



INSPECTION REPORT

1156 Windsor
Drive,
Kannapolis,
North Carolina
28081

INSPECTED BY

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North Carolina Home Inspector: 5966, InterNACHI Certified
Professional Inspector, ICA Home Inspection Training

Prepared for

Date Inspected

Aug 21, 2024



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Descriptions

Method To Inspect Attic:	Inside attic	Location Of Attic Entrance:	Closet
# Of Stories:	3	Cooling System:	Central
Ground Conditions:	Dry	Heating System:	Heat Pump, Furnace
Method To Inspect Roof:	From ground with binoculars	Temperature:	67
Weather Conditions:	Sunny	Square Footage:	4020
Sewer System:	Public	Water Source:	Public
Year Built:	2003	Present During Inspection:	Buyer's agent, Buyer
Foundation Design:	Basement	Occupancy:	Vacant

Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

SAFETY CONCERNS

1. GFCI: Cover is missing
2. GFCI: Tester shows open neutral
3. Outlet: Not secured to the junction box
4. Outlet: Cover plate is missing
5. Outlet: Tester shows hot neutral reverse
6. Smoke Alarm: Replace all smoke detector batteries before moving in. One was beeping during inspection.
7. Patio and walkway: Settling with cracks creating a trip hazard.
8. Stair: Handrail is loose rendering it unstable

ITEMS NOT OPERATING

9. GFCI: There is no power at this outlet.
10. Outlet: Appears to have no power
11. AC-Condenser 1: Not cooling
12. Water Heater 1: Cold water valve is in the off position
13. Pool / Spa Heater: Not working
14. Pool Water Quality: Water level is lower than normal
15. Interior Door: Latch is not working

MAJOR CONCERNS

16. AC-Condenser 1: Suction Lines are frozen
17. AC-Evaporator Coil 1: Ice forming at suction line and leaking on to furnace below.
18. Thermostat: Temperature differential should be between 16-22 degrees.

MODERATE CONCERNS

19. Gutter: In need of cleaning
20. Driveway: Concrete has popouts
21. Stand-alone Shower: Shower head is leaking at the connection to the shower head stem

22. Stand-alone Shower: Shower head is leaking at the swivel ball
23. Toilet: Leaking from the bowl at the time of the inspection
24. Screen: Missing

MINOR CONCERNS

25. Balcony, Deck or Porch: Support posts are showing wear
26. Balcony, Deck or Porch: Baluster is not attached at the bottom
27. Balcony, Deck or Porch: Handrail is deteriorated
28. Downspout: Downspout is disconnected from drain pipe.
29. AC-Condenser 1: Condenser bottom is filled with debris
30. Driveway: Concrete is settling with minor cracks
31. Interior Door: Door gets stuck on floor when opening
32. Screen: Torn or damaged

BUDGET TO REPLACE

None

NEEDS FURTHER EVALUATION

33. Balcony, Deck or Porch: Joist Hangers are missing nails. Also, nails used are common nails, not those recommended for joist hangers.
34. Ejector pump: Ejector Pump running continuously during inspection.
35. Pool Lighting: Caulk missing and coming off. Water inside light.

ITEMS TO MONITOR

36. Balcony, Deck or Porch: Wood is in contact with soil
37. Siding: Shows evidence of previous repair
38. Drainage and Grading: Does not have a positive grade
39. Driveway: Driveway is settling and has moved below grade of garage floor.
40. Pool Skimmer, Leaf Trap or Drain: Clean skimmer basket

MAINTENANCE ITEMS

None

Scope of Inspection

- The 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 the report under the real estate purchase contract, contact your North Carolina real estate agency or an attorney.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- An inspection will not identify concealed or latent defects.
- An inspection will not determine the suitability of the property for any use.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection is not technically exhaustive.
- An inspection does not include items not permanently installed.
- An inspection does not determine the market value of the property or its marketability.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Not working

Was not working at the time of the inspection.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Poor

Is operating, but has at least one major concern with its operation.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.





Not Inspected

Was not inspected. The reason is typically indicated.

1. Appliances

DISCLAIMERS

-  The appliances are checked for general condition as a courtesy to our clients. No warranty or guarantee is implied as to the functionality of all the individual features and functions of the 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, selfcleaning oven function, thermostats for calibration or automatic operation, or non builtin 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.

