

# Absolute Home Inspection Services

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Trinity, NC 27370

Inspector: Randy Beck - NC Lic#2114



## Home Inspection Report

Client(s): **Mr. & Mrs. Mihome**

Property address: **101 Perfect Place  
Anytown, NC**

Inspection date: **Thursday, October 12, 2006**

This report published on Friday, March 28, 2014 4:57:18 PM EDT

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### General information

**Report number:** 18314

**Structures inspected:** Single Family Home

**Age of building:** 29 yrs (1977)

**Property owner's name:** John & Jane Doe

**Time started:** 9:00 am

**Time finished:** 12:15pm

**Inspection Fee:** \$500.00

**Payment method:** Invoiced

**Present during inspection:** Client(s)

**Occupied:** No, but furnishings and stored items are present

**Weather conditions:** Partly cloudy

**Temperature:** Warm

**Ground condition:** Wet

**Front of structure faces:** Southwest

**Main entrance faces:** Northeast

**Foundation type:** Crawlspace

**The following items are excluded from this inspection:** Security system, Low voltage outdoor lighting

## Exterior

**Footing material:** Poured in place concrete

**Foundation material:** Concrete block

**Apparent wall structure:** Wood frame

**Wall covering:** Expanded insulation foam system (EIFS)

**Driveway material:** Poured in place concrete

**Sidewalk material:** N/A

**Exterior door material:** Solid core wood


- 1)  Cracks, deterioration and/or damage were found in one or more areas of the expanded foam insulation system (EIFS) siding. A qualified contractor who specializes in this material should evaluate and make repairs as necessary.



Photo 1-1



Photo 1-2


- 2)  The concrete patio on the southwest side of the house has settled approximately 1". Subsequently a gap around the perimeter exist that may allow water to deteriorate the wood structure of the home. A qualified concrete specialist should be consulted for solutions, such as adding a thin layer of concrete, installing pavers or stones to the existing surface, etc.



Photo 2-1


- 3)  The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.



Photo 3-1


- 4)  One or more window(s) have damage or deterioration and should be repaired or replaced by a qualified contractor.



Photo 4-1



Photo 4-2


- 5)  One or more wood trim pieces that comes in close contact with the ground or concrete surfaces, has deteriorated and should be repaired or replaced by a qualified contractor.



Photo 5-1

below french doors at patio



Photo 5-2

wood trim around garage door opening


- 6)  The exterior finish on many of the windows and doors is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restrain areas as needed and as per standard building practices.



Photo 6-1



Photo 6-2

## Roof

**Roof inspection method:** Viewed from ground

**Roof type:** Cross-hipped

**Roof covering:** Metal

**Estimated age of roof:** 10 years

**Gutter & downspout material:** Aluminum

**Roof ventilation:** Adequate


- 7)  One or more metal roof seam covers have come loose and may result in damage to the roof sub-structure. A qualified roofing contractor should make repairs to restore the integrity of the roofing system.



Photo 7-1



Photo 7-2



Photo 7-3

## Attic

**Inspection method:** Traversed

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling beams

**Insulation material:** Fiberglass roll or batt

**Insulation depth:** 6"

**Insulation estimated R value:** R-19

## Electric service

**Primary service type:** Underground

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 150

**Service voltage (volts):** 120/240

**Location of main service switch:** Laundry room

**Location of sub panels:** One sub panel in the laundry room beside main panel, and one sub panel in crawl space.

**Location of main disconnect:** Top bank of breakers in main service panel (split bus)

**Service entrance conductor material:** Aluminum

**Main disconnect rating (amps):** Not applicable, no single main disconnect

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** No

**Smoke detectors present:** Yes





8)    One or more loose conductors in the main service panel have bare ends and are not connected to an overcurrent protection device (circuit breakers or fuses). This is a safety hazard due to the risk of fire if the bare conductors come into contact with other components in the panel. A qualified electrician should evaluate and repair as necessary. For example, removing wires that aren't terminated or installing wire nuts.



Photo 8-1

- 9)  One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no breaker(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.

