

# Home Inspection Report

For  
1234 Somewhere Drive Anytown, NC



**Inspection Date:**  
**May 25, 2012**

**Prepared for:**  
**John Jones**



**R. Edwin Bass, Jr.**  
**Bass Home Inspections LLC**



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## Introduction

### Property Location

1234 Somewhere Drive Anytown, NC

### Customer Name

John Jones

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**In Attendance at Inspection:** Client and Agent

#### Building Description

**Design:** Single Family

**No. of Stories:** Two

**Approx. Age:** 18 Years

#### Conditions

**Weather:** Clear

**Temperature:** 75 Degrees

**Rain in the last 3 days:** Yes

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The following are comment descriptions used in this 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.

All **Directional Comments** concerning the structure are made from a front facing vantage point.

**Inspected** - This item, component, or unit was visually observed and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected** - This item, component, or unit was not inspected and no representation was made as to whether it was functioning as intended.

**Not Applicable** - This item, component, or unit was not present in this home or building.

**Not Visible** - This item, component, or unit was not visible in this home or building.

**Repair/Replace** - This item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to a satisfactory condition may not need replacement.

## I. *Foundation, Basement and Structure*

**Limitations:** The home inspector is not required to enter any areas or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. In crawlspaces, this can apply to height limitations, low hanging duct work, standing water, loose electrical wiring, snakes, rodents, and other vermin. Finished basement walls prevent the inspector from inspecting the conditions of the basement foundation walls, footings, sewer and water lines. Finished basement ceilings usually block the inspection of plumbing lines. Many factors can contribute to a wet basement (poor grading, poor gutter and downspout installation, etc.). Unfortunately, wet basements cannot be assessed for their severity, frequency, and inconvenience factor during a one time visit.

### Foundation Description

<b>Material:</b> Concrete Block/Brick	<b>Thickness:</b> 8 Inches
<b>Design:</b> Crawlspace	<b>Piers:</b> Concrete Block
<b>Method used to observe under floor crawlspaces:</b> Entry With Light, Probe and Camera	

### Floor Structure

<b>Joists:</b> Dimensional Lumber	<b>Sub-Flooring:</b> OSB	<b>Insulation:</b> 6 1/2" (R-19)
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### Checkpoints

<i>Items And Status</i>		<i>Additional</i>
1.	<b>Grade at Foundation:</b> Inspected-Satisfactory	
2.	<b>Walks/Driveway:</b> Inspected-Satisfactory	
3.	<b>Retaining Walls:</b> Not Applicable	
4.	<b>Foundation Walls:</b> Inspected-Satisfactory	
5.	<b>Sill Plate:</b> Inspected-Satisfactory	
6.	<b>Footing Drain Pipe:</b> Not Visible	
7.	<b>Floor Joists:</b> Inspected-Satisfactory	
8.	<b>Sub-flooring:</b> Not Applicable	
9.	<b>Beam Supports:</b> Inspected-Satisfactory	
10.	<b>Insulation:</b> Inspected-Repair/Replace	See Comment(s) Below.
11.	<b>Ventilation:</b> Inspected-Satisfactory	
12.	<b>Water Infiltration:</b> Yes	See Comment(s) Below.
13.	<b>Vapor Barrier:</b> Inspected-Repair/Replace	See Comment(s) Below.
14.	<b>Sump Pump:</b> Not Applicable	
15.	<b>Chimney Foundation:</b> Inspected-Satisfactory	
16.	<b>Dist. 1st Wood to Ground:</b> Inspected-Satisfactory	

### **Comments:**

10. There are 1-2 pieces of fallen/ damaged insulation located at the right side of the crawlspace that need replacing/ putting back up between the floor joists. Recommend having an insulation contractor repair.

12. There is evidence of water infiltration in the crawlspace- there was water staining on the piers and foundation walls, the ground was muddy, and some water trenches were noted on the foundation walls. In addition, the moisture reading in the floor joists was high. Recommend further evaluation by a water proofing contractor.

13. The vapor barrier was missing in large areas of the crawlspace, and what is there is damaged. A vapor barrier controls the moisture emitted from the ground. Recommend having a qualified contractor install a vapor barrier in the crawlspace after the water infiltration issue is addressed.

Additional Comments: There is some wood debris in the crawlspace that needs removing. It can attract wood destroying insects.



Moisture reading high in floor joists



Wood debris in the crawlspace



Water staining on piers



Water staining/ trench at front left corner



Fallen/ missing insulation



Missing vapor barrier

## II. Exterior: Siding, Windows, Doors and Other Elements

**Limitations:** The home inspector is not required to observe: storm doors, storm windows, screening, shutters, awnings, fences, the presence of safety glazing in windows and doors, garage door remote control transmitters, soil conditions, swimming pools, spas, and detached buildings. 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. Bushes and shrubs can prevent the inspector from observing the complete foundation area.