DESCRIPTIONS

Cook Top	Manufacturer Name	GE
	Energy Source	Electric
Dishwasher	Manufacturer Name	Bosch
Dryer	Energy Source	Electric
Garbage Disposal	Manufacturer Name	Insinkerator
Microwave Oven	Manufacturer Name	Frigidaire
Oven/Range	Manufacturer Name	GE

Energy Source

Electric

Refrigerator

Manufacturer Name

GE

Washer

Energy Source

Electric



COOK TOP



Kitchen

COMPLIMENT

Unit is in good condition

PHOTOS





DISHWASHER



Kitchen

COMPLIMENT

Unit is in good condition

PHOTOS



DRYER



Laundry Room / Mudroom

DISCLAIMERS



The unit is not yet installed and could not be tested.



GARBAGE DISPOSAL



Kitchen

COMPLIMENT

Unit is in good condition



MICROWAVE OVEN



Kitchen

COMPLIMENT

Unit is in good condition

PHOTOS



OVEN/RANGE



Kitchen

COMPLIMENT

Unit is in good condition



REFRIGERATOR



Kitchen

COMPLIMENT

Unit is in good condition

PHOTOS



WASHER



Laundry Room / Mudroom

DISCLAIMERS



The unit is not yet installed and could not be tested.

2. Balconies, Decks and Porches

DESCRIPTIONS

Balcony, Deck or Porch

Type

Porch, Deck

Material

Wood, Concrete



BALCONY, DECK OR PORCH



Exterior: Ground View

MINOR CONCERN

Support posts are showing wear

IMPACT

If not addressed, the post may dry or rot

SUGGESTED ACTION

Paint, stain and/or seal with a weatherproof product

PHOTOS



POSSIBLE CONCERN

Joist Hangers are missing nails. Also, nails used are common nails, not those recommended for joist hangers.

IMPACT

Proper nails should be used in all holes of joist hanger for overall safety and stability.

SUGGESTED ACTION

Recommend further evaluation and/or repair by a qualified person.

PHOTOS



MINOR CONCERN

Baluster is not attached at the bottom

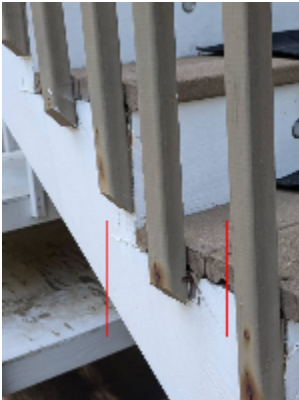
IMPACT

Baluster is not attached when could be a safety issue.

SUGGESTED ACTION

Recommend reattaching baluster by a qualified person.

PHOTOS



MINOR CONCERN

Handrail is deteriorated

IMPACT

The deterioration reduces the stability of the railing

SUGGESTED ACTION

Replace the damaged component

PHOTOS



OBSERVATION TO MONITOR

Wood is in contact with soil

IMPACT

The soil may cause moisture damage to the wood

SUGGESTED ACTION

Monitor for wood deterioration. Should deterioration continue have repaired or replaced.

PHOTOS



3. Building Exterior

DISCLAIMERS

👉 The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. 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.

DESCRIPTIONS

Downspout	Material	Aluminum
	Drainage Location	Below grade
Eave	Soffit Material	Vinyl
	Fascia Material	Aluminum
Exterior Trim	Material	Vinyl
Gutter	Type	Eave Mounted
	Material	Aluminum
Siding	Material	Vinyl, Brick

✓ **DOWNSPOUT** 📍 Exterior: Ground View

MINOR CONCERN

Downspout is disconnected from drain pipe.

IMPACT

Water could divert toward home foundation.

SUGGESTED ACTION

Recommend reconnecting downspout to drainage pipe by a qualified person.

PHOTOS



✓ **EAVE** 📍 Exterior: Ground View

✓ **EXHAUST VENT** 📍 Exterior: Ground View

✓ **EXTERIOR TRIM** 📍 Exterior: Ground View



GUTTER



Exterior: Ground View

MODERATE CONCERN

In need of cleaning

IMPACT

The gutters may clog causing water to overflow and run down fascia board, potentially wearing wood before its time

SUGGESTED ACTION

Clean the gutters



SIDING



Exterior: Ground View

OBSERVATION TO MONITOR

Shows evidence of previous repair

SUGGESTED ACTION

Monitor for moisture intrusion. If you see new leaks further evaluation by a qualified mason is recommended.