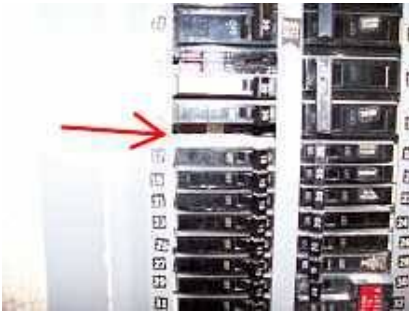


Photo 9-1

## Water heater

**Estimated age:** 10 to 15 years

**Type:** Tank


**Energy source:** Electricity

**Capacity (in gallons):** 40

**Manufacturer:** Rheem Two identical units installed

**Model:** 818V40D

**Water temperature (degrees Fahrenheit):** 130

- 10)  The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit <http://www.tap-water-burn.com/>

## Heating and cooling

**Estimated age:** 7 Yrs

**Primary heating system energy source:** Natural gas and a 2 ton heat pump for second floor

**Primary heat system type:** Forced air

**Primary A/C energy source:** Electric

**Primary Air conditioning type:** Package system

**Distribution system:** Flexible ducts

**Manufacturer:** Trane

**Model:** YCX048G1H0AA (second floor TWR024C100A5)

**Filter location:** Behind return air grill



- 11)   A return air opening was found in the crawl space. This situation allows unconditioned air to be drawn into the system, thereby reducing the efficiency and comfort capacity of the system. A qualified heating and cooling contractor should evaluate and make repairs as necessary.



Photo 11-1


- 12)  One or more sections of flex duct are sagging excessively. The flex duct pictured is below the laundry room area and it also has water trapped inside. Most manufacturers, and the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) recommend that this type of duct sag no more than 1/2" per foot between supports. A qualified heating/cooling contractor should evaluate remove water, and repair as necessary.



Photo 12-1

## **Plumbing and laundry**

**Water pressure (psi):** 120 psi

**Location of main water shut-off valve:** Crawl space

**Location of main water meter:** not located

**Location of main fuel shut-off:** meter

**Visible fuel storage systems:** none

**Water service:** Public


**Service pipe material:** Not visible

**Supply pipe material:** Copper

**Vent pipe material:** Cast iron

**Drain pipe material:** Cast iron

**Waste pipe material:** Cast iron

- 13)  The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.


- 14)  The clothes dryer exhaust duct is broken or disconnected in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Damage to building components may result. A qualified contractor should evaluate and make permanent repairs as necessary. For more information, visit <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>



Photo 14-1



Photo 14-2

## Fireplaces, woodstoves and chimneys

**Fireplace type:** Masonry with gas heating appliance installed

**Chimney type:** Masonry

## Crawl space

**Inspection method:** Traversed

**Insulation material underneath floor above:** Fiberglass roll or batt

**Pier or support post material:** Masonry

**Beam material:** Built up wood

**Floor structure above:** Solid wood joists

**Vapor barrier present:** Yes

- 15) 🚨🔧 Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.




Photo 15-1

- 16) 🔧🔍📄 The inspector was unable to test the sump pump for one or more reasons (no source of water, appeared unsafe, no power, etc.). The sump pump well or "bucket" is not set low enough for water to flow into it. A qualified plumber should evaluate and position the container to remove unwanted water as quickly as possible once it has entered the crawlspace. The sump pump was not fully evaluated.



Photo 16-1

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17)  Standing water was found in one or more sections of the crawl space. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, drains and/or sump pump(s) in the crawl space.



Photo 17-1



Photo 17-2



Photo 17-3

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18)  Insulation under the floor in the crawlspace is damaged, deteriorated, or has fallen down. A qualified contractor should make repairs as necessary to restore the insulation to its original rating.



Photo 18-1

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19)  A 4"x4" support post in the crawl space is positioned improperly and may cause the sub-floor to separate from the floor joist. A qualified contractor should evaluate the purpose for the additional support and correctly position it under the floor joist if it is necessary for support.







Photo 19-1

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## **Kitchen**

- 20)  The microwave oven appears to be inoperable. The client(s) should ask the property owner(s) about this, and if necessary, the microwave oven should be replaced, or a qualified appliance technician should evaluate and repair. (microwave in laundry room)
- 
- 21)  The oven bake controls appears to be inoperable or at least not fully functional. The breaker in the electrical service panel had to be tripped to shut off the baking function. The client(s) should ask the property owner(s) about this, and if necessary, a qualified appliance technician should evaluate and repair as necessary.

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## **Bathrooms**





- 22)  One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary. (cold water handle at right lavatory in master bath)
- 
- 23)  The bath tub faucet was inoperable in the second floor bath above stairwell. A qualified plumber should evaluate and make repairs as necessary.
- 
- 24)  Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.



Photo 24-1


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## **Interior rooms**


- 25)  Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

**Photo 25-1**

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26)  One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors. (door to equipment area in attic, second floor)

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27)  Ground water is seeping into the floor of the garage to house connector room. Water in contact with wood surfaces causes swelling, deterioration, discoloring, and damp musty odor. Water intrusion should be addressed first and then repairs to damaged wood should be completed.

**Photo 27-1****Photo 27-2**

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28)  One or more locksets are loose and should be tightened, repaired and or replaced as necessary.

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29)  One or more tile(s) are loose in the foyer area. A qualified tile installer should evaluate and make repairs as necessary.

