



GUARDIAN INSPECTIONS

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RESIDENTIAL INSPECTION

312 E Highland Ave
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Avery Moore

02/18/2025



Inspector

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Agent

Takyla Hill

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Thank you for the opportunity to conduct this home inspection for you! This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensure Board and a copy of these guidelines is available from that board. The report contains two sections: 1) the summary pages that contain a list of items that need to be repaired/evaluated/monitored and 2) the body of the report that contains much information about the systems in the house and notes on items in the house. Please read the entire report.

All directions in the report are relative to facing the house from the street or facing the main entrance door unless otherwise stated in the report. Directions for a condo unit in a building with multiple units are relative to facing the unit from its main entrance door.

The observations/defects in the report/summary pages are color-coded.

Red comments are items that need to be repaired/replaced/evaluated now.

Orange comments are less important items or maintenance items that could be delayed.

Blue comments are items that need to be monitored for changes.

Click on photos for full page previews

The age/size information included in the report is provided by another source. We do not measure the house to determine the size.

This is not a code compliance inspection. All observations and noted defects are of the professional opinion of the inspector.

Please call us with any questions that you have. Thanks again for trusting us with your home inspection. Please refer Guardian Inspections to your family or friends for their home inspection needs.

SUMMARY



ITEMS INSPECTED



MONITOR ITEM



RECOMMENDATION



SAFETY HAZARD

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

The observations/defects in the report/summary pages are color-coded.

Red comments are items that need to be repaired/replaced/evaluated now.

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Click on photos for full page previews

- ⊖ 2.1.1 Roof - Roof Coverings: Non-standard roof repair
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Leaf Debris in Gutters
- ⊖ 2.4.1 Roof - Roof Flashings: Missing Kickout Flashing
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- ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Loose Siding
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- ⚠ 9.4.3 Electrical - Subpanel: Debris inside panel
- ⚠ 9.4.4 Electrical - Subpanel: Grounds and neutrals not separated
- ⊖ 9.4.5 Electrical - Subpanel: White wire hot
- ⊖ 9.5.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: white cables not re-identified as hot
- ⚠ 9.5.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Damaged cable
- ⊖ 9.6.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- ⊖ 9.6.2 Electrical - Lighting Fixtures, Switches & Receptacles: Ceiling fan Loose
- ⚠ 9.6.3 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet No Power
- ⚠ 9.6.4 Electrical - Lighting Fixtures, Switches & Receptacles: Outlet Error Open Ground
- ⚠ 9.8.1 Electrical - Smoke Detectors: no smoke detectors
- 🔧 11.1.1 Basement, Foundation, Crawlspace & Structure - General: No Access

1: INSPECTION DETAILS

Information

Outside Temperature

40

Weather Conditions

Clear, Dry

In Attendance

Inspector Only

Style of Home

Single family, One Story Ranch

Occupancy

Empty/Vacant

Photos: Front Photo



Photos: Left Side Photo



Photos: Rear Photo



Photos: Right Side Photo



Photos: Aerial Home Photo



Photos: Aerial Lot Photo



Inspection Date

02/18/2025

Client should attempt to obtain all warranties, guarantees, transferable warranties for: HVAC systems, any foundation work, structural repairs, water proofing, equipment, new roof (possibly age of roof), appliances, equipment, sump pumps, etc.

2: ROOF

Information

Inspection Method

Drone, Ladder

Roof Coverings: Material

Asphalt



Roof Coverings: Roof Type/Style

Gable

Roof Drainage Systems: Gutter Material

Aluminum

Roof Drainage Systems: Sloped toward downspout

Roof Penetrations: Penetration Types

Plumbing Vent Stack, Exhaust Vent



Roof Flashings: Material

Asphalt, Metal

Roof Flashings: Ridge/Hip Cap Flashing

Roof Flashings: Roof to Wall Flashing

Roof Flashings: Valley Flashing

Roof Flashings: Drip Edge Flashing

Roof Flashings: Kick Out Flashing

Chimney: Chimney Material

Brick

Chimney: Crown/Cap Condition

Chimney: Height and safety requirements



Chimney: Flashings

Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Roof Coverings: Inspected

Roof covering materials provide a decorative, sturdy shelter from the weather conditions around your house. They are usually installed in an overlapping manner to provide complete protection for the materials beneath, such as plywood or a vapor barrier.

Roof Drainage Systems: Inspected

Gutters are responsible for water management. During a storm, they effectively channel water flow from your roof, through the downspouts, and direct it to appropriate areas outside the home.

Roof Flashings: Inspected

Roof flashing is a thin material, usually aluminium, but can also be asphalt shingles. Flashings direct water away from critical areas of the roof, wherever the roof plane meets a vertical surface like a wall or a dormer. Flashing is installed to surround roof features, such as vents, chimneys and skylights.

