads above. You may wish to seek further investigation by a structural engineer prior to closing to ensure no defects in need of repair are present.

8.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair

-  The middle drawer to the right of the stove has a damaged slide and needs repairs.




8.3 DOORS (REPRESENTATIVE NUMBER)

Repair

-  The left front bedroom door knob is loose and needs to be secured.

8.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair

-  (1) The windows adjacent to the side porch door are not made from tempered glass. A window within 24" of a door opening is required to be constructed of tempered glass. I recommend the window glass be replaced by a qualified contractor.
-  (2) The window glass to the right of the side porch door is scratched and needs repairs or replacement.
-  (3) The right facing stairwell window has a damaged lock and the glass is not tempered as required in a stairwell. I recommend repairs/replacement by a window specialist.

9. Insulation and Ventilation

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS


Repair

-  The foundation vent at the right rear corner is damaged and needs repairs to prevent pests from entering.

10. Built-In Kitchen Appliances

10.5 PERMANENTLY INSTALLED MICROWAVE OVEN

Repair

-  The microwave turntable does not move and needs repairs or replacement by an appliance specialist.

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.

THIS IS THE END OF THE SUMMARY

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Home Helpers Inc.

Date: 1/3/2011	Time: 01:30 PM	Report ID: 01031103
Property: 1234 Davis St Raleigh NC 27608	Customer: Sample Report	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.

Repair (R) = The system or component is not functioning as intended and is in need of repair or replacement, or adversely affects the habitability of the dwelling.

Investigate (IF) = The system or component warrants further investigation by a specialist or requires subsequent observation to determine if repairs are needed.

Age Of Home:

2004 Per MLS

Client Is Present:

Yes

Radon Test:

Yes

Weather:

Clear

Temperature:

40

Rain in last 3 days:

No

1. Structural Components

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

Styles & Materials

Foundation:

Masonry block
Brick

Method used to observe Crawlspace:

Crawled

Floor Structure:

Manufactured wood joists

Wall Structure:

Wood

Columns or Piers:

Masonry block
Brick piers
Wood porch columns

Ceiling Structure:

Not visible

Roof Structure:

Stick-built with dimensional lumber

Roof-Type:

Hip
Shed

Method used to observe attic:

Walked where floored only

Attic info:

Walk up access stairs

Inspection Items

1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

1.1 FLOORS (Structural)

Comments: Inspected

1.2 WALLS (Structural)

Comments: Not Inspected

The structural walls were not inspected. All areas were covered with finish materials and were not visible and could not be inspected.

1.3 COLUMNS OR PIERS

Comments: Inspected

1.4 CEILINGS (Structural)

Comments: Not Inspected

The structural members of the ceilings were not visible and could not be inspected.

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

1.6 CRAWLSPACE INSPECTION METHOD AND EXCLUSIONS

Comments: Inspected

The crawlspace was entered through the access door at the rear of the home and was inspected with a flashlight and probe. Moving insulation only where required by the [NCHILB SOP](#) . Areas above any air handlers, duct work, pipes and wiring were not visible and not inspected.

1.7 ATTIC INSPECTION METHODS AND EXCLUSIONS

Comments: Inspected

The attic was entered through the walk up access stairs and was inspected with the installed lighting and a flashlight.

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

2. Exterior

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

Styles & Materials

Siding Style:

Lap
Shingles

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Wood
Insulated glass
Metal Clad

Garage Door Operators:

Manual

Appurtenance:

Covered porch

Driveway:

Concrete

Inspection Items

2.0 WALL CLADDING, FLASHINGS, TRIM

Comments: Repair, Investigate

🏠 (1) There is a large area of siding on the right side at the kitchen window where the siding is wavy and loose on the wall. Several shingles have been face nailed with improper nails that are rusting. The house wrap is visible in some areas where the shingles do not properly overlap which can possibly allow water entry into the wall cavity. Another similar area was observed on the left side at the second floor level above the main electrical panel. I recommend a siding professional investigate all of the siding on the home to determine if it was installed according to the manufacturers specifications and to make any needed repairs.



