



Inspection Report

John Sample

November 19, 2009

Property Address:

231 Sample St.
Yanceyville NC



Home Spectors

**Larry Michael NC License #2855
1616 Iron Works Rd
Reidsville, N. C. 27320
336-382-7269**

Lamy Michael

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Date: 1/1/2008	Time: 1:16:16 PM	Report ID:
Property: 231 Sample St. Yanceyville NC	Customer: John Sample	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

North Carolina

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Below 65

Weather:

Heavy Rain

Ground/Soil surface condition:

Staurated

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No


1. Roofing

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

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X			X	Roof Covering: Asphalt/Fiberglass
1.1	FLASHINGS	X				Viewed roof covering from: Ladder
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS	X			X	Chimney (exterior): N/A


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Comments:

 **1.0** The roof covering is bowing upwards in areas at the "entire roof". This could cause deterioration. A qualified person should repair or replace as needed.



1.0 Picture 1

 **1.3** The gutter leaks at seam (s) at the rear of the home . Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



1.3 Picture 1

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


2. Exterior

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

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X			X	Siding Style: Lap
2.1	DOORS (Exterior)	X			X	Siding Material: Vinyl
2.2	WINDOWS	X				Exterior Entry Doors: Wood
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				Appurtenance: Porch
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				Driveway: Gravel
2.5	EAVES, SOFFITS AND FASCIAS	X			X	
2.6	OTHER			X		

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Comments:

 **2.0** The Vinyl siding at the front of home and the right side (facing front) is damaged. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 1



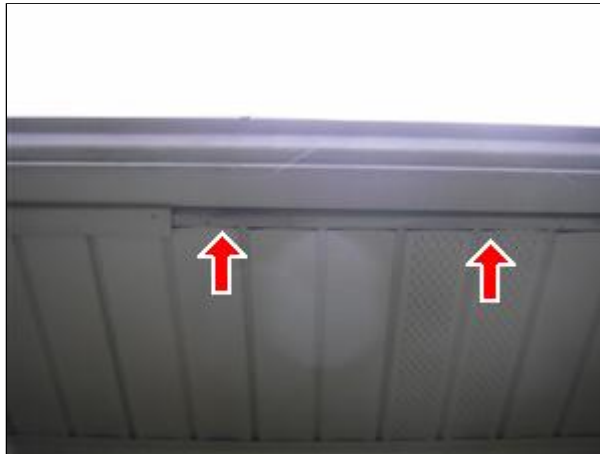
2.0 Picture 2

2.1 The side entry door has moisture stains indicating a current or prior leak . Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.1 Picture 1

2.5 The soffit panel at eave on the rear of home is missing a section of vinyl. Deterioration may occur if not corrected. A qualified person should repair or replace as needed.



2.5 Picture 1

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


3. Interiors

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

		IN	NI	NP	RR	Styles & Materials
3.0	CEILINGS	X				Ceiling Materials: Drywall
3.1	WALLS	X			X	Wall Material: Paneling
3.2	FLOORS	X				Floor Covering(s): Carpet
3.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Laminated T&G
3.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			X	Interior Doors: Hollow core
3.5	DOORS (REPRESENTATIVE NUMBER)	X				Window Types: Single pane
3.6	WINDOWS (REPRESENTATIVE NUMBER)	X				Window Manufacturer: UNKNOWN
						Cabinetry: Wood
						Countertop: Laminate

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Comments:

 **3.1** (1) The tile surround at the bathtub wall is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



3.1 Picture 1

(2) There are areas of damaged paneling in the residence. It appears to be where the baseboard heaters were located. There is visible wiring located in these areas. Recommend repair by the proper professional.

 3.4 The kitchen counter and cabinetry is pulling away from the wall. Recommend a qualified professional repair or replace.