Chimney: Inspected

A chimney is an architectural ventilation structure made of masonry, clay or metal that isolates hot toxic exhaust gases or smoke. The masonry chimney crown is the top element of a masonry chimney. It covers and seals the top of the chimney from the flue liner to the chimney edge.

Deficiencies

2.1.1 Roof Coverings

NON-STANDARD ROOF REPAIR

ROOF

Section of shingles was taped. This is a non-standard repair and may lead to further damage. Recommend repair by qualified roofing contractor.

— Recommendation



2.2.1 Roof Drainage Systems

LEAF DEBRIS IN GUTTERS

ROOF

Leaf debris was accumulated in the gutters. Water could be unable to properly divert away from the roof structure leading to moisture damage around the fascia and soffit. Recommend cleaning by a qualified contractor.

— Recommendation



2.4.1 Roof Flashings

MISSING KICKOUT FLASHING

ROOF

No kickout flashing was present where recommended. Rain runoff may overshoot the gutters onto the door. Recommend installation of a kick out flashing at all sidewall terminations by a qualified gutter contractor.

 Recommendation



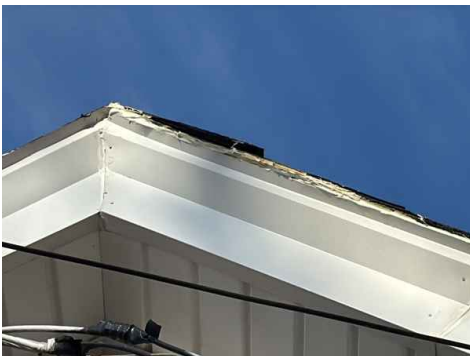
2.4.2 Roof Flashings

DRIP EDGE CAULKED

VARIOUS ROOF LOCATIONS

Various drip edge locations around the roof was caulked. This is a non-standard repair and a result of improper shingle trimming. This may lead to leaks and water damage to the roof decking material. Recommend repair by qualified roofing contractor.

 Recommendation



2.5.1 Chimney

ABANDONED CHIMNEY

ROOF

Abandoned chimney was not capped. This can allow moisture and debris to fall down the chimney. Recommend repair by a qualified chimney contractor.

 Recommendation



3: EXTERIOR

Information

General: Inspection Method
Visual, Tactile

Siding, Flashing & Trim: Siding/Trim Material
Vinyl

Eaves, Soffits & Fascia: ESF Material
Vinyl, Aluminum



Exterior Doors: Front Exterior Entry Door
Metal, Glass



Exterior Doors: Meets Egress Requirements
36" Wide, Side Hinged, 36" Landing, 80" Height

Exterior Doors: Rear Exterior Entry Door
Metal

Decks, Balconies, Porches & Steps: Front Porch/Material
Covered Porch, Concrete



Decks, Balconies, Porches & Steps: Front Porch Columns
Wood

Decks, Balconies, Porches & Steps: Rear Porch/Material
Patio, Concrete



Walkways & Driveways: Walkway**Material**

Concrete

**Vegetation, Lot Grading, And****Drainage : Site Conditions**

Drainage Acceptable, Grading Sufficient, Vegetation Spacing Good

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Siding, Flashing & Trim: Inspected

Siding is intended to provide an initial line of defense against most exterior elements that might threaten a structure. For example, siding can help resist damage from insects like termites. It can also provide protection against weather issues—such as hail, wind, moisture, and even extreme heat and cold temperatures.

Eaves, Soffits & Fascia: Inspected

These architectural elements found along the eave area do more than just add visual interest and give a finished look to your home. They help protect the exterior of your house by keeping out pests like bats, birds and squirrels, and give you a way to disguise ventilation for your attic.

Exterior Doors: Inspected

The door sets a design tone and character for your home's exterior, it serves as an entry point for inviting in guests, and it offers security by keeping out unwanted visitors. All exterior entry doors were inspected for overall condition and operation. Doors should latch and move on their hinges smoothly.

Decks, Balconies, Porches & Steps: Inspected

Whether it's shielding you from the summer sun, keeping you dry during a rainstorm, or providing a cozy spot to enjoy the crisp fall air, a porch allows you to enjoy an outdoor living space in comfort.

Walkways & Driveways: Inspected

Beyond being aesthetically pleasing, driveways and walkways can add curb appeal, increase a property's value, and make a house feel more welcoming. Most importantly, driveways can offer convenient, safer parking for you, your family, and your guests.

Vegetation, Lot Grading, And Drainage : Inspected

In the case of pier-and-beam foundations with crawlspaces, and slabs, good lot grading and drainage can prevent excess moisture at the foundation which over time could lead to structural damage.

Deficiencies

3.2.1 Siding, Flashing & Trim

LOOSE SIDING

REAR

Recommendation

One or more sections of siding was loose. This can result in the siding falling off the home or allowing moisture intrusion behind the siding. Recommend repair by a qualified siding contractor.