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"This summary is not the entire report. The full 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 a real estate purchase contract, contact your North Carolina real estate agent or an attorney."

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## Exterior

- 1  - Cracks, deterioration and/or damage were found in one or more areas of the expanded foam insulation system (EIFS) siding. A qualified contractor who specializes in this material should evaluate and make repairs as necessary.
  - 2  - The concrete patio on the southwest side of the house has settled approximately 1". Subsequently a gap around the perimeter exist that may allow water to deteriorate the wood structure of the home. A qualified concrete specialist should be consulted for solutions, such as adding a thin layer of concrete, installing pavers or stones to the existing surface, etc.
  - 3  - The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.
  - 4  - One or more window(s) have damage or deterioration and should be repaired or replaced by a qualified contractor.
  - 5  - One or more wood trim pieces that comes in close contact with the ground or concrete surfaces, has deteriorated and should be repaired or replaced by a qualified contractor.
  - 6  - The exterior finish on many of the windows and doors is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.
- 


## Roof

- 7  - One or more metal roof seam covers have come loose and may result in damage to the roof sub-structure. A qualified roofing contractor should make repairs to restore the integrity of the roofing system.
- 



## Electric service

- 8  - One or more loose conductors in the main service panel have bare ends and are not connected to an overcurrent protection device (circuit breakers or fuses). This is a safety hazard due to the risk of fire if the bare conductors come into contact with other components in the panel. A qualified electrician should evaluate and repair as necessary. For example, removing wires that aren't terminated or installing wire nuts.
  - 9  - One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no breaker(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.
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## Water heater

- 10  - The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. For more information on scalding dangers, visit <http://www.tap-water-burn.com/>
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## Heating and cooling

- 11  - A return air opening was found in the crawl space. This situation allows unconditioned air to be drawn into the system, thereby reducing the efficiency and comfort capacity of the system. A qualified heating and cooling contractor should evaluate and make repairs as necessary.
  - 12  - One or more sections of flex duct are sagging excessively. The flex duct pictured is below the laundry room area and it also has water trapped inside. Most manufacturers, and the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) recommend that this type of duct sag no more than 1/2" per foot between supports. A qualified heating/cooling contractor should evaluate remove water, and repair as necessary.
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## Plumbing and laundry



- 13  - The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically


the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.

**14**  - The clothes dryer exhaust duct is broken or disconnected in one or more places. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Damage to building components may result. A qualified contractor should evaluate and make permanent repairs as necessary. For more information, visit <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

## Crawl space


**15**  - Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.


**16**   - The inspector was unable to test the sump pump for one or more reasons (no source of water, appeared unsafe, no power, etc.). The sump pump well or "bucket" is not set low enough for water to flow into it. A qualified plumber should evaluate and position the container to remove unwanted water as quickly as possible once it has entered the crawl space. The sump pump was not fully evaluated.

**17**  - Standing water was found in one or more sections of the crawl space. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:


- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains


Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, drains and/or sump pump(s) in the crawl space.

**18**  - Insulation under the floor in the crawlspace is damaged, deteriorated, or has fallen down. A qualified contractor should make repairs as necessary to restore the insulation to its original rating.


**19**  - A 4"x4" support post in the crawl space is positioned improperly and may cause the sub-floor to separate from the floor joist. A qualified contractor should evaluate the purpose for the additional support and correctly position it under the floor joist if it is necessary for support.


## Kitchen


**20**  - The microwave oven appears to be inoperable. The client(s) should ask the property owner(s) about this, and if necessary, the microwave oven should be replaced, or a qualified appliance technician should evaluate and repair. (microwave in laundry room)

**21**  - The oven bake controls appears to be inoperable or at least not fully functional. The breaker in the electrical service panel had to be tripped to shut off the baking function. The client(s) should ask the property owner(s) about this, and if necessary, a qualified appliance technician should evaluate and repair as necessary.


## Bathrooms

**22**  - One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary. (cold water handle at right lavatory in master bath)





**23**  - The bath tub faucet was inoperable in the second floor bath above stairwell. A qualified plumber should evaluate and make repairs as necessary.

**24**  - Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

## Interior rooms

**25**  - Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock.

Cover plates should be installed where missing.

- 26**  - One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors. (door to equipment area in attic, second floor)
- 27**  - Ground water is seeping into the floor of the garage to house connector room. Water in contact with wood surfaces causes swelling, deterioration, discoloring, and damp musty odor. Water intrusion should be addressed first and then repairs to damaged wood should be completed.
- 28**  - One or more locksets are loose and should be tightened, repaired and or replaced as necessary.
- 29**  - One or more tile(s) are loose in the foyer area. A qualified tile installer should evaluate and make repairs as necessary.