2.0 Picture 1



2.0 Picture 2 improperly aligned joints



2.0 Picture 3 visible house wrap



2.0 Picture 4 Left side above electrical panel

🏠 (2) The two front columns at the office and the far right front porch column have deterioration present in the lower ends and needs repairs or replacements. The columns may be load bearing and should be repaired by a licensed general contractor.



2.0 Picture 5 Office



2.0 Picture 6 Office



2.0 Picture 7 Front right

🏠 (3) There is deteriorated trim at the far left of the front entry below the iron railing that needs replacement and painting.



2.0 Picture 8

🏠 (4) The drip edge above the kitchen window is damaged and needs repairs or replacement.

2.1 ENTRYWAY DOORS

Comments: Repair

- 🏠 (1) The exterior of both front entry door panels are gapped open and needs repairs. The gaps are not present though to the interior and this may be considered cosmetic. I recommend repairs as needed by an appropriate specialist.



2.1 Picture 1


- 🏠 (2) The door handle is loose at the front door and the lock difficult to operate. I recommend repairs as needed.

2.2 GARAGE DOOR OPERATORS

Comments: Not Present

2.3 GARAGE INTERIOR

Comments: Repair

 The storage shed doors are deteriorated and there are termite tubes present at the inside corners. The building is at ground level which is conducive to deterioration and insect damage (as has already occurred) I recommend further investigation to determine if the termites are active by a pest control specialist, and repairs throughout as needed by a qualified contractor.



2.3 Picture 1



2.3 Picture 2 termite tubes



2.3 Picture 3 damage at corner - at ground level

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

Comments: Inspected

2.5 EAVES, SOFFITS, FASCIAS

Comments: Inspected

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

Comments: Inspected

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

3. Roofing

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

Styles & Materials

Roof Covering:

3-Tab fiberglass/asphalt shingle

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe


Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected

3.1 ROOF DRAINAGE SYSTEMS

Comments: Repair

 The downspout at the left rear corner is causing erosion at the corner of the driveway and walkway. The downspout needs to be extended out or have splash block added to prevent continued erosion.



3.1 Picture 1

3.2 FLASHINGS

Comments: Inspected

3.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.4 ROOF INSPECTION METHOD AND LIMITATIONS

Comments: Inspected, Not Inspected

The roof was inspected from the ground with binoculars. Most of the rear and the entire left side including the dormer could not be inspected due to the close lot lines, retaining walls and adjoining properties preventing visibility.

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.

4. Plumbing System

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

Styles & Materials

Plumbing Water Supply (into home):

PEX

Plumbing Water Distribution (inside home):

PEX

Plumbing Waste:

PVC

Water Heater Power Source:

Gas

Water Heater Capacity:

(2) 50 Gallon

Water Heater Location:

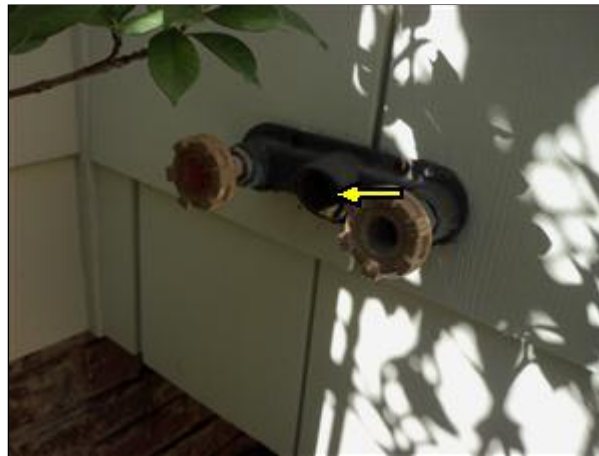
Attic

Inspection Items


4.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, FIXTURES, FUNCTIONAL FLOW

Comments: Repair

-  (1) The hose connection at the right of the entry is damaged and needs repairs or replacement.



4.0 Picture 1

-  (2) There are loose and damaged sink faucets in both shared bathrooms on the second floor and the master bathtub handles are difficult to move. I recommend repairs as needed by a plumber.

4.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS, FUNCTIONAL DRAINAGE

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

4.4 SUMP PUMP

Comments: Not Present

4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside

4.6 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main shut off is the blue knob located in the laundry room. This is for your information.