3.3.1 Eaves, Soffits & Fascia

SOFFIT OUT OF TRACK

REAR

 Recommendation

Soffit was not properly secured into track. This can cause the soffit to fall out. Recommend repair by a qualified contractor.



3.4.1 Exterior Doors

WEATHERSTRIPPING INADEQUATE

FRONT DOOR

 Recommendation

Door weatherstripping was not adequate. Air gap noted at front door. This can result in significant energy loss and moisture intrusion. Recommend installation of new standard weatherstripping by a qualified contractor.



3.4.2 Exterior Doors

**DOOR DID NOT OPEN**

REAR DOOR

Rear entry door did not open. This can prevent it egress in an emergency situation. Recommend repair by qualified carpentry contractor.

Estimated Cost

\$500 - \$575



3.4.3 Exterior Doors

**THRESHOLD INCORRECTLY INSTALLED**

FRONT DOOR

Installation of threshold left the interior flooring exposed. This can result in weather related damage to the flooring. Recommend repair by a qualified carpentry contractor.



3.5.1 Decks, Balconies, Porches & Steps

**PORCH CRACKED**

FRONT PORCH

Moderate cracking was present on the front porch. This can allow water to penetrate the concrete leading to further accelerated damage. Recommend sealing by a qualified masonry contractor.



3.6.1 Walkways & Driveways

**WALKWAY CRACKING - MAJOR**

FRONT WALKWAY

Major cracks observed. This can be a tripping hazard. Recommend repair by a qualified masonry contractor.



4: DOORS, WINDOWS & INTERIOR

Information

General: Inspection Method

Visual, Tactile

Windows: Window Floor Height Acceptable

Floors: Installed Appropriately

Ceilings: Ceiling Material

Drywall

Doors: Door Type

Hollow Core, Hinged

Windows: Windows Operational

Walls: Wall Material

Drywall

Ceilings: Inspected

All ceiling surfaces were inspected for damage and appropriate finish.

Windows: Window Type

Thermal, Vinyl, Single-hung

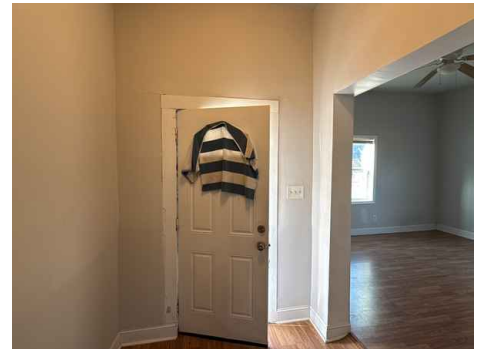
Floors: Floor Coverings

Laminate

Walls: Inspected

All wall surfaces were inspected for damage and appropriate finish.

Interior Photos: Foyer



Interior Photos: Living Room



Interior Photos: Kitchen



Interior Photos: Bedroom 1



Interior Photos: Bathroom 1



Interior Photos: Bedroom 2



General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Doors: Inspected

All interior doors were inspected for overall condition and operation. Doors should latch and move on their hinges smoothly.

Windows: Inspected

Windows bring in natural light, brightening up interior spaces and reducing the need for artificial lighting during the day. Windows contribute to the ventilation of a building by allowing fresh air to circulate. This exchange of air helps maintain a comfortable and healthy indoor environment.

Floors: Inspected

The finished flooring is critical for aesthetic purposes. Carpet provides safety protection for the whole family, including toddlers, older individuals, and pets. Vinyl is an excellent waterproofer and tile can offer a luxury look. All finishes should be durable, comfortable, safe, and easy to maintain.

Deficiencies

4.2.1 Doors

LOOSE DOOR HANDLE

BATHROOM DOOR

Door handle was loose. This can prevent operation as intended.. Recommend tightening of handles by a qualified contractor.



4.2.2 Doors

HINGE LOOSE

RIGHT BEDROOM

Door hinges were loosely mounted or not mounted. This can prevent operating the door as intended. Recommend repair by qualified carpentry contractor.



4.2.3 Doors

DOOR FRAME IS NOT SQUARE

FRONT BEDROOM

Door frame was out of square due to settlement. This can prevent opening and closing of the door as intended. Recommend review of the root cause and repair by a qualified contractor.





4.2.4 Doors

DOOR DOES NOT CLOSE

BATHROOM

Door did not close completely. Recommend repair by a qualified carpentry contractor.

 Recommendation



4.3.1 Windows

IMPROPER INSTALLATION

KITCHEN

Window installation had heavy silicone applied to the interior side. This can be a sign of previous leaking or improper installation. Recommend repair by qualified window contractor.

 Recommendation



4.3.2 Windows

DAMAGED WINDOW

KITCHEN

Window trim, was damaged. This did not affect the operation of the window. Recommend repair by a qualified contractor.