### Wall Description

<b>Structure:</b> Wood Frame	<b>Cover Material:</b> Vinyl Siding
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### Checkpoints

	<i>Items and Status</i>	<i>Additional</i>
1.	<b>Siding Condition:</b> Inspected-Satisfactory	
2.	<b>Masonry Condition:</b> Not Applicable	
3.	<b>Windows:</b> Inspected-Repair/Replace	See Comment(s) Below.
4.	<b>Doors:</b> Inspected-Repair/Replace	See Comment(s) Below.
5.	<b>Trim work:</b> Inspected-Repair/Replace	See Comment(s) Below.
6.	<b>Paint &amp; Caulk:</b> Inspected-Repair/Replace	See Comment(s) Below.
7.	<b>Storm Doors &amp; Windows:</b> Inspected-Satisfactory	
8.	<b>Porch:</b> Inspected-Satisfactory	
9.	<b>Decks:</b> Inspected-Repair/Replace	See Comment(s) Below.
10.	<b>Steps:</b> Inspected-Satisfactory	
11.	<b>Balconies:</b> Not Applicable	
12.	<b>Railings:</b> Inspected-Repair/Replace	See Comment(s) Below.
13.	<b>Attached Shed:</b> Not Applicable	
14.	<b>Carport:</b> Not Applicable	
15.	<b>Garage:</b> Inspected-Satisfactory	
16.	<b>Garage Door Rev. Mech.:</b> Not Applicable	

### Comments:

3. There were damaged window stools noted on the left side window and the front upstairs bay window. Recommend having a qualified contractor repair.
4. The rear living room door to the deck is water damaged at the bottom. It will need repair/ replacement. Recommend having a qualified contractor repair.
5. The top and right side wood trim on the garage door is damaged and needs replacement.
6. The majority of the windows will need painting. Recommend having a qualified painting contractor repair.
9. There were several loose decking boards noted that need securing, and the deck will need staining. In addition, recommend a handrail on the right side of the deck- it is over 30 inches high and considered a safety issue.  
The deck was nailed into the house band as opposed to being bolted through it. This is considered a safety issue. The deck could pull away from the house under heavy loads. Recommend repair by a licensed general contractor.
12. There were several loose pickets noted on the front porch handrail that need securing.



Rear window needs painting



Damaged window stool on left side window



Damaged wood trim on garage door



Damaged wood trim on garage door



Loose decking boards



Loose pickets on front handrail



Damaged living room door



Damaged window stool on upstairs bay window



### III. Roof

**Limitations:** The home inspector is not required to: walk on the roofing; or to observe attached accessories including but not limited to solar systems, antennae, and lightening arrestors. The home inspector is not required to walk roof trusses or ceiling joists in the attic area. Flashing on the upper part of the roof is usually not visible. Any areas of the roof not observed will be noted in the report.

#### Roof Description

<b>Design:</b> Hip	<b>Material:</b> Asphalt	<b>Layers:</b> One
<b>Structure:</b> Joists and Rafters	<b>Sheathing:</b> OSB	<b>Vent Pipes:</b> PVC
<b>Gutters:</b> Aluminum	<b>Method Used to Observe Roof Surface:</b> Using binoculars from the ground.	

#### Attic

<b>Insulation:</b> Blown	<b>Ventilation:</b> Soffit Vent and Attic Fan
<b>Attic Access Method:</b> Pull-down stairs.	

#### Checkpoints

	<i>Items And Status</i>	<i>Additional</i>
1.	<b>Condition of Shingles:</b> Inspected-Satisfactory	
2.	<b>Flashing &amp; Joints:</b> Inspected-Satisfactory	
3.	<b>Soffits &amp; Fascias:</b> Inspected-Satisfactory	
4.	<b>Skylights:</b> Not Applicable	
5.	<b>Vent Pipes:</b> Inspected-Satisfactory	
6.	<b>Chimney:</b> Inspected-Satisfactory	
7.	<b>Gutters:</b> Inspected-Repair/Replace	See Comment(s) Below.
8.	<b>Downspouts:</b> Inspected-Repair/Replace	See Comment(s) Below.
9.	<b>Attic Ventilation:</b> Inspected-Repair/Replace	See Comment(s) Below.
10.	<b>Attic Water Infiltration:</b> Inspected-Satisfactory	
11.	<b>Attic Insulation:</b> Inspected-Repair/Replace	See Comment(s) Below.
12.	<b>Attic Wood Condition:</b> Inspected-Satisfactory	
13.	<b>Joists &amp; Rafters:</b> Inspected-Satisfactory	
14.	<b>Sheathing:</b> Inspected-Satisfactory	
15.	<b>Trusses:</b> Inspected-Satisfactory	