3.4 Picture 1

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

4. Structural Components

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

		IN	NI	NP	RR	Styles & Materials
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			X	Foundation: Masonry block Method used to observe
4.1	WALLS (Structural)	X				Crawlspace: Crawled
4.2	COLUMNS OR PIERS	X				Floor Structure: Wood joists
4.3	FLOORS (Structural)	X				Wall Structure:
4.4	CEILINGS (structural)	X				Wood
4.5	ROOF STRUCTURE AND ATTIC	X			X	Columns or Piers: Masonry block Ceiling Structure: 2X4 Roof Structure: Engineered wood trusses Roof-Type: Gable Method used to observe attic: From entry Attic info: Scuttle hole No Storage

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Comments:

4.0 Visible signs of water intrusion in the crawlspace are present from standing water. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



4.0 Picture 1

4.5 The 2x4 trusses are missing the crimp plate at the peak of the trusses. Repairs are needed to maintain the stability of the roof. Truss repairs should be approved by an engineer or qualified architect before performing the work involved.



4.5 Picture 1

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

5. Plumbing System

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

		IN	NI	NP	RR	Styles & Materials
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X	Water Source: Public
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	Water Filters: (We do not inspect filtration systems)
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Supply (into home): Copper
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Plumbing Water Distribution (inside home): Copper
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X		
5.5	MAIN FUEL SHUT OFF (Describe Location)			X		
5.6	SUMP PUMP			X		

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Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

40 Gallon (1-2 people)


Manufacturer:

UNKNOWN

Water Heater Location:


Utility Room


Comments:

 **5.0** The stop-valve linkage is damaged at the Hall Bath sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.




5.0 Picture 1

 **5.1 (1)** The supply line for toilet is leaking at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

 **(2)** The faucet leaks and drips at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.




5.1 Picture 1

-  (3) The hot control leaks at the hall bathtub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.1 Picture 2

-  (4) The hose bib is missing knob(s) at the at the front of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.1 Picture 3

5.3 The main shut off is the knob located underneath in the crawlspace. This is for your information.

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

6. Electrical System

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

		IN	NI	NP	RR	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	X				Electrical Service Conductors: Aluminum
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X	Panel capacity: 200 AMP
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				Panel Type: Circuit breakers
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X	Electric Panel Manufacturer: BRYANT
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			X	Branch wire 15 and 20 AMP: Copper
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				Wiring Methods: Romex
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
6.7	SMOKE DETECTORS	X			X	
6.8	CARBON MONOXIDE DETECTORS			X		

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Comments:

6.1 The main panel box is located at the kitchen. The panel circuits are not clearly labeled and is missing knockouts (DANGEROUS). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.



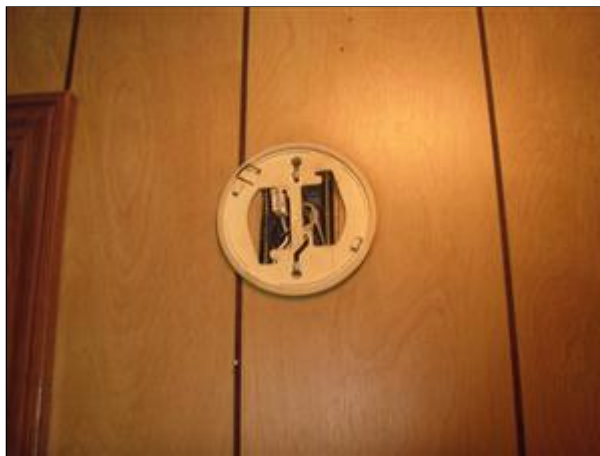
6.1 Picture 1

6.3 The light fixture does not work at the Washer/Dryer room. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

6.4 The exterior outlet at the right side of home (facing front) showing "reversed polarity," and may not be grounded or a loose ground connection. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

6.6 The main panel box is located at the kitchen.

6.7 The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



6.7 Picture 1

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

7. Heating / Central Air Conditioning

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

		IN	NI	NP	RR
7.0	HEATING EQUIPMENT	X			X
7.1	NORMAL OPERATING CONTROLS	X			
7.2	AUTOMATIC SAFETY CONTROLS	X			
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			X	
7.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
7.7	GAS/LP FIRELOGS AND FIREPLACES			X	
7.8	COOLING AND AIR HANDLER EQUIPMENT	X			X
7.9	NORMAL OPERATING CONTROLS	X			
7.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

IN NI NP RR Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Heat System Brand:
GOODMAN

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
Adequate

Types of Fireplaces:
None

Operable Fireplaces:
None

Number of Woodstoves:
None

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
GOODMAN

Number of AC Only Units:
One

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Comments:

7.0 There is evidence of a fire at the HVAC system located in the crawlspace. I am unable to determine if the item was repaired. Recommend a mechanical contractor to evaluate and/ or make the needed repairs.



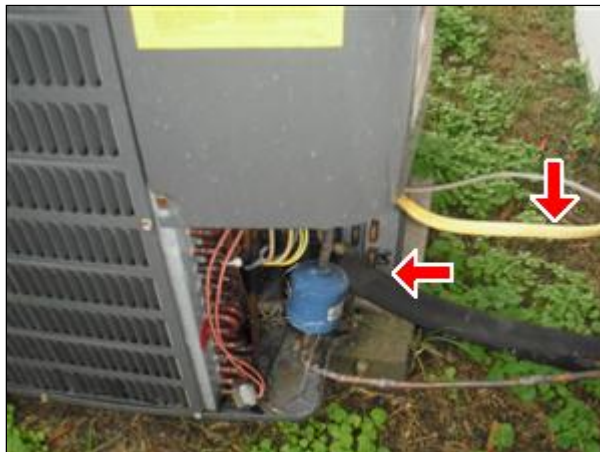
7.0 Picture 1

7.3 The condensation line needs an extension to carry water away from home. It is currently emptying into the crawlspace. This can cause numerous problems. A qualified person should repair or replace as needed.




7.3 Picture 1

7.8 (1) The AC unit is missing a section of it's cover and the wiring for the unit is not properly secured in a conduit. This could pose a safety hazard and also lead to the deterioration of the unit. Recommend repair by a licensed mechanical contractor.



7.8 Picture 1

 (2) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

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

8. Insulation and Ventilation

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

		IN	NI	NP	RR	Styles & Materials
8.0	INSULATION IN ATTIC	X				Attic Insulation: Fiberglass
8.1	INSULATION UNDER FLOOR SYSTEM	X				Ventilation: Ridge vents Soffit Vents
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X				Exhaust Fans: Fan with light
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				Dryer Power Source: 220 Electric
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X				Dryer Vent: Metal
8.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Floor System Insulation: Loose fill (netted)

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

9. Built-In Kitchen Appliances

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

		IN	NI	NP	RR	Styles & Materials
9.0	DISHWASHER			X		Dishwasher Brand: NONE
9.1	RANGES/OVENS/COOKTOPS			X		Disposer Brand: NONE
9.2	RANGE HOOD	X				Exhaust/Range hood: RE-CIRCULATE
9.3	TRASH COMPACTOR			X		Range/Oven: NONE
9.4	FOOD WASTE DISPOSER			X		Built in Microwave: NONE
9.5	MICROWAVE COOKING EQUIPMENT			X		Trash Compactors: NONE

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

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2008 : Licensed To Home Spectors

General Summary



Home Spectors

1616 Iron Works Rd
Reidsville, N. C. 27320
336-382-7269

Customer

John Sample

Address


231 Sample St.
Yanceyville NC

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

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace


-  The roof covering is bowing upwards in areas at the "entire roof". This could cause deterioration. A qualified person should repair or replace as needed.



1.0 Picture 1

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

-  The gutter leaks at seam (s) at the rear of the home . Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



1.3 Picture 1

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace



The Vinyl siding at the front of home and the right side (facing front) is damaged. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 1