 Recommendation



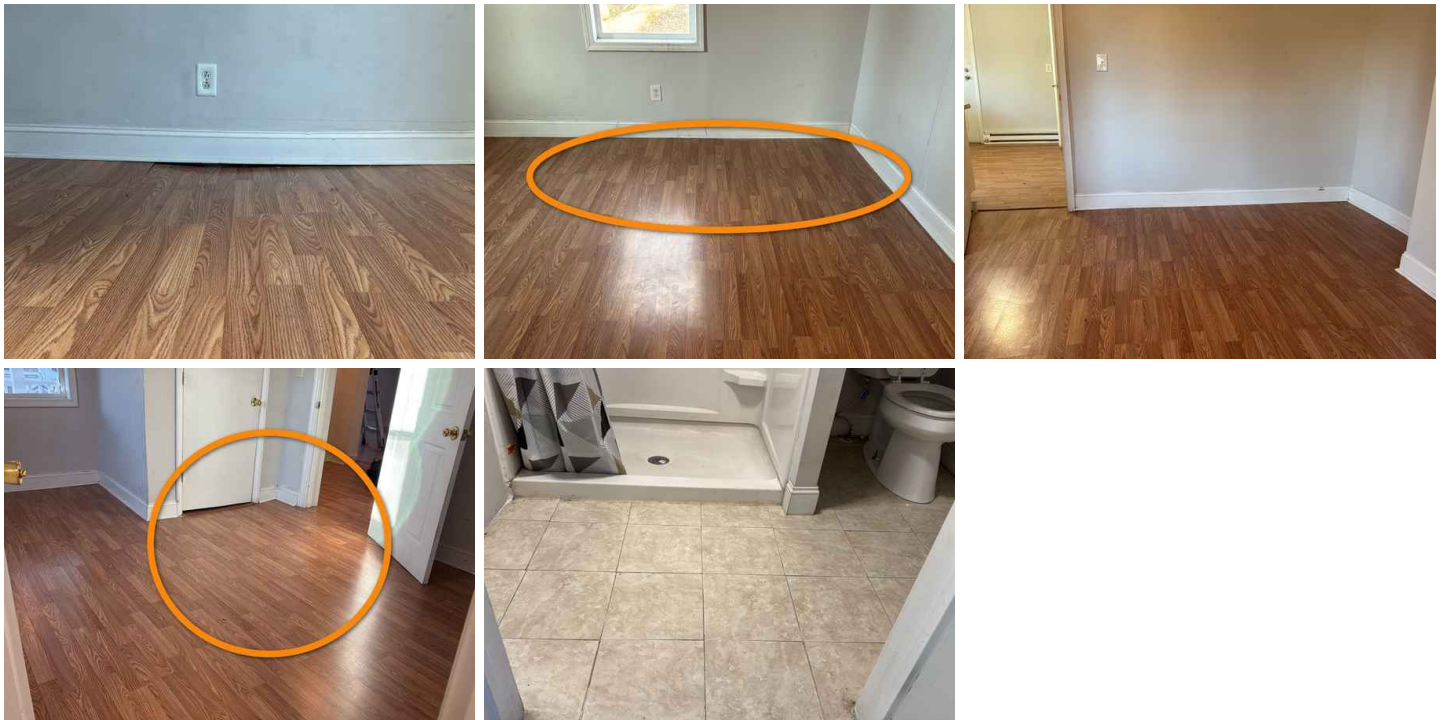
4.4.1 Floors

UNEVEN FLOOR

VARIOUS LOCATIONS

 Recommendation

Floor was noted to be uneven. This could be due to subfloor or foundation related movement. No crawlspace access was available to review. Recommend further review and repair by a qualified general contractor.



4.4.2 Floors

FLOOR TRIM LOOSE

UTILITY CLOSET

Floor trim was loosely installed in the utility closet. Recommend installation by a qualified carpentry contractor.

 Recommendation



4.5.1 Walls

SETTLEMENT CRACKS

VARIOUS LOCATIONS

Multiple settlement cracks were present in the drywall. Recommend review of the root causes and repair by a qualified contractor.

 Recommendation



5: BUILT-IN APPLIANCES

Information

General: Inspection Method
Visual, Tactile, Operational

Kitchen Cabinets: Cabinet Material
Wood Faced

Kitchen Cabinets: No Cabinet Damage Observed



Kitchen Countertops: Countertop Material
Laminate

Kitchen Countertops: Countertop Caulking Inspected
Caulking around the countertops was inspected and in tact.

Kitchen Countertops: No Countertop Damage Observed



Washer and Dryer: Model
GE



General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Kitchen Cabinets: Doors and Drawers Operational

All doors and drawers were tested for operation and connection to cabinetry.

Deficiencies

5.2.1 Kitchen Cabinets

HOLE IN CABINET BASE

BATHROOM

Holes were present in the cabinet base of the bathroom vanity. This can allow pest intrusion. Recommend repair or sealing by a qualified cabinet contractor.