#### **Comments:**

1. Recommend trimming the tree limbs away from the front porch roof shingles. The limbs will damage the shingles.
  7. The right side breezeway gutter slopes away from the downspout and is loose from the fascia board. Recommend having a qualified contractor repair.
  8. The front porch downspout is missing its bottom elbow and needs a drain pipe to help divert roof water away from the foundation.  
The right side front downspout is not connected to its drain pipe.
  9. Several of the cardboard insulation baffles have fallen away. These keep insulation from getting onto the soffit vents. Recommend having an insulation contractor repair.
  11. There is missing insulation at the front left corner and rear right corner of the attic. The insulation has settled in other places. Recommend having an insulation contractor repair.
- Additional Comments: The attic pull down stairs could use a piece of batt insulation under them to improve energy efficiency.



Missing elbow/ drain pipe at downspout



Downspout not connected to drain pipe



Tree limbs need trimming back



Attic pull down steps need new batt insulation



Missing insulation in attic



Breezeway gutter slopes the wrong way

### IV. Plumbing System

**Limitations:** Most piping is inspected from the crawl space or basement area. In some cases the floor system insulation may cover the potable and sewer systems making the visual inspection process impossible. Any underground plumbing systems cannot be visually inspected and piping concealed in the walls will not be inspected. If the house is on a slab, then the piping is under the concrete and cannot be visually observed. The inspector cannot determine whether or not there is a restriction in the house sewer system. It is possible that all the appliances show no signs of a sewer restriction operating a few appliances at a time. After occupancy the buyer may discover that the operation of a washing machine, dishwasher, and flushing the toilets may cause the system to back up. If that is the case, a licensed plumber will be required to address the issue. The home inspector is not required to: determine whether the water supply and waste disposal systems are public or private; operate automatic safety controls, fire and lawn sprinkler systems, on site water quality, spas, swimming pools, solar water heating equipment, or observe the system for proper sizing, design, or use of proper materials.

#### Plumbing System Description

<b>Water Supply:</b> Municipal	<b>Supply Piping:</b> Polybutelene	<b>Distribution Piping:</b> Polybutelene
<b>Main Water Shut Off Location:</b> Beside Water Heater		
<b>Waste Water Disposal:</b> Municipal	<b>Waste Piping:</b> PVC	<b>Vent Piping to Exterior:</b> Yes
<b>Water Heater:</b> Electric	<b>Brand:</b> Rheem	<b>Capacity:</b> 47 Gallons
<b>Model No.</b> 81SV50D	<b>Year of Mfg.:</b> 2001	<b>Location:</b> Hall Closet

#### Checkpoints

	<i>Items and Status</i>	<i>Additional</i>
1.	<b>Condition of Vent Piping:</b> Inspected-Satisfactory	
2.	<b>Water Pressure (Functional Flow):</b> Inspected-Satisfactory	
3.	<b>Functional Drainage:</b> Inspected-Satisfactory	
4.	<b>Condition of water piping:</b> Inspected-Satisfactory	See Comment(s) Below.
5.	<b>Main Water Shut Off Valve:</b> Inspected-Satisfactory	
6.	<b>Plumbing Connections Including Faucets &amp; Traps:</b> Inspected-Repair/Replace	See Comment(s) Below.
7.	<b>Interior Drain, Sewer and Vent Piping:</b> Inspected-Satisfactory	
8.	<b>Water Heaters:</b> Inspected-Satisfactory	
9.	<b>Bathroom Plumbing Fixtures:</b> Inspected-Satisfactory	
10.	<b>Bathroom Tile, Grout, &amp; Caulk:</b> Inspected-Satisfactory	
11.	<b>Shower Pans:</b> Not Applicable	
12.	<b>Whirlpool Tub:</b> Not Applicable	
13.	<b>Laundry Tubs:</b> Not Applicable	
14.	<b>Bar Sinks:</b> Not Applicable	
15.	<b>Exposed Water Storage Tanks:</b> Not Applicable	
16.	<b>Septic System and Well System:</b> Not Applicable	
17.	<b>Condensate Pump:</b> Not Applicable	
18.	<b>Drainage Ejector Pump:</b> Not Applicable	

#### **Comments:**

4. Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later year seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has Copper fittings.

The class action suits have expired and there is no longer any monetary relief for homeowners that experience a Polybutylene piping failure. For more information visit: <http://www.pbpipe.com>. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

6. The shut off valve for the downstairs half bath toilet leaks. Recommend having a licensed plumbing contractor repair.

The main water shut off in the hall closet had a leak at the pressure reducing valve. Recommend further evaluation and repair by a licensed plumbing contractor.

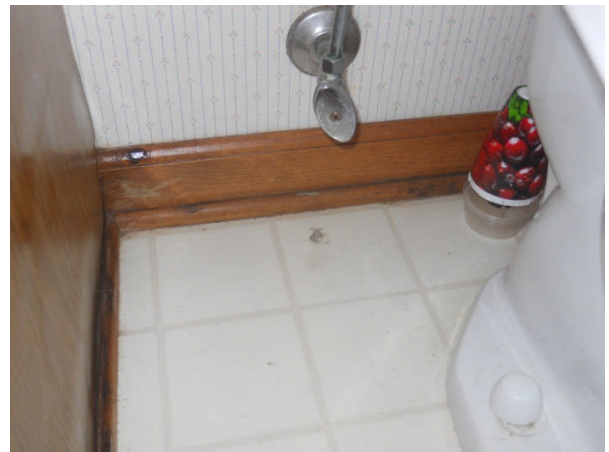
The water shut handle for the water heater has some water under it and the handle was damp. Recommend further evaluation by a licensed plumbing contractor.

The master bath toilet needs a new flapper valve- the toilet runs all the time. There is also no chain in the tank connecting the flapper valve to the toilet handle.

The downstairs half bath toilet needs a new flush valve kit in it- it is leaking.



Water drip on pressure reducing valve



Downstairs hall bath toilet shut off leaks



Flush valve kit in toilet need changing



Water heater handle has some water at it

## V. Electrical System

**Limitations:** The inspection of the electrical system is the most dangerous part of the home inspection. Care is taken by the inspector to insure his safety. Any service panels that are located on the exterior of the house will not be opened if it is raining or there is heavy dew on the ground. Any wires that do not terminate in a junction box will not be approached. The home inspector is not required to: insert any tool, probe, or testing box 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 panels, or observe: low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, cable TV, and intercoms.

### Electrical Service Description

<b>Service Drop:</b> Underground	<b>Seal Intact:</b> Yes	<b>Service Entrance Conductors:</b> Aluminum
<b>Main Service Capacity:</b> 120/240 Volts	200 Amps	<b>Location of Main Service Panel:</b> Laundry Room
<b>Main Service Panel Type:</b> Breaker		<b>Expansion Spaces Available:</b> No
<b>Number of Disconnects to Cut All Power:</b> 1 (Max. 6)		<b>Branch Circuit Wiring:</b> Copper
<b>Location of Distribution &amp; Sub Panels:</b> HVAC Unit(s)		

### Other

<b>Receptacles:</b> Grounded	<b>Polarity:</b> Correct	<b>Distribution of Receptacles:</b> Good
<b>Ground Fault Circuit Interrupters (GFCI) Installed:</b> Yes		<b>Operating Correctly:</b> No

### Checkpoints

	<i>Items And Status</i>	<i>Additional</i>
1.	<b>Service Entrance Waterproofing:</b> Inspected-Satisfactory	
2.	<b>Service Ground and Bonding Wires:</b> Inspected-Satisfactory	
3.	<b>Main Service Cable Attached to House:</b> Not Applicable	
4.	<b>Service Panel Box:</b> Inspected-Satisfactory	
5.	<b>Breaker/Fuse Condition:</b> Inspected-Satisfactory	
6.	<b>Interior House Wiring:</b> Inspected-Satisfactory	
7.	<b>Receptacles Switches &amp; Fixtures:</b> Inspected-Repair/Replace	See Comment(s) Below.
8.	<b>Wiring to Central Heat/AC Systems:</b> Inspected-Satisfactory	
9.	<b>Wiring to other Major Electrical Equip:</b> Inspected-Satisfactory	
10.	<b>Outside Receptacles and Fixtures:</b> Inspected-Repair/Replace	See Comment(s) Below.

#### Comments:

7. The kitchen countertop receptacles are not GFCI protected- this is a safety issue. Recommend having a licensed electrical contractor repair.

The right side master bath receptacle did not trip when tested. Recommend further evaluation by a licensed electrical contractor.

10. The rear deck receptacle is not GFCI protected- this is considered a safety issue. Recommend further evaluation and repair by a licensed electrical contractor.