4.7 PLUMBING SYSTEM LIMITATIONS AND EXCLUSIONS

Comments: Not Inspected

The stove pot filler could not be inspected. There was no container or drain present to catch water.

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.

5. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum

Panel capacity:

200 AMP
220 Volts

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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


Comments: Inspected


5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPACITIES

Comments: Inspected

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

Comments: Repair

 (1) The central vacuum system did not work at the kitchen floor sweep and at other various locations in the home. I recommend a vacuum specialist verify function of all inlets in the home and make repairs as needed.

 (2) The doorbell intercom system did not function and needs repairs.

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


Comments: Inspected

5.5 OPERATION OF GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Comments: Inspected

5.6 SMOKE DETECTORS

Comments: Repair

 The smoke detectors are chirping indicating that they either need a battery replaced or that they may be defective. I recommend changing the batteries first and replacing the detectors if needed. Repairs by an electrician are recommended.

5.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main electrical service panel is located outside on the left exterior wall and the distribution panel is located in the laundry room and on the unfinished third floor.

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.

6. Heating

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

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air	Gas	Three
Ductwork:	Types of Fireplaces:	
Insulated	Vented gas logs Non-vented gas logs	

Inspection Items

6.0 HEATING EQUIPMENT


Comments: Inspected

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

6.2 CHIMNEYS, FLUES AND VENTS (where readily visible)

Comments: Repair


-  The crawlspace furnace vent is dripping condensation onto the top of the air handler and needs repairs by an HVAC contractor.



6.2 Picture 1

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

Comments: Repair

-  There are humidifiers present on both the crawlspace and attic air handlers. The humidifiers require frequent maintenance and do not appear to have been serviced in some time. I recommend a cleaning and servicing of the units by an HVAC contractor.

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH HABITABLE SPACE

Comments: Inspected

6.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

6.6 GAS/LP FIRELOGS AND FIREPLACES**Comments:** Inspected

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

7. Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity


Number of AC Only Units:

None

Inspection Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected, Repair

-  (1) There is rust in the condensate overflow pan at the air handler in the attic. This is a common item found in many homes and may have been repaired in the past. I recommend obtaining service records from the current owner to verify repair or having the unit serviced by a licensed HVAC contractor.



7.0 Picture 1

- (2) The air conditioning system was not inspected for proper operation. The system can not be operated when the outside air temperature is 65 degrees or less without causing damage to the compressor. We did not inspect this unit(s).

7.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

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

Comments: Not Inspected

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH HABITABLE SPACE

Comments: Not Inspected

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

8. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Wood

Carpet

Tile

Cabinetry:

Wood

Countertop:


Composite

Stone

Inspection Items

8.0 CEILINGS, WALLS, FLOORS

Comments: Investigate

 There are cracks present in the ceiling of the master bedroom and around the bathroom door on the front left side bathroom. The cracks are below where large amounts of drywall are stacked in the attic. The evaluation of cracks require a structural engineer but are likely due to the excessive point loads above. You may wish to seek further investigation by a structural engineer prior to closing to ensure no defects in need of repair are present.

8.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected


8.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair

 The middle drawer to the right of the stove has a damaged slide and needs repairs.


8.3 DOORS (REPRESENTATIVE NUMBER)


Comments: Repair


 The left front bedroom door knob is loose and needs to be secured.

8.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair

 (1) The windows adjacent to the side porch door are not made from tempered glass. A window within 24" of a door opening is required to be constructed of tempered glass. I recommend the window glass be replaced by a qualified contractor.

 (2) The window glass to the right of the side porch door is scratched and needs repairs or replacement.

 (3) The right facing stairwell window has a damaged lock and the glass is not tempered as required in a stairwell. I recommend repairs/replacement by a window specialist.

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.

9. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

Fiberglass Batts

Floor System Insulation:

Fiberglass batts

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

9.2 VAPOR RETARDERS (on ground in crawlspace)

Comments: Inspected

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Repair

 The foundation vent at the right rear corner is damaged and needs repairs to prevent pests from entering.