5.4.1 Washer and Dryer

UNABLE TO INSPECT CONNECTIONS

LAUNDRY CLOSET

Was unable to inspect the washer and dryer connections due to no access.



6: HEATING

Information

General: Inspection Method
Visual, Operational

Heating Equipment: Brand
Unable to determine

Heating Equipment: Energy Source/Heat Type
Electric baseboard



Heating Equipment: Location
Attic

Normal Operating Controls: Thermostat location
Hallway

Normal Operating Controls: Inspected

Thermostat was securely mounted and operated the system as intended.



Distribution Systems: Return Air Filter/Estimated Size
12x12

Distribution Systems: Approx Air Temperature
122

Presence of Installed Heat Source in Each Room: Registers Located in All Living Areas

Yes



General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

7: COOLING

Information

Cooling Equipment: Brand
Not Present



8: PLUMBING

Information

General: Inspection Method
Visual, Functionally tested

Water Source
Public



Main Water Shut-off Device:
Location
Bathroom



Water Pressure Reducer Valve:
Location
N/A

Water Pressure Reducer Valve:
Water Pressure (approximate)
60 Psi



Water Supply, Distribution Systems & Fixtures: Water Supply Material
Unknown

Water Supply, Distribution Systems & Fixtures: Water Distribution Material
Unknown

Drain, Waste, & Vent Systems:
Drain Material
Cast Iron



Drain, Waste, & Vent Systems:
Sewer Connection
4"

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith



Hot Water Systems, Controls, Flues & Vents: Location

Utility Closet

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Unit Serial Number

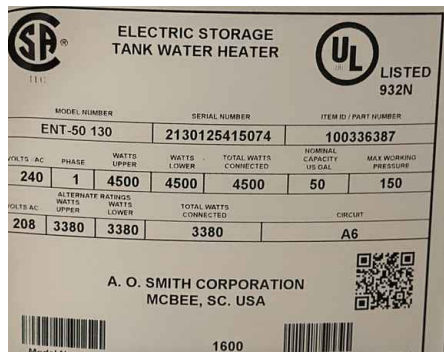
Model and serial number provided for customer reference only.

Hot Water Systems, Controls, Flues & Vents: Capacity

50 Gallons

Hot Water Systems, Controls, Flues & Vents: Expansion Tank

Not Present



Hot Water Systems, Controls, Flues & Vents: TPR Valve

Good Condition

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Hot Water Systems, Controls, Flues & Vents: Water Temperature Safe

The U.S. Consumer Product Safety Commission urges all users to lower their water heaters to 120 degrees Fahrenheit. In addition to preventing accidents, this decrease in temperature will conserve energy and save money.

Hot Water Systems, Controls, Flues & Vents: Estimated Production Date of System

2021-07-31

You should have your water heater serviced at least once per year. The most important part of water heater maintenance is flushing the tank. If you don't flush it, sediment will build up inside your water heater's tank.

Deficiencies

8.4.1 Water Supply, Distribution Systems & Fixtures

SINK LEAKING

BATHROOM



Sink in the bathroom has a leak at the drain connection. This could lead to cabinet and flooring damage if not repaired. Recommend repair by a plumbing contractor.



8.4.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

SINK HOT COLD REVERSED

KITCHEN

Hot and cold valves were reversed. Hot should be on the left. Recommend repair by a qualified contractor.



8.4.3 Water Supply, Distribution Systems & Fixtures

 Recommendation

TOILET MOUNT LOOSE

BATHROOM

Toilet was not tightly mounted and could be moved. This can cause leaking and floor damage. Recommend repair by a qualified plumbing contractor.



8.4.4 Water Supply, Distribution Systems & Fixtures

 Recommendation

KITCHEN SINK LEAKING

KITCHEN

Active leak at the kitchen sink. This can allow water to damage the cabinet and floor. Recommend repair by a qualified plumbing contractor.



8.4.5 Water Supply, Distribution Systems & Fixtures

 Recommendation

UNINSULATED PLUMBING

FRONT EXTERIOR

Uninsulated plumbing on the exterior of property. This can result in damage to the plumbing lines. Recommend insulating by a qualified contractor or removal.



8.5.1 Drain, Waste, & Vent Systems

 Recommendation

FLEX DRAIN TUBE

KITCHEN

Flex drain tube was in use under the kitchen sink. This tubing is prone to clogging. Recommend replacement with smooth wall drain pipe by a qualified plumbing contractor.



8.5.2 Drain, Waste, & Vent Systems

 Recommendation

IMPROPER DRAIN SLOPE

BATHROOM

Drain had improper slope. This can prevent the gravity flow of water and require excessive water in the line in order to drain. Recommend repair by a licensed plumbing contractor.



8.5.3 Drain, Waste, & Vent Systems

 Recommendation

DISCONNECTED DRAIN PIPE

RIGHT EXTERIOR

Bathroom sink drain line was disconnected from the main stack. Recommend repair by a qualified plumbing contractor.



8.6.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation
NO EXPANSION TANK

UTILITY CLOSET

No expansion tank was present at the water heater or located under the home. Expansion tanks allow for the thermal expansion of water in the pipes. Recommend installation by a qualified plumbing contractor.



8.6.2 Hot Water Systems, Controls, Flues & Vents

 Safety Hazard
TPR VALVE MISSING DISCHARGE TUBE

UTILITY CLOSET

Water heater tpr valve was missing a discharge tube. This can allow heated water to spray in an uncontrolled manner. Recommend installation of discharge tube by a qualified contractor.

Estimated Cost

\$45 - \$55



8.6.3 Hot Water Systems, Controls, Flues & Vents

 Recommendation
NO DRAIN PAN

UTILITY CLOSET

No drain pan for exterior drainage was located at the water heater. This could result in significant damage to the property if there were to be a leak. Recommend install installation to an exterior drain by a qualified contractor.



9: ELECTRICAL

Information

General: Inspection Method
Visual

Service Entrance Conductors And Grounding: Electrical Service Conductors
240 Volts, Overhead



Service Entrance Conductors And Grounding: Grounding Rod and Electrode Conductor



Main Panel and Overcurrent Device: Main Panel Location
Rear Exterior



Main Panel and Overcurrent Device: Panel Manufacturer
General Electric

Main Panel and Overcurrent Device: Panel Type
Circuit Breaker

Main Panel and Overcurrent Device: Panel Capacity
Unknown

Main Panel and Overcurrent Device: Service Disconnect

Subpanel: Sub Panel Location
Kitchen



Subpanel: Sub Panel Manufacturer
General Electric

Subpanel: Sub Panel Type
Circuit Breaker

Subpanel: Panel Capacity
100 AMP

Subpanel: Sub Panel Disconnect



Branch Wiring Circuits, Breakers & Fuses: Breakers Compatible With Box

Compatible

Branch Wiring Circuits, Breakers & Fuses: Wiring Method Non Metallic Sheathed

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Lighting Fixtures, Switches & Receptacles: Fixtures Present

Lighting Fixtures, Switches & Receptacles: Receptacles Tested

Lighting Fixtures, Switches & Receptacles: Switches Operable

Tested

GFCI & AFCI: GFCI Present and Tested

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Service Entrance Conductors And Grounding: Inspected

The primary purpose of a grounding rod is to protect people and equipment by providing a low-resistance pathway so electrical currents can flow directly to the ground. Benefits include: Safety: Reducing the risk of electrical shock.

GFCI & AFCI: Inspected

A ground fault circuit interrupter or GFCI is an electrical device that can protect you from severe electrical shock during a grounding error. AFCI stands for arc-fault circuit interrupters, and they protect you from electrical dangers related to fires from overheating caused by arcing.

Deficiencies

9.2.1 Service Entrance Conductors And Grounding

DAMAGED CONDUIT

RIGHT EXTERIOR

Electrical conduit was damaged and disconnected. Recommend repair by qualified electrical contractor.

Estimated Cost

\$200 - \$250



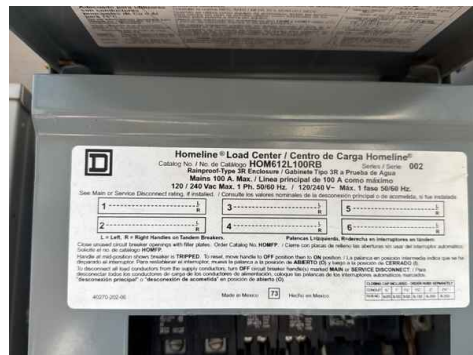
9.3.1 Main Panel and Overcurrent Device

UNLABELED BREAKER

MAIN ELECTRICAL PANEL



Unlabeled breakers were present in the panel. This can delay the deenergizing of a circuit in an emergency. Recommend labeling of all circuit breakers by a qualified contractor.



9.3.2 Main Panel and Overcurrent Device

RECOMMEND SECURING

MAIN ELECTRICAL PANEL

Exterior panel was not secured. Recommend locking to prevent unwanted access.



9.3.3 Main Panel and Overcurrent Device

MISSING KNOCKOUTS

MAIN ELECTRICAL PANEL

Missing knockouts or openings or present in the electrical panel. This can allow entry of insects or Unlabeled breakers were present in the panel. This can delay the deenergizing of a circuit in an emergency. Recommend labeling of all circuit breakers by a qualified contractor. Recommend repair by qualified electrical contractor.



Estimated Cost
\$80 - \$100



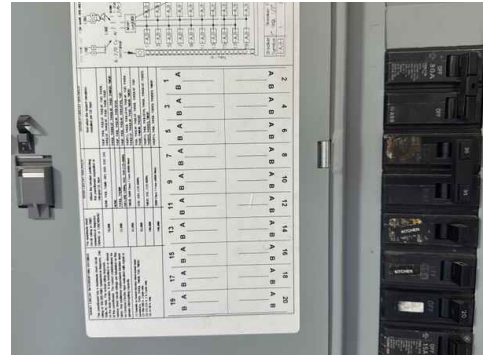
9.4.1 Subpanel

UNLABELED BREAKERS

SUB PANEL



Unlabeled breakers were present in the panel. This can delay the deenergizing of a circuit in an emergency. Recommend labeling of all circuit breakers by a qualified contractor.



9.4.2 Subpanel

MISSING KNOCKOUTS

SUB PANEL

Missing knockouts or openings are present in the electrical panel. This can allow entry of insects or unlabeled breakers were present in the panel. This can delay the deenergizing of a circuit in an emergency. Recommend labeling of all circuit breakers by a qualified contractor. Recommend repair by qualified electrical contractor.



9.4.3 Subpanel

DEBRIS INSIDE PANEL

SUB PANEL

Debris was present inside the sub panel. This can be a fire hazard. Recommend removal by a qualified electrical contractor.

Estimated Cost

\$35 - \$50



9.4.4 Subpanel

GROUNDS AND NEUTRALS NOT SEPARATED

SUB PANEL

Grounds and neutrals were not separated at the subpanel as recommended. This can create an unsafe condition in the home. Recommend repair by a licensed electrical contractor.

Estimated Cost

\$300 - \$350



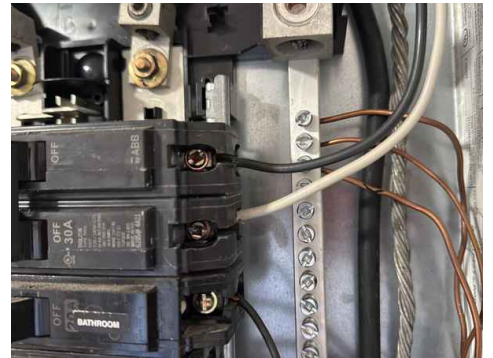


9.4.5 Subpanel

WHITE WIRE HOT

SUB PANEL

Unlabeled white cables were in use as hot wires in the panel. This is a shock hazard and did not correctly re-identify the cables. Recommend repair by a qualified electrical contractor.

 Recommendation


9.5.1 Branch Wiring Circuits, Breakers & Fuses

WHITE CABLES NOT RE-IDENTIFIED AS HOT

MAIN ELECTRICAL PANEL

Unlabeled white cables were in use as hot wires in the panel. This is a shock hazard and did not correctly re-identify the cables. Recommend repair by a qualified electrical contractor.

 Recommendation


9.5.2 Branch Wiring Circuits, Breakers & Fuses

DAMAGED CABLE

ATTIC

Wires in the attic, appear to have two marks from rodents. This can leave the cable unprotected and potentially dangerous. Recommend repair by a licensed electrical contractor.

 Safety Hazard

Estimated Cost

\$175 - \$225



9.6.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

FRONT PORCH

Light was not operating. New light bulb possibly needed or repair of fixtures by a qualified contractor.

 Recommendation


9.6.2 Lighting Fixtures, Switches & Receptacles

CEILING FAN LOOSE

RIGHT BEDROOM

Ceiling fan vibrated excessively during operation. This can loosen the mount if not corrected. Recommend repair by a qualified contractor.

 Recommendation


9.6.3 Lighting Fixtures, Switches & Receptacles

OUTLET NO POWER

RIGHT BEDROOM CLOSET

Outlet failed to produce power. This can render the outlet unusable. Recommend repair by a qualified electrical contractor.