PHOTOS



4. Building Structure

DISCLAIMERS

- 👉 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 (...).

DESCRIPTIONS

Column / Pier	Material	Steel
Foundation Wall	Material	Concrete Block, Brick
Joist	Type	Solid board
	Material	Wood
Roof Sheathing	Flashing Material	Aluminum
	Material	OSB
Roof Structure	Roof Pitch	Medium
	Roof Style	Gable, Hip
	Framing Type	Rafter

 **BEAM**

DISCLAIMERS

 The beam was not inspected as it was not visible.

 **COLUMN / PIER**  Basement

DISCLAIMERS

 Only the visible columns were tested.

 **FOUNDATION WALL**  Exterior: Ground View

 **JOIST**  Attic

 **RAFTER**  Attic

 **RAFTER TAIL**  Attic

 **ROOF SHEATHING**  Exterior: Roof View

 **ROOF STRUCTURE**  Exterior: Roof View

5. Electrical

DISCLAIMERS



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.

DESCRIPTIONS

Electric Service Panel

Wiring Type - Main

Copper

Wiring Type - Distribution

Copper

Panel Type

Circuit breakers

Manufacturer Name

General Electric

	Panel Rating	200 Amp
Electrical service	Service Entry Style	Underground
	Rating	200 amps
	Location Of Main Disconnect	Garage
Pool Panel	Manufacturer Name	Hayward
	Wiring Type - Distribution	Copper
	Panel Type	Circuit breakers
	Panel Rating	100 Amp
Sub / Distribution Panel	Wiring Type - Distribution	Copper
	Panel Type	Circuit breakers
	Panel Rating	60 Amp
	Manufacturer Name	General Electric
Wiring	Wiring Method	Romex

 CO ALARM

 CEILING FAN

✓ DOOR BELL  Exterior: Ground View

✓ ELECTRIC SERVICE PANEL

✓ ELECTRICAL SERVICE  Exterior: Ground View

SAFETY CONCERN

Cover is missing

IMPACT

Without a cover plate, can cause electrical shock if touched

SUGGESTED ACTION

Install a cover

PHOTOS



NOT WORKING

There is no power at this outlet.

IMPACT

Unable to use this outlet

SUGGESTED ACTION

Recommend further evaluation and/or repair by Licensed Electrical Contractor

PHOTOS



SAFETY CONCERN

Tester shows open neutral

IMPACT

An open neutral outlet can cause an electrical shock through an appliance

SUGGESTED ACTION

Have repaired by a licensed electrical technician

PHOTOS



✓ JUNCTION BOX

✓ LIGHT FIXTURE

OUTLET

NOT WORKING

Appears to have no power

SUGGESTED ACTION

Have repaired by a licensed electrical technician

PHOTOS



SAFETY CONCERN

Not secured to the junction box

IMPACT

Without an improperly secured junction box the wiring is exposed thus lacking protection from shock or arcing

SUGGESTED ACTION

Secure the outlet to the junction box and reinstall the cover plate

PHOTOS



SAFETY CONCERN

Cover plate is missing

IMPACT

Without a cover plate, can cause electrical shock if touched

SUGGESTED ACTION

Install a cover

PHOTOS





SAFETY CONCERN

Tester shows hot neutral reverse

IMPACT


A hot neutral reverse outlet can cause electrical shock or damage an appliance

SUGGESTED ACTION

Have repaired by qualified electrician

PHOTOS



✓ **POOL PANEL**  Exterior: Ground View

– **SECURITY SYSTEM**

! **SMOKE ALARM**

SAFETY CONCERN

Replace all smoke detector batteries before moving in. One was beeping during inspection.

IMPACT

No back up power for smoke alarms is a safety concern if power goes out.

SUGGESTED ACTION

Replace all smoke detector batteries before moving in.

✓ SUB / DISTRIBUTION PANEL

✓ SWITCH

✓ WIRING

6. Fireplace and Chimney

DESCRIPTIONS

Fireplace

Firebox Material

Brick

Energy Source

Gas

FIREPLACE

DISCLAIMERS



Gas valve was shut off at the time of inspection and it was not tested.