2.0 Picture 2

2.1 DOORS (Exterior)

Inspected, Repair or Replace



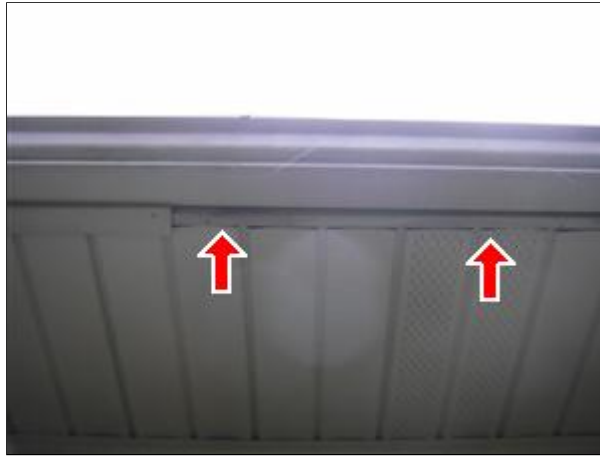
The side entry door has moisture stains indicating a current or prior leak. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.1 Picture 1

2. Exterior**2.5 EAVES, SOFFITS AND FASCIAS****Inspected, Repair or Replace**

The soffit panel at eave on the rear of home is missing a section of vinyl. Deterioration may occur if not corrected. A qualified person should repair or replace as needed.



2.5 Picture 1

3. Interiors**3.1 WALLS****Inspected, Repair or Replace**

(1) The tile surround at the bathtub wall is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



3.1 Picture 1

3.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS**Inspected, Repair or Replace**

The kitchen counter and cabinetry is pulling away from the wall. Recommend a qualified professional repair or replace.



3.4 Picture 1

4. Structural Components

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace



Visible signs of water intrusion in the crawlspace are present from standing water. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



4.0 Picture 1

4.5 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace



The 2x4 trusses are missing the crimp plate at the peak of the trusses. Repairs are needed to maintain the stability of the roof. Truss repairs should be approved by an engineer or qualified architect before performing the work involved.



4.5 Picture 1



5. Plumbing System**5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Inspected, Repair or Replace**

The stop-valve linkage is damaged at the Hall Bath sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.




5.0 Picture 1

5. Plumbing System**5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Repair or Replace**

-  (1) The supply line for toilet is leaking at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
-  (2) The faucet leaks and drips at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.




5.1 Picture 1

-  (3) The hot control leaks at the hall bathtub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.1 Picture 2


-  (4) The hose bib is missing knob(s) at the at the front of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

5. Plumbing System



5.1 Picture 3


6. Electrical System**6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Inspected, Repair or Replace**

-  The main panel box is located at the kitchen. The panel circuits are not clearly labeled and is missing knockouts (DANGEROUS). Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.




6.1 Picture 1

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

-  The light fixture does not work at the Washer/Dryer room. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**Inspected, Repair or Replace**

-  The exterior outlet at the right side of home (facing front) showing "reversed polarity," and may not be grounded or a loose ground connection. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

6. Electrical System

6.7 SMOKE DETECTORS

Inspected, Repair or Replace



The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



6.7 Picture 1

7. Heating / Central Air Conditioning**7.0 HEATING EQUIPMENT****Inspected, Repair or Replace**

There is evidence of a fire at the HVAC system located in the crawlspace. I am unable to determine if the item was repaired. Recommend a mechanical contractor to evaluate and/ or make the needed repairs.



7.0 Picture 1

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**Inspected, Repair or Replace**

The condensation line needs an extension to carry water away from home. It is currently emptying into the crawlspace. This can cause numerous problems. A qualified person should repair or replace as needed.



7.3 Picture 1

7. Heating / Central Air Conditioning

7.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace



(1) The AC unit is missing a section of it's cover and the wiring for the unit is not properly secured in a conduit. This could pose a safety hazard and also lead to the deterioration of the unit. Recommend repair by a licensed mechanical contractor.



7.8 Picture 1



(2) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

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

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INVOICE

Home Sectors
 1616 Iron Works Rd
 Reidsville, N. C. 27320
 336-382-7269
 Inspected By: Larry Michael

Inspection Date: 1/1/2008
 Report ID:

Customer Info:	Inspection Property:
John Sample	231 Sample St. Yanceyville NC
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Crawlspace	25.00	1	25.00
Heated Sq Ft 0 - 1,500	275.00	1	275.00
Over 25 Years Old	25.00	1	25.00
Termite	50.00	1	50.00
			Tax \$0.00
			Total Price \$375.00

Payment Method: Check

Payment Status: Paid

Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.