Estimated Cost

\$125 - \$175

 Safety Hazard



9.6.4 Lighting Fixtures, Switches & Receptacles

 Safety Hazard

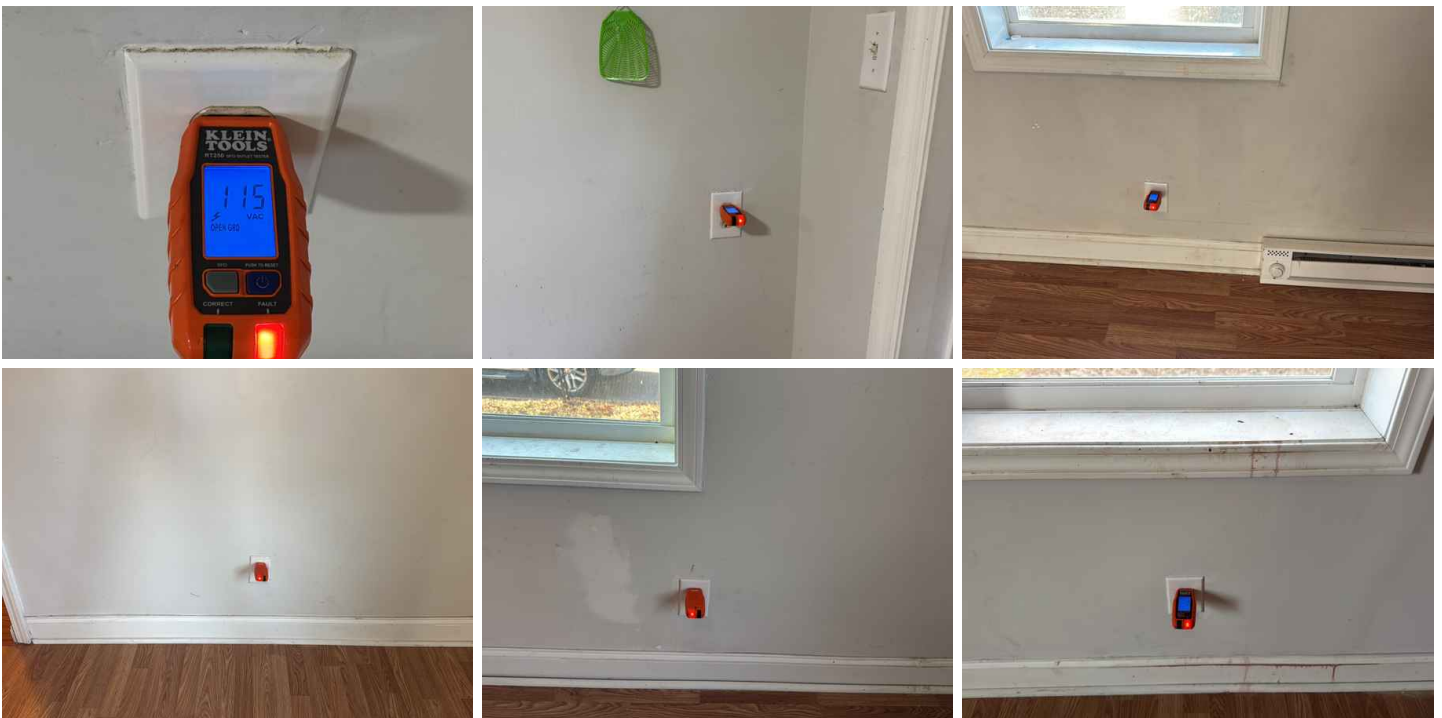
OUTLET ERROR OPEN GROUND

VARIOUS LOCATIONS

Multiple outlets had open ground faults. This is a hazardous condition. Recommend review of the outlets and repair by a licensed electrical contractor.

Estimated Cost

\$300 - \$400



9.8.1 Smoke Detectors

 Safety Hazard

NO SMOKE DETECTORS

BEDROOMS

Smoke detectors were not present in the bedrooms. This can prevent notification during a fire emergency. Recommend installation of smoke detectors by qualified contractor.

Estimated Cost

\$200 - \$225

10: ATTIC, INSULATION & VENTILATION

Information

General: Inspection Method

Visual

Access Panel



Access Door Insulated

Attic Insulation: Attic Insulation Type

Blown/Loose-fill

Attic Insulation: Insulation Appears Adequate

Exhaust Systems: Exhaust Fans/Exhaust Ducts

Fan with Light

Ventilation: Ventilation Type

Gable Vents

Roof Structure - Framing

Members: Material

Wood Beams, OSB

Roof Structure - Framing

Members: Rafters



Roof Structure - Framing

Members: Purlins and Braces

General: Visual Inspection

Only the visible areas were inspected at the time of inspection. No deficiencies noted to visible areas unless otherwise noted below.

Inspected

Pull down stairs simplify attic access and are generally considered safer than using a ladder. An access panel must be accessed with a ladder. By insulating the door, you can significantly reduce heat transfer and improve your home's overall comfort.

Attic Insulation: Inspected

Proper attic insulation offers increased Energy Efficiency: Insulation helps to maintain the indoor air temperature reducing HVAC workload and energy bills. Insulation appeared clean and free of foreign debris.

Exhaust Systems: Ducts Terminated to Exterior

If an exhaust fan is not terminated to the exterior moist air can contribute to organic growth on the roof framing and the sheathing that covers the timbers.

Roof Structure - Framing Members: Inspected

Rafters are an essential part of the traditional method for framing roofs. Extending from the ridge to the wall plate, they help to support the shingles, roof deck, and more.

11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: Inspection Method

Visual Only

General: Visual Inspection

A corner to corner and whole perimeter inspection looking for notable defects. The condition of insulation, sealed ducts, and proper vapor barriers, insect and pest activity, structural defects are inspected. It is recommended that you inspect your foundation at least bi-annually, but preferably for each season to ensure seasonal issues aren't present.

Deficiencies

11.1.1 General

NO ACCESS



No access location was present for the crawlspace. Review of the support framing and foundation structures was not possible.

STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the branch was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector

shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.