7. HVAC

DISCLAIMERS



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.

DESCRIPTIONS

AC-Condenser 1	Year Built	2010
	Type	Cased
	Serial Number	1010644483
	Model Number	GSZ130361BA
	Maximum Fuse / Breaker Rating	35
	Manufacturer	Goodman
	Energy Source	Electric

	Capacity	3 Ton
AC-Condenser 2	Year Built	2010
	Type	Cased
	Model Number	SSZ140241AJ
	Maximum Fuse / Breaker Rating	25
	Manufacturer	Goodman
	Energy Source	Electric
AC-Condenser 3	Year Built	2011
	Type	Cased
	Serial Number	1102651373
	Model Number	GSZ130241BB
	Maximum Fuse / Breaker Rating	25
	Manufacturer	Goodman
	Energy Source	Electric
	Capacity	2 Ton
AC-Evaporator Coil 1	Year Built	2010

Serial Number	1008399488
---------------	------------

Model Number	CAPF362C6DA
--------------	-------------

Manufacturer	Goodman
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AC-Evaporator Coil 2

Year Built	2011
------------	------

Serial Number	1101627450
---------------	------------

Model Number	ARUF182416CA
--------------	--------------

Manufacturer	Goodman
--------------	---------

AC-Evaporator Coil 3

Year Built	2010
------------	------

Serial Number	1011321012
---------------	------------

Model Number	ASPF183016CA
--------------	--------------

Manufacturer	Goodman
--------------	---------

Furnace

Year Built	2003
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Capacity	100,000 BTUH
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Serial Number	5803E 62661
---------------	-------------

Model Number	G26Q3/4-100-6
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Manufacturer Name	Lennox
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Heat Distribution Type	Forced Air
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Energy Source	Gas
---------------	-----

Efficiency	High-efficiency
------------	-----------------

HVAC Venting

Type	Direct
------	--------

Material	PVC
----------	-----

Thermostat

Temperature Differential	1.4
--------------------------	-----



AC-CONDENSER 1



Exterior: Ground View

COMPLIMENT

Manufacturer data plate

PHOTOS



MINOR CONCERN

Condenser bottom is filled with debris

IMPACT

Over time the debris could cause the unit to run inefficiently

SUGGESTED ACTION

Remove the debris

NOT WORKING

Not cooling

SUGGESTED ACTION

Have serviced by an HVAC service professional

MAJOR CONCERN

Suction Lines are frozen

IMPACT

Could cause problems with AC Condenser

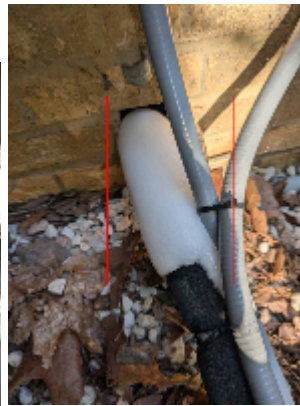
SUGGESTED ACTION

Recommend further evaluation and/or repair by qualified HVAC contractor.

PHOTOS



Ice on suction line



Ice on suction line



AC-CONDENSER 2



Exterior: Ground View

COMPLIMENT

Manufacturer data plate

PHOTOS





AC-CONDENSER 3



Exterior: Ground View

COMPLIMENT

Manufacturer data plate

PHOTOS



⚠️ AC-EVAPORATOR COIL 1 📍 Basement

MAJOR CONCERN

Ice forming at suction line and leaking on to furnace below.

IMPACT

System is malfunctioning and not allowing to cool the home.

SUGGESTED ACTION

Recommend further evaluation and/or repair by qualified HVAC contractor.

PHOTOS



Water dripping here from melting ice



AC-EVAPORATOR COIL 2

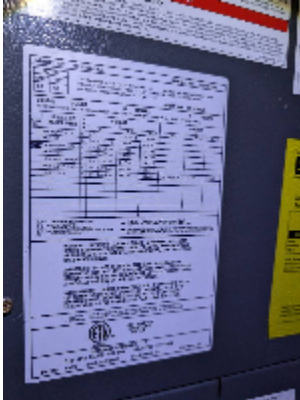


Attic

COMPLIMENT

Manufacturer Data Plate

PHOTOS





AC-EVAPORATOR COIL 3

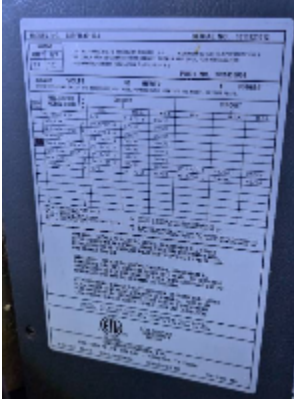


Basement

COMPLIMENT

Manufacturer Data Plate

PHOTOS



DUCTWORK



Attic



FURNACE



Basement

COMPLIMENT

Manufacturer data plate

PHOTOS



HVAC VENTING



Attic



REGISTER / RETURN

⚠ THERMOSTAT

📍 Living Room

MAJOR CONCERN

Temperature differential should be between 16-22 degrees.

IMPACT

Recommend further evaluation and/or repair by qualified HVAC contractor.

PHOTOS



8. Insulation and Ventilation

DESCRIPTIONS

Attic Ventilation	Type	Soffit, Ridge
Insulation	Approximate Depth	10"
	Insulation Style	Blown In
Kitchen / Bath Exhaust	Type	Ceiling / Wall Vent

- ATTIC VENTILATION**  Attic
- BASEMENT / CRAWL SPACE VENTILATION**  Basement
- INSULATION**  Attic
- KITCHEN / BATH EXHAUST**  Attic

9. Landscaping and Hardscaping

DESCRIPTIONS

Driveway	Material	Concrete
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Fence	Material	Wood
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Patio and walkway	Material	Concrete
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DRAINAGE AND GRADING



Exterior: Ground View

OBSERVATION TO MONITOR

Does not have a positive grade

IMPACT

Directing more moisture towards the foundation increases the risk of moisture intrusion

SUGGESTED ACTION

Monitor the area for moisture buildup. Should it arise, if possible, regrading the area to achieve a slope away from the home. If regrading is not possible, add drain tile to re-direct water away from the home. Also, consult with a licensed waterproofing contractor to assess the situation and consider additional solutions such as waterproofing membranes or a sump pump installation to effectively manage water and protect the home's foundation and structure from potential water damage.

OTHER INFORMATION

Water should be directed away from all standing foundations to prevent potential water intrusion. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies.

PHOTOS





DRIVEWAY



Exterior: Ground View

MODERATE CONCERN

Concrete has popouts

IMPACT

If left unrepaired, popouts can accelerate pavement deterioration

SUGGESTED ACTION

Patch the damaged area with appropriate patch material

OTHER INFORMATION

A popout is a conical fragment that breaks out of the surface of the concrete leaving a hole that may vary in size

PHOTOS



OBSERVATION TO MONITOR

Driveway is settling and has moved below grade of garage floor.

IMPACT

Further settlement can cause a larger gap between driveway and garage floor.

SUGGESTED ACTION

Recommend further evaluation and/or repair by qualified

concrete contractor.

PHOTOS



MINOR CONCERN

Concrete is settling with minor cracks

IMPACT

The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement

SUGGESTED ACTION

Seal the crack(s) with weather-resistant pliable concrete sealer



FENCE



Exterior: Ground View



GATE



Exterior: Ground View



LANDSCAPE FEATURE



Exterior: Ground View



PATIO AND WALKWAY



Exterior: Ground View

SAFETY CONCERN

Settling with cracks creating a trip hazard.

IMPACT

The cracking has create an uneven surface increasing the potential for a pedestrian to trip

SUGGESTED ACTION

Replace either the damaged portion or entire section of patio depending on your aesthetic preference

OTHER INFORMATION

Cracks creating a discontinuity over 1/4 inch can trip many pedestrians

PHOTOS






STAIR AND STOOP



Exterior: Ground View

10. Plumbing

DISCLAIMERS

 The home inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, 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 antisiphon 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, onsite water supply quantity and quality, onsite 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.

DESCRIPTIONS

Cleanout	Location	Basement
Fuel Lines	Material	Black Iron
Main fuel supply	Location of Gas Meter	Left side of home when facing.
Main water valve	Main Water Supply Valve Location	Street

	Water Meter Location	Street
	Shutoff Location	Basement in cabinet door
Shower / Tub	Type	Freestanding
	Material	Fiberglass, Tile
Sink	Type (Bathroom)	Vanity Mount
	Number Of Bowls	Single Bowl, Double Bowl
	Mounting	Undermounted
Waste Discharge Pipe	Plumbing Waste Piping Material	PVC
Water Heater 1	Year Built	2003
	Serial Number	MG03-2630736-930
	Model Number	EES 52 930
	Type	Recovery
	Manufacturer Name	AO Smith
	Energy Source	Electricity
	Capacity	50 gal
	Btu Or Watt Input Rating	4500

Water Heater 2

Year Built	2003
Type	Recovery
Serial Number	MG03-2630749-930
Model Number	EES 52 930
Manufacturer Name	AO Smith
Energy Source	Electricity
Capacity	50 gal
Btu Or Watt Input Rating	4500

Water Pipe

Water Service Piping Material	PEX
Water Distribution Piping Material	PEX, PVC



CLEANOUT

! EJECTOR PUMP 📍 Basement

POSSIBLE CONCERN

Ejector Pump running continuously during inspection.

IMPACT

A pump that is running continuously could damage the pump.

SUGGESTED ACTION

Recommend further evaluation by a qualified plumbing contractor.

PHOTOS



— FLOOR DRAIN

✓ FUEL LINES

✓ HOSE BIBB 📍 Exterior: Ground View

✓ **MAIN FUEL SUPPLY**  Exterior: Ground View

✓ **MAIN WATER VALVE**  Exterior: Ground View

COMPLIMENT

Main Water Shutoff in Basement

PHOTOS



✓ **PLUMBING VENT**  Exterior: Roof View

✓ **SHOWER / TUB**  Bathroom

✓ **SINK**

! STAND-ALONE SHOWER 📍 Bathroom

MODERATE CONCERN

Shower head is leaking at the connection to the shower head stem

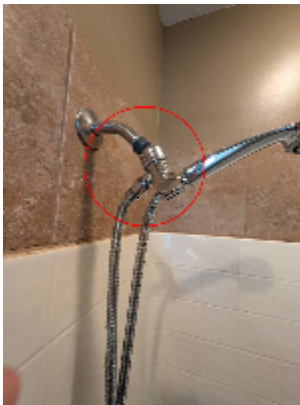
IMPACT

The leak may become a nuisance

SUGGESTED ACTION

Remove the shower head and reinstall with plumbers putty or nylon tape

PHOTOS



MODERATE CONCERN

Shower head is leaking at the swivel ball

IMPACT

The spraying water may be a nuisance to clean

SUGGESTED ACTION

Replace the shower head

PHOTOS



— SUMP PUMP  Basement



TOILET



Bathroom

MODERATE CONCERN

Leaking from the bowl at the time of the inspection

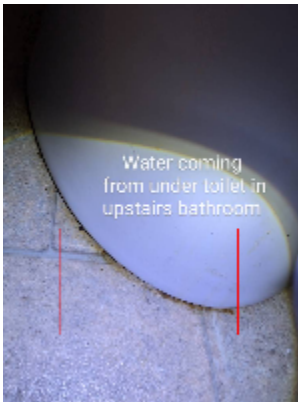
IMPACT

The leak may cause moisture damage to surrounding material

SUGGESTED ACTION

First, attempt to tighten all nuts. If that does not resolve the leaking, have a plumber evaluate the unit for repairs.

PHOTOS



WASTE DISCHARGE PIPE



WATER HEATER 1



Basement

COMPLIMENT

Manufacturer data plate

PHOTOS



NOT WORKING

Cold water valve is in the off position

IMPACT

Water is not able to enter hot water heater to be heated.

SUGGESTED ACTION

Recommend further evaluation by a qualified plumbing contractor.

PHOTOS



✓ WATER HEATER 2

COMPLIMENT

Manufacturer data plate

PHOTOS



 WATER PIPE

11. Pool / Hot Tub

DISCLAIMERS

 Pipes that are not visible could not be inspected.

DESCRIPTIONS

Pool / Spa Heater	Energy Source	Gas
Pool Filter	Type	Cartridge Filter
Pool Plumbing and Valves	Valve Types	Remote Control Valves
	Plumbing Material	Plastic PVC or ABS
Pool Pump	Serial Number	EHEH03010228220964
	Model Number	VSSHP270DV2A
	Pool Pump	Jandy E PUMP Variable Speed Pump
Pool Safety Systems	Installed Safety Systems	Fence (Permanent)
Pool Wall and Floor	Surface Material	Concrete

⚡ POOL / SPA HEATER

NOT WORKING

Not working

IMPACT

Unable to tell if heater works.