9.3 Picture 1

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

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

10. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:

BOSCH

Exhaust/Range hood:

VENTED

Disposer Brand:

GENERAL ELECTRIC

Range/Oven:

THERMADOR

Built in Microwave:

THERMADOR

Inspection Items

10.0 DISHWASHER
Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS
Comments: Inspected

10.2 TRASH COMPACTOR
Comments: Not Present

10.3 GARBAGE DISPOSAL
Comments: Inspected

10.4 VENTILATION EQUIPMENT/ RANGE HOOD
Comments: Inspected

10.5 PERMANENTLY INSTALLED MICROWAVE OVEN
Comments: Repair

 The microwave turntable does not move and needs repairs or replacement by an appliance specialist.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Home Helpers Inc.

Home Helpers Inc.

110 West Laurenbrook Ct. Cary, NC 27518 (919) 233-8522 Office (919) 342-0892 FAX

AGREEMENT FOR HOME INSPECTION SERVICES

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with Home Helpers Inc. for a visual inspection of the property at the following address: **1234 Davis St Raleigh, NC 27608**

Inspection Date and Time: 1/3/2011 01:30 PM

This agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. The inspection will be performed according to the Standards of Practice of the North Carolina Home Inspector Licensure Board. The terms in this agreement shall have the same meanings given to them in these standards, Client understands that these standards contain certain limitations, exceptions and exclusions and those are incorporated into this agreement.

Scott Makseyn, of Home Helpers Inc., herein after known as the "Inspector", agrees to perform a visual inspection of the subject property and to provide Client with a written report identifying visually apparent major deficiencies in readily accessible areas that exist at the time of inspection in regards to the **structural components, exterior, roofing, electrical, plumbing, heating, air conditioning, interiors, insulation, ventilation and built in kitchen appliances only**. The Inspector is a home inspection generalist and not an expert or engineer in a particular craft or trade. The report is opinion based and is not technically exhaustive, nor is it a code or compliance inspection. No destructive or disruptive testing shall be performed. No components or systems will be dismantled. The Client assumes all risk for potential problems including areas not accessible at time of inspection, or that which can not be reasonably discovered, including subsequent findings revealed during future repairs or evaluations. The client hereby releases Inspector from any and all liability, and responsibility for the cost of repairing or replacing any deficiency and for consequential damage, property damage, or personal injury of any nature. The Inspectors purpose is to determine whether or not a system or component is functional, allowing for normal wear and tear, and whether or not it adversely affects the habitability of the dwelling. The Inspector is not responsible for determining all that may be wrong with a system or component or the necessary steps, costs or reasons of a deficiency or repair; only that a second opinion may be necessary. If Inspector recommends consulting other specialized experts, Client must do so at Client's expense and liability. Additionally, inspection fees do not cover remedy of any defects. Utilities must be turned on, pilot lights must be lit. Normal operating controls will be used by the inspector to inspect the system or component. Shut-down systems or components will be assumed to be so for a reason and will not be turned on; such items will be reported as (NI) Not Inspected, and a reason will be stated. Water intrusion or moisture may only be visible during or following adequate rainfall. Client holds harmless and agrees that it may be impossible to observe such unless inspection is conducted at that time, and under prescribed conditions.

The inspection and report is not intended to be used as a warranty, guarantee, promise or insurance policy regarding the property condition or future condition, or against the property being free from deficiencies expressed or implied, and/or that Inspector will locate and report on all such defects and deficiencies. The inspection and written report are prepared for the sole, confidential, and exclusive use and possession for the Client. Inspector is not liable for prohibited misuse, misinterpretation or reliance on such by any third party.

The Inspector is not required to move personal property, debris, soil, vegetation, furniture, equipment, carpeting, insulation or like materials which may impede or limit visibility, or to access roofs, crawlspaces or un-floored attic areas where personal or property injury or harm may result. Concealed or latent defects are excluded from this inspection.

Systems and items not covered include, but are not limited to: security, sprinkler, intercom, telephone, cable, satellite, solar, vacuum, well, septic, water conditioning systems, portable A/C units, pools, spas and their components, storm doors, storm windows, screens, awnings, oven clocks, timers, self clean features, accuracy of any thermostats, lightning arrestors, thermo-pane window seals, safety glass, internal furnace combustion systems, heat exchangers, chimney liners, component installation or recalls, any detached buildings or fences, and any items considered cosmetic such as wallpaper, window coverings, paint, and floor coverings.