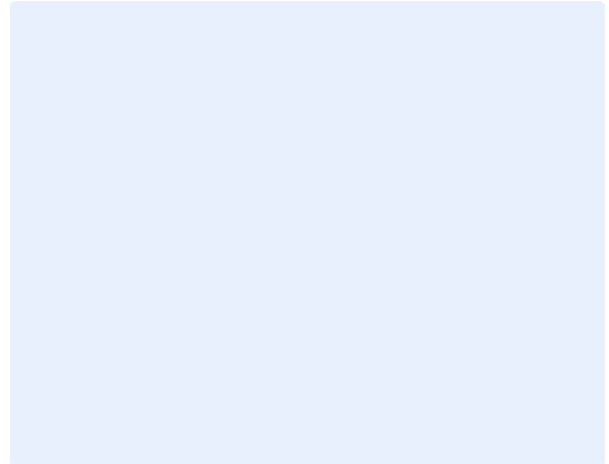
The front porch GFCI receptacle has tripped but will not re-set- there is no power to the receptacle. The receptacle needs replacing. Recommend having a licensed electrical contractor repair.

The rear deck exterior light is not secured to the house and there is exposed wiring at it. It needs securing.

There were loose/ broken receptacles covers noted in the garage that need replacing.



Rear deck light is not secured to the house



## VI. Central Heating System

**Limitations:** The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage. Heat pumps will only be checked in cooling or heating but not both. Switching from heat to cool could damage the unit. The inspector will operate the strip heaters in the summer months but not the heat mode operation. Automatic safety controls on the heating and air conditioning system are not tested nor are they verified that they exist in the system. The home inspector shall open readily operable access panels provided by the manufacturer or installer for routine home maintenance. Newer high efficiency systems have sealed panels and they will not be opened- it voids the warranty. Any pilot light must be "On" since the inspector will not light any pilot lights. Recommend having a licensed mechanical contractor to fully service unit prior to closing.

### Heating System Description

<b>Unit No.1</b>	<b>Location:</b> Downstairs	<b>Type:</b> Gas Pack	<b>Air Filter Size:</b> 16x16x1 and 14x14x1
<b>Brand:</b> Goodman Mfg.		<b>Model No:</b> PGB024075-1A	<b>Year of Mfg.:</b> 2004
<b>System Test and Condition:</b> Inspected-Satisfactory			



<b>Unit No.2</b>	<b>Location:</b> Upstairs	<b>Type:</b> Heat Pump	<b>Air Filter Size:</b> 16x20x1
<b>Brand:</b> Trane		<b>Model No:</b> 2TGB3F18A1000AB	<b>Year of Mfg.:</b> 2007
<b>System Test and Condition:</b> Yes, But In Auxillary Mode Only			



### Checkpoints

	<i>Items And Status</i>	<i>Additional</i>
1.	<b>Flue Pipes:</b> Inspected-Satisfactory	
2.	<b>Chimney(s):</b> Inspected-Satisfactory	
3.	<b>Oil Tank and Vent:</b> Not Applicable	
4.	<b>Draft Device:</b> Inspected-Satisfactory	
5.	<b>Furnace:</b> Inspected-Satisfactory	
6.	<b>Carbon Monoxide Detector:</b> No	Use of a carbon monoxide detector is recommended.
7.	<b>Thermostat:</b> Inspected-Satisfactory	
8.	<b>Resistance Heating:</b> Inspected-Satisfactory	
9.	<b>Condenser Coil and Fan:</b> Inspected-Satisfactory	
10.	<b>Refrigerant Lines:</b> Inspected-Satisfactory	
11.	<b>Air Ducts:</b> Inspected-Repair/Replace	See Comment(s) Below.
12.	<b>Supply/Return Plenums:</b> Inspected-Satisfactory	
13.	<b>Air Handler:</b> Inspected-Satisfactory	
14.	<b>Fireplace(s):</b> Not Inspected	
15.	<b>Gas Piping/Connection:</b> Inspected-Satisfactory	

### Comments:

11. The gas pack air duct is disconnected in the crawlspace- it is blowing its air into the crawlspace. Recommend having a licensed mechanical contractor repair.

The air filters are dirty and need changing badly.



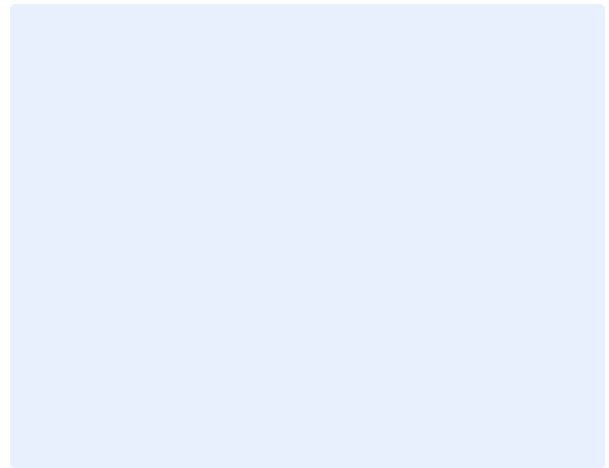
Air filter needs changing



Air filters need changing



Disconnected air duct in crawlspace





## VII. Air Conditioning System

**Limitations:** The outside air temperature must be above 65 degrees F and the circuit breaker for the compressor must be in the "On" position for a minimum of 24 hours, otherwise an A/C system cannot be operated without possible damage to the compressor.

### Air Conditioning System Description

<b>Main Unit</b>	<b>Location:</b> Downstairs	<b>Type:</b> Central A/C System
<b>Brand:</b> Goodman Mfg.	<b>Model No.</b> See Above	<b>Year of Mfg.:</b> 2004
<b>Temperature Drop Test (15-25° F. Normal) and Condition:</b> See Comment(s) Below.		

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<b>Unit No.2</b>	<b>Location:</b> Upstairs	<b>Type:</b> Central A/C System
<b>Brand:</b> Trane	<b>Model No.</b> 2TWR3018A1000AA	<b>Year of Mfg.:</b> 2007
<b>Temperature Drop Test (15-25° F. Normal) and Condition:</b> See Comment(s) Below.		

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### Checkpoints

	<i>Items And Status</i>	<i>Additional</i>
1.	<b>Filters:</b> Inspected-Satisfactory	
2.	<b>Controls:</b> Inspected-Satisfactory	
3.	<b>Fan:</b> Inspected-Satisfactory	
4.	<b>Coil Fins:</b> Inspected-Satisfactory	
5.	<b>Condensation Drain:</b> Inspected-Satisfactory	

### **Comments:**

The air temperature coming out of the vents was 60 degrees upstairs and 59 degrees downstairs on the air conditioning mode. This is considered a little high- you would like to see it around 55 degrees. The units may be low on Freon. Recommend further evaluation and having annual maintenance performed on the units by a licensed mechanical contractor.

### VIII. Interior: Walls, Ceilings, Floors, Windows and Doors

**Limitations:** The home inspector shall observe: walls, ceilings, floors, steps, stairways, railings, counters, and a representative number of windows, doors, and cabinets. The home inspector shall operate a representative number of; windows, doors, and report any signs of water infiltration into the building or signs of abnormal or harmful condensation on building components. Bass Home Inspections makes every effort to check all accessible items. Presently there is no test to determine whether or not the thermo pane seal has failed in a window. If there is condensation in the window that cannot be cleaned, it is usually an indication of a failed seal. Once the seal fails the window must be replaced. Climatic conditions may prevent the condensate from being seen during your inspection. The home inspector is not required to: move furniture or personal belongings in order to inspect walls, windows, etc. The home inspector is not required to observe: paint, wallpaper, and other finish items on interior walls, ceilings, and floors, draperies, blinds, or other window treatments.

#### Checkpoints

	<i>Items and Status</i>	<i>Additional</i>
1.	<b>Walls:</b> Inspected-Repair/Replace	See Comment(s) Below.
2.	<b>Ceilings:</b> Inspected-Satisfactory	
3.	<b>Floors:</b> Inspected-Repair/Replace	See Comment(s) Below.
4.	<b>Stairways:</b> Inspected-Satisfactory	
5.	<b>Steps:</b> Inspected-Satisfactory	
6.	<b>Closets:</b> Inspected-Satisfactory	
7.	<b>Railings:</b> Inspected-Satisfactory	
8.	<b>Windows:</b> Inspected-Repair/Replace	See Comment(s) Below.
9.	<b>Doors:</b> Inspected-Satisfactory	See Comment(s) Below.
10.	<b>Trim work:</b> Inspected-Satisfactory	
11.	<b>Insulation:</b> Not Visible	
12.	<b>Kitchen &amp; Bath Cabinets:</b> Inspected-Satisfactory	
13.	<b>Kitchen &amp; Bath Counter Tops:</b> Inspected-Satisfactory	
14.	<b>Locks:</b> Inspected-Satisfactory	Recommend Rekeying Exterior Locks.
15.	<b>Fire Alarms/Smoke Detectors:</b> Inspected-Repair/Replace	See Comment(s) Below.
16.	<b>Ceiling Fans:</b> Inspected-Satisfactory	

#### **Comments:**

1. There were cracks noted in the sheetrock walls below the bay windows that will need patching.
3. There was damaged vinyl flooring noted in the master bathroom floor.
8. There was a broken window lock noted on the left side master bedroom window that will need replacing.  
The doorknob on the upstairs front right bedroom closet does not work and will need repair/ replacement.
15. The downstairs smoke detector is missing- this is considered a safety issue. Recommend replacing the upstairs smoke detector- it has some age on it. Smoke detectors should be replaced every 4-5 years as per the manufacturer's recommendations.



Crack under rear living room bay window



Crack under front downstairs bay window



Missing smoke detector downstairs



Broken window lock



Crack under upstairs bay window



Damaged master bath vinyl flooring

## IX. Kitchen Appliances

**Limitations:** The home inspector shall observe and operate the basic functions of the following kitchen appliances: built in dishwasher (through its normal cycle), range, cook top, trash compactor, garbage disposal, ventilation equipment or range hood, and permanently installed microwave. 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, and refrigeration units. The inspector will not move any appliance due to damage to the flooring or said appliance.

### Checkpoints

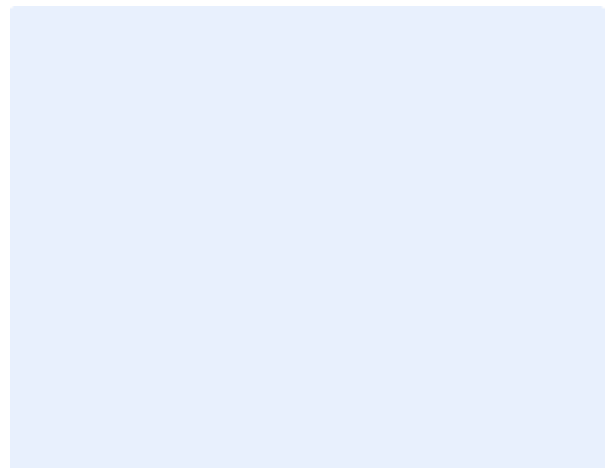
	<i>Items and Status</i>	<i>Additional</i>
1.	<b>Sinks:</b> Inspected-Repair/Replace	See Comment(s) Below.
2.	<b>Dishwasher:</b> Inspected-Satisfactory	
3.	<b>Range:</b> Inspected-Satisfactory	
4.	<b>Oven:</b> Inspected-Satisfactory	
5.	<b>Microwave:</b> Inspected-Repair/Replace	See Comment(s) Below.
6.	Fan/Hood is not vented to the outside: Inspected-Satisfactory	
7.	<b>Garbage Disposal:</b> Inspected-Satisfactory	
8.	<b>Trash Compactor:</b> Not Applicable	
9.	<b>Central Vacuum System:</b> Not Applicable	

### Comments:

- The vegetable sprayer does not work and the kitchen sink faucet is loose. Recommend having a licensed plumbing contractor repair.
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- The microwave tester never lit up when testing the microwave. The microwave may not work. Recommend further evaluation by an appliance repair contractor.



Vegetable sprayer does not work



**Summary Sheet for:**  
**John Jones**  
**1234 Somewhere Drive Anytown, NC**

This summary page is only a portion of the home inspection report for the above named property. It lists items that do not function as intended or adversely affect the habitability of the structure as well as items that may require further investigation. The complete report consists of this summary sheet and a nine part detailed home inspection checklist. The preceding checklist may include additional information of concern to the client such as testing and evaluation conditions and preventative maintenance suggestions. If certain materials are found present in the structure, a listing of items for further investigation may follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required. The 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.

*This property was not inspected by Bass Home Inspections LLC for the presence or absence of health-related mold, mildew or fungi. Bass Home Inspections LLC is not qualified, authorized or licensed to inspect for health-related mold, mildew or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing.*

**It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals including licensed plumbers, licensed electrical contractors, licensed mechanical contractors, and licensed general contractors.**

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## Summary

### Items of Concern

#### **I. Foundation**

10. There are 1-2 pieces of fallen/ damaged insulation located at the right side of the crawlspace that need replacing/ putting back up between the floor joists. Recommend having an insulation contractor repair.
12. There is evidence of water infiltration in the crawlspace- there was water staining on the piers and foundation walls, the ground was muddy, and some water trenches were noted on the foundation walls. In addition, the moisture reading in the floor joists was high. Recommend further evaluation by a water proofing contractor.
13. The vapor barrier was missing in large areas of the crawlspace, and what is there is damaged. A vapor barrier controls the moisture emitted from the ground. Recommend having a qualified contractor install a vapor barrier in the crawlspace after the water infiltration issue is addressed.

Additional Comments: There is some wood debris in the crawlspace that needs removing. It can attract wood destroying insects.

#### **II. Exterior**

3. There were damaged window stools noted on the left side window and the front upstairs bay window. Recommend having a qualified contractor repair.
4. The rear living room door to the deck is water damaged at the bottom. It will need repair/ replacement. Recommend having a qualified contractor repair.
5. The top and right side wood trim on the garage door is damaged and needs replacement.
6. The majority of the windows will need painting. Recommend having a qualified painting contractor repair.
9. There were several loose decking boards noted that need securing, and the deck will need staining. In addition, recommend a handrail on the right side of the deck- it is over 30 inches high and considered a safety issue.

The deck was nailed into the house band as opposed to being bolted through it. This is considered a safety issue. The deck could pull away from the house under heavy loads. Recommend repair by a licensed general contractor.

12. There were several loose pickets noted on the front porch handrail that need securing.

#### **III. Roof**

1. Recommend trimming the tree limbs away from the front porch roof shingles. The limbs will damage the shingles.

7. The right side breezeway gutter slopes away from the downspout and is loose from the fascia board. Recommend having a qualified contractor repair.
8. The front porch downspout is missing its bottom elbow and needs a drain pipe to help divert roof water away from the foundation.

The right side front downspout is not connected to its drain pipe.

9. Several of the cardboard insulation baffles have fallen away. These keep insulation from getting onto the soffit vents. Recommend having an insulation contractor repair.
11. There is missing insulation at the front left corner and rear right corner of the attic. The insulation has settled in other places. Recommend having an insulation contractor repair.

Additional Comments: The attic pull down stairs could use a piece of batt insulation under them to improve energy efficiency.

#### **IV. Plumbing**

4. Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later year seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has Copper fittings. The class action suits have expired and there is no longer any monetary relief for homeowners that experience a Polybutylene piping failure. For more information visit: <http://www.pbpipe.com>. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

6. The shut off valve for the downstairs half bath toilet leaks. Recommend having a licensed plumbing contractor repair.

The main water shut off in the hall closet had a leak at the pressure reducing valve. Recommend further evaluation and repair by a licensed plumbing contractor.

The water shut handle for the water heater has some water under it and the handle was damp. Recommend further evaluation by a licensed plumbing contractor.

The master bath toilet needs a new flapper valve- the toilet runs all the time. There is also no chain in the tank connecting the flapper valve to the toilet handle.

The downstairs half bath toilet needs a new flush valve kit in it- it is leaking.

#### **V. Electrical**

7. The kitchen countertop receptacles are not GFCI protected- this is a safety issue. Recommend having a licensed electrical contractor repair.

The right side master bath receptacle did not trip when tested. Recommend further evaluation by a licensed electrical contractor.

10. The rear deck receptacle is not GFCI protected- this is considered a safety issue. Recommend further evaluation and repair by a licensed electrical contractor.

The front porch GFCI receptacle has tripped but will not re-set- there is no power to the receptacle. The receptacle needs replacing. Recommend having a licensed electrical contractor repair.

The rear deck exterior light is not secured to the house and there is exposed wiring at it. It needs securing.

There were loose/ broken receptacles covers noted in the garage that need replacing.

#### **VI. Heating**

11. The gas pack air duct is disconnected in the crawlspace- it is blowing its air into the crawlspace. Recommend having a licensed mechanical contractor repair.

The air filters are dirty and need changing badly.

#### **VII. Air Conditioning**

The air temperature coming out of the vents was 60 degrees upstairs and 59 degrees downstairs on the air conditioning mode. This is considered a little high- you would like to see it around 55 degrees. The units may be low on Freon. Recommend further evaluation and having annual maintenance performed on the units by a licensed mechanical contractor.

### **VIII. Interior**

1. There were cracks noted in the sheetrock walls below the bay windows that will need patching.
3. There was damaged vinyl flooring noted in the master bathroom floor.
8. There was a broken window lock noted on the left side master bedroom window that will need replacing.

The doorknob on the upstairs front right bedroom closet does not work and will need repair/ replacement.

15. The downstairs smoke detector is missing- this is considered a safety issue. Recommend replacing the upstairs smoke detector- it has some age on it. Smoke detectors should be replaced every 4-5 years as per the manufacturer's recommendations.

### **IX. Kitchen Appliances**

1. The vegetable sprayer does not work and the kitchen sink faucet is loose. Recommend having a licensed plumbing contractor repair.
5. The microwave tester never lit up when testing the microwave. The microwave may not work. Recommend further evaluation by an appliance repair contractor.