SUGGESTED ACTION

Have serviced by an HVAC technician

OTHER INFORMATION

Pilot light not visible.

COMPLIMENT

Data Plate

PHOTOS



✅ POOL FENCE AND GATE

✓ POOL FILTER

COMPLIMENT

Data Plate

PHOTOS



! POOL LIGHTING

POSSIBLE CONCERN

Caulk missing and coming off. Water inside light.

IMPACT

Light may not work properly

SUGGESTED ACTION

Recommend further evaluation and/or repair by a qualified pool contractor.

PHOTOS



✓ POOL LINER

✓ POOL PLUMBING AND VALVES

✓ POOL PUMP

COMPLIMENT

Data Plate

PHOTOS



✓ POOL SAFETY SYSTEMS

✓ POOL SKIMMER, LEAF TRAP OR DRAIN

OBSERVATION TO MONITOR

Clean skimmer basket

IMPACT

A dirty skimmer basket can cause unnecessary strain on pool components

SUGGESTED ACTION

Clean skimmer basket daily

PHOTOS



✓ POOL WALL AND FLOOR

POOL WATER QUALITY

NOT WORKING

Water level is lower than normal

IMPACT



Low water level could indicate a leak. Recommend further evaluation and/or repair by qualified pool contractor. Recommend further evaluation of entire pool system.

PHOTOS



12. Roof

DISCLAIMERS

-  The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, 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.
-  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-free due to weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot.

DESCRIPTIONS

Roof Material

Roof Material


Asphalt (Architectural)

 **ROOF FLASHING**  Exterior: Roof View

 **ROOF MATERIAL**  Exterior: Roof View

13. Room Components

DISCLAIMERS

 The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall 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, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall 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 storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments.

DESCRIPTIONS

Attic Entry	Scuttle Hole	Closet in Upstairs Bedroom
Cabinet	Cabinet Construction	Tunable Hinges
	Material	Wood, Wood Veneer
Ceiling	Material	Drywall
Countertop	Material	Quartz
Exterior door	Materials	Wood, Fiberglass, Glass, Metal
Floor	Sub Floor Material	Concrete, OSB

	Floor Cover	Vinyl, Laminate, Tile, Carpet, Hardwood
Garage door opener	Type	Mechanical
	Manufacturer	Chamberlain
Interior Door	Style	Panel
	Materials	Hollow Core
Overhead Door	Material	Aluminum
Screen	Material	Metal
Stair	Stair Covering	Wood, Carpet
	Rail Material	Wood
Wall	Material	Drywall
Window	Window Type	Double hung
	Window Glass Type	Double pane
	Window Frame Type	Vinyl

ATTIC ENTRY

✓ ATTIC LADDER

✓ CABINET

✓ CEILING

✓ COUNTERTOP

✓ EXTERIOR DOOR  Exterior: Ground View

✓ FLOOR

✓ GARAGE DOOR OPENER  Garage

INTERIOR DOOR

MINOR CONCERN

Door gets stuck on floor when opening

IMPACT

Prevents door from opening fully and is difficult to pull shut.

SUGGESTED ACTION

Recommend further evaluation and/or repair by qualified person.

PHOTOS



NOT WORKING

Latch is not working

IMPACT

Without a working latch, the door will not close or lock effectively

PHOTOS



✓ INTERIOR TRIM

✓ OVERHEAD DOOR  Garage

! SCREEN

MINOR CONCERN

Torn or damaged

IMPACT

Should the window be open, lacks protection from insects

SUGGESTED ACTION

Replace the screen

MODERATE CONCERN

Missing

IMPACT

Should the window be open, lacks protection from insects

SUGGESTED ACTION

Consult with the seller to identify if screens exist. If they do not, install screens as needed. Recommend further evaluation and/or repair by qualified person.

! STAIR

SAFETY CONCERN

Handrail is loose rendering it unstable

IMPACT

A loose handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall

SUGGESTED ACTION

Resecure the handrail ensuring with either longer screws or relocate the brackets

PHOTOS



VANITY



Bathroom



WALL

 WINDOW

Home Tour