The inspector shall also exclude reporting on adequacy, life expectancy, costs or procedures to cure any deficiency, component, or system. The operational capacity, performance, quality, design, as well as suitability and adequacies of home components are beyond the purpose and scope of this inspection. Any such opinion given by inspector on excluded items is to be used as a guide only and should be confirmed by the Client prior to property settlement. **The inspection and report do not address** the possible presence of any environmental substance such as asbestos, radon, lead paint, formaldehyde, contaminants, pesticides, toxins, disease, buried fuel tanks, mold, mildew, fungi and/or all other similar substances/ conditions, nor the presence or absence of insects, pests, or wood destroying insects/organisms.

NOTICE OF CLAIMS: Client understands and agrees that any claim for failure to accurately report the visually discernable conditions at the subject property, as limited herein above, shall be made in writing and by phone and reported to the Inspector within ten(10) days of discovery. Client further agrees that with the exception of emergency conditions, the Client, Client's agent or independent contractor will make no alterations or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client agrees and understands that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITS OF LIABILITY: Liability for mistakes or omissions in the Inspection Report is limited to the refund of the fee paid for this Inspection and Report. The liability of the Inspector's principles, agents, and employees are also limited to the fee paid. This liability limitation is binding on the Client and Clients spouses, heirs or representative. Client assumes the risk of all losses greater than the cost of the Inspection. Client agrees to immediately accept a refund of the fee paid as full settlement of any and all claims which may ever arise from this Inspection. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement.

GOVERNING LAW & SEVERABILITY: This Agreement shall be governed by North Carolina law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

PRIVACY: By signing this agreement the Client agrees to receive future business communications from Home Helpers Inc. Home Helpers Inc. will never sell or otherwise divulge any Client contact information to any other outside sources.

FEES: Inspection fees are based on both the square footage and age of the property to be inspected. Properties found to be in excess disrepair on inspection day will be subject to additional charges. Re-inspections and additional trips start at \$150. Cancellations with less than 24hours notice of a scheduled inspection will incur a \$150 fee. Payment is due upon completion of the on-site inspection unless other arrangements have been agreed upon by both parties. Payments deferred until closing are subject to a \$35 service charge. There will be \$35.00 charge if any form of payment is subsequently dishonored. Any fee not paid within 30 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the inspection fee.

RADON TESTING is available for \$129. The subject property may be subject to contamination by Radon, a colorless, odorless, radioactive gas listed by the US Environmental Protection Agency (EPA) as a known carcinogen and the second leading cause of lung cancer in the US. Radon decay products may modify damage or destroy cells or DNA in human lungs. Build-up of Radon in homes is a major health concern. More than 20,000 Americans die of Radon-related lung cancer each year. The Inspector, the Surgeon General, the EPA, and HUD all recommend you have your home tested.

Inspection Fees:

Service	Price	Amount	Sub-Total
4000 sq ft to 5000 sq ft	450.00	1	450.00
E-Perm 48hr Radon Gas Test	125.00	1	125.00

Total: \$575.00

Check

Paid

Client has read, understands and agrees to the terms and conditions of this agreement and gives authorization to release all information contained within the written report to Clients Agent or other interested parties.

Client Name: Sample Report

Client Signature: Signature On File

E-mails: Scott@TriangleHomeInspector.com

Phone: 919-233-8522

Scott Makseyn, President

Home Helpers Inc.

North Carolina Licensed Home Inspector #2464

**INVOICE**

Home Helpers Inc.
 110 West Laurenbrook Ct
 Cary, NC 27518
 (919) 233-8522 Office
 (919) 342-0892 Fax
 (919) 247-4616 Direct
 Inspected By: Scott Makseyn

Inspection Date: 1/3/2011
 Report ID: 01031103

Customer Info:	Inspection Property:
Sample Report	1234 Davis St Raleigh NC 27608
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
4000 sq ft to 5000 sq ft	450.00	1	450.00
E-Perm 48hr Radon Gas Test	125.00	1	125.00
			Tax \$0.00
			Total Price \$575.00

Payment Method: Check

Payment Status: Paid

Note: