



HOME INSPECTION REPORT

123 Main Street
Charlotte, NC 28216



Inspection for:

Home Buyer

Inspection date: 8/26/2009

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

GENERAL INFORMATION

Inspection #: 0908261971
Inspection Date: 8/26/2009

Inspector: Paul A Curcio
Inspector License # 1422

Address of Inspection: 123 Main Street
Charlotte, NC 28216

Client Name: Home Buyer

Client Address: 123 Old House Road
Charlotte, NC 28216

Client Telephone:

Client Fax:

Client Email Address:

Real-estate Agent Your Realtor

Report is to be sent via: email

Reason for Inspection: Purchase

Closing date:

Type of Structure: Single family residence

Number of Bedrooms: 3

Number of Bathrooms: 2

Number of Floors: 1

Age of Structure: Built 1980

Square Footage:

Occupied: Yes

Water: On

Electricity: On

Gas: On

Weather Conditions: Clear

Outside Temperature: 83°F

Time: 9:30 AM

Buyer Present : Yes

Paul Curcio

Paul Curcio, N.C. Inspector # 1422

INSPECTION SUMMARY REPORT

240 King Owen Court
Charlotte, NC 28216 - 8/26/2009

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 appear to warrant further investigation by a specialist, or requires subsequent observation.

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 rear the complete report. For information regarding the negotiability of an item in this report under real estate purchase contract, contact your North Carolina real estate agent or an attorney.

This home inspection is in accordance with the Standard of Practice of the North Carolina Home Inspector Licensure Board. All references to direction are given facing the front of the house.

1. Foundation, Crawlspace and Structural:

1. Deterioration was found in a section of the drop girder beam in the crawlspace near the rear left corner of the dining room. The drop girder is used to support the floor joist. The damage should be replaced as needed by a licensed contractor. See right photo.
2. Sections of the drop girder along the rear of the crawlspace have been replaced. The boards at the rear of the new drop girder appeared to be spliced near the sides of the piers but do not bear directly on the pier. The ends of all floor framing member are required to be supported. A licensed contractor should evaluated how the sections of the drop girders are supported and to make necessary repairs. See left photo.
3. A floor joist has been cut in half to make room for a floor register in the crawlspace under the front of the kitchen. Although the floor joist may have been cut when the house was constructed, the ends of the floor joist should be properly supported. The floor joist should be repaired / replaced as needed by a licensed contractor. See right photo.
4. A gap was noted between a section of the drop girder beam and the top of a pier in the crawlspace at the front of the master bedroom. The bottom of the drop girder should be shimmed to contact the top of the pier. See left photo.
5. The ground in the crawlspace has sunken several inches under the master bathroom. It was reported that the foundation has been previously repaired by a foundation specialist under the supervision of an engineer. A metal post viewed through an open crevasse is believed to be part of a helical pier.
6. Termite damage was found in the full length of a floor joist in the crawlspace under the left side of the living room. A new full length joist should be installed next to the damaged floor joist. Termite tubes were noted in the sub-flooring and floor framing under the rear left bedroom. Random probing of floor framing members did not revealed only surface damage but areas of damage could exist. See right photo.
7. Deterioration was noted in a small area of sub-flooring around two floor register in the crawlspace between the dining room and living room. The deterioration is believed to have been caused by moisture condensing on the floor register boots when the cooling system is operating. Sealing the registers to the sub-flooring and properly covering the registers with jacketing and floor insulation can help in reducing condensation. The sub-flooring around other registers should also be checked for deterioration at the time of repairs. See right photo.
8. The ends of the drop girder center beams in the crawlspace at the left side of the breakfast room, at the front of the fireplace, and along the right side of the front left bedroom are toe nailed in place. The proper method of supporting the beams would have been to install a ledger board under the end of the beams or the beams could have been supported with metal hangers. See right photo.

PAGE TWO

INSPECTION SUMMARY REPORT

1. Foundation, Crawlspace and Structural (continued):

9. Mud stains on the bottom of the piers and ducting under the breakfast room is evidence of past water infiltration. The bottoms of floor framing members are stained and areas of deterioration were noted under the dining room and living room. Over time, water in the crawlspace can cause moisture related damage to the wooden members and is conducive to wood destroying pests. Moisture levels taken from various wooden members under the front bedrooms were 22% and staining was noted on the floor framing members at the front right corner of the crawlspace. A moisture specialist should be contacted to further evaluate the crawlspace and recommend methods of reducing moisture levels. Overall, the ground in the crawlspace was dry at the time of the inspection. See right photo.
10. To prevent pest, water, and moisture from entering the crawlspace the opening under the packaged heating / cooling unit should be sealed.

2. Exterior: Siding, Windows, Doors and other Elements:

1. Stair stepping cracks were noted in the brick veneer in the following areas:
 - 3/8" crack above the top left corner of the carport front left window, see right photo
 - Addition cracking in previously sealed cracks: both sides of the front right corner of the house
 - Above and below the front right bedroom front window
 - Above and below the master bathroom window on the right side of the house
 - In the rear foundation wall at the center of the patioCracking is an indication of movement in the brick veneer siding and / or foundation. It was reported that the foundation at the rear right corner of the house has been previously repaired by a foundation specialist under the supervision of an engineer. Although the cracks are small at this time the size of the crack can progress and / or change seasonally over the life of the house. The cracks should be sealed, if possible, and monitored over time for movement.
2. Windows on the front of the carport need to be re-glazed. Glazing has cracked or broken off in several areas of the windows. The glazing in other windows should be evaluated at the time of repair.
3. The weather stripping is missing from the top of the front entry door and is dislodged on the side of the carport / house entry door.
4. Decay was found in, but may not be limited to, the exterior trim in the following areas:
 - The bottom right corner of the trim on the dining room rear windows, see photo below.
 - The bottom left corner of the trim on the breakfast room rear windows
 - The fascia boards at the front right corner of the carportSmaller areas of decay can be removed and patched with exterior type wood filler; larger areas of decayed wood should be replaced. An opening in the repaired fascia board at the rear left corner of the dining room should be sealed. Due to height constraints some areas of the exterior trim could not be accessed for evaluation.
5. The surfaces of several bricks on the front entry steps are cracked. Typically, this happens when water seeps into the masonry and freezes. Any voids in the mortar joints and cracks in the bricks should be sealed to prevent water infiltration.
6. Cracks were noted in the carport concrete floor. Cracking of this type usually occurs when the compacted ground under the concrete slab settles. The cracks should be sealed and monitored over time for further movement.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

PAGE THREE INSPECTION SUMMARY REPORT

3. Roof:

1. Damaged / torn shingle tabs were noted on the right roof near the rear corner, on the rear roof near the vent pipe, and on the front roof above the carport. Overall the roof seemed to be in good condition but the shingles should be checked for necessary repairs. See right photo.
2. Moss was noted growing on the surface of the roof at the front right and rear right corners of the house. The moss can damage the shingles over time and should be removed. An experienced pressure washer professional should be able to clean the roof without damaging the tabs.
3. The surface of the roof is wavy in areas which is not uncommon for a house of this age. The [purlins](#) used to support the centers of the rafters in the attic were typically installed too far apart and not properly braced, resulting in sagging of the roof over time. Several areas of the roof framing have recently been braced with new supports. Additional supports could be installed in the large spans between the [purlins](#).

4. Plumbing System:

No exceptions taken.

5. Electrical System:

1. The ends of wiring connections, located in the attic above the carport storage room, are not contained within a junction box. All wiring connections are required to be contained within covered junction boxes.
2. When tested with an electrical testing device the rear outlet on the master bedroom left wall showed an open ground condition. The ground wire to the outlet should be checked for proper attachment.
3. Loose outlets were found in the master bedroom right wall and hall bathroom. The outlets should be secured to prevent electrical shock and shorting.
4. The exterior outlets, bathroom outlets, and kitchen outlets are not protected by a ground fault circuit interrupter (GFCI). GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawlspaces and unfinished basements (since 1990). The exterior and bathroom outlets are required to be protected by GFCI's. It is recommended that the kitchen outlets also be protected.
5. The exterior wall light fixtures are loose and should be tightly secured.
6. Neither exterior rear wall light fixtures responded to the wall switches. Both fixtures are operated by sensors and may have not been set properly to turn on.
7. The cover on the exterior rear outlet is not secured tightly and does not seal properly against the recessed junction box.
8. An independent smoke detector separate from the security system was not found. Smoke detectors and a carbon monoxide detector are required.

6. Central Heating System:

1. The jacketing is dislodged from the end of the supply duct in the crawlspace under the left side of the dining room. The ducts should be fully insulated to prevent moisture from condensing on the surface of the metal.

PAGE FOUR
INSPECTION SUMMARY REPORT

6. Central Heating System (continued):

2. The ducting is lying on the ground under the master bedroom. The ducting should be suspended from the floor joists to prevent tension on the ducting runs.
3. Probing of the mortared joints in the rear of the fireplace found the joints to be deteriorating in areas. The mortared joints should be re-mortared as needed.
4. Masonry crown on top of the chimney is cracked, worn, and showing age. When this occurs, water seeping past the cracks can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Crown and mortared joints should be re-pointed and sealed. See right photo.

7. Air Conditioning System:

No exceptions taken.

8. Interior: Walls, Ceilings, Floors, Windows & Doors:

1. A crack was noted in the right side hallway ceiling near the foyer. Typically, cracks can be the result of movement in the roof framing members as they expand and contract seasonally or can be the result of settling and/or roof framing loads. The seam / crack should be monitored over time for further movement.
2. The hallway floor dips in the area outside the master bedroom door. The dip is assumed to be the result of the ground under the master bedroom / bathroom sinking, causing the floor framing support piers to drop. The tops of several floor framing piers under this area have been shimmed with wood / masonry to compensate for movement of the piers. Additional shimming may be needed to level the floor.
3. Most of the windows in the house were stuck closed and could not be opened. Windows can become stuck closed if not opened or closed on a regular basis. Typically, using a putty knife between the sashes and the jambs can loosen the windows. The windows could not be evaluated for proper operation.
4. When closed, the master bathroom pocket door does not seat squarely within the jamb. The door should be adjusted to seat properly when closed.
5. The swivel latch handle is missing from the hallway / kitchen pocket door. Without the handle the door is hard to pull closed.
6. The carport / house door comes in contact with the jamb when opened or shut. The door should be adjusted for a proper fit.

9. Insulation and Ventilation:

1. The bottom of the foundation vents on the right side of the house and front right corner of the house are either level with or below the surface of the ground. To prevent water infiltration through the grills, vent wells should be installed in front of the vents.
2. The grill is broken and the screen is damaged on the foundation vent at the rear of the house below the master bathroom. The vent should be replaced to prevent pests from entering the crawlspace. All vent grills should be checked for necessary repairs.
3. The vapor barrier in the crawlspace is not laying smoothly against the surface of the ground and is "bunched up" in areas. It is recommended that all debris lying on the ground (mostly bricks) should be removed and the vapor barrier should be straightened and smoothed out to cover 100% of the ground. The debris on the ground can retain moisture.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

PAGE FIVE

INSPECTION SUMMARY REPORT

9. Insulation and Ventilation (continued):

4. Insulation is missing / dislodged from floor cavities in the crawlspace under the dining room, under the living room, and under the master bedroom / bathroom. Insulation should be properly installed and secured throughout the crawlspace.
5. Insulation is missing / dislodged from the living room vaulted ceiling at the right side of the attic. See right photo
6. The attic side of the pull down stairs should be fully insulated. Pull down

10. Kitchen Appliances:

No exceptions taken.

11. Bathrooms:

No exceptions taken.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

1. Structural Components: Foundation, Basement and Structure

As stated in the inspection agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. The overall condition of the crawlspace space can be difficult to determine due to obstructions caused by low clearances, bracing, insulation, ducting, piers, and limited lighting. All framing repairs should be preformed by a licensed contractor.

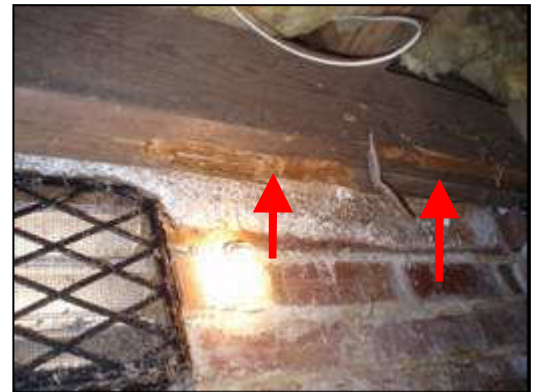
Foundation:	Crawlspace, pier and curtain construction
Floor Structure:	Wooden framing
Wall Structure:	Wooden framing
Exterior Columns / Piers	Concrete blocks and bricks
Interior Columns	NA
Ceiling Structure:	Wooden framing
Roof Structure:	Wooden framing
Method used to observe underfloor crawlspaces:	Entered through foundation door, probed framing members with screw driver, observed with flashlight

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Foundation:	S	
2	Grade at foundation:	S	
3	Footing drain:	S	
4	Columns / piers:	S	
5	Framing (walls, band joist, sub-flooring, beams or slab):	M	See comment below.
6	Water infiltration / moisture:	M	See comment below.
7	Walks / driveway:	M	See comment below.
8	Retaining walls:	S	
9	Other:	M	See comment below.

Comments:

5. Deterioration was found in a section of the drop girder beam in the crawlspace near the rear left corner of the dining room. The drop girder is used to support the floor joist. The damage should be replaced as needed by a licensed contractor. See right photo.



Sections of the drop girder along the rear of the crawlspace have been replaced. The boards at the rear of the new drop girder appeared to be spliced near the sides of the piers but do not bear directly on the pier. The ends of all floor framing member are required to be supported. A licensed contractor should evaluate how the sections of the drop girders are supported and to make necessary repairs. See left photo.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

A floor joist has been cut in half to make room for a floor register in the crawlspace under the front of the kitchen. Although the floor joist may have been cut when the house was constructed, the ends of the floor joist should be properly supported. The floor joist should be repaired / replaced as needed by a licensed contractor. See right photo.



A gap was noted between a section of the drop girder beam and the top of a pier in the crawlspace at the front of the master bedroom. The bottom of the drop girder should be shimmed to contact the top of the pier. See left photo.



The ground in the crawlspace has sunken several inches under the master bathroom. It was reported that the foundation has been previously repaired by a foundation specialist under the supervision of an engineer. A metal post viewed through an open crevasse is believed to be part of a helical pier.

Termite damage was found in the full length of a floor joist in the crawlspace under the left side of the living room. A new full length joist should be installed next to the damaged floor joist. Termite tubes were noted in the sub-flooring and floor framing under the rear left bedroom. Random probing of floor framing members did not reveal only surface damage but areas of damage could exist. See right photo.



Deterioration was noted in a small area of sub-flooring around two floor registers in the crawlspace between the dining room and living room. The deterioration is believed to have been caused by moisture condensing on the floor register boots when the cooling system is operating. Sealing the registers to the sub-flooring and properly covering the registers with jacketing and floor insulation can help in reducing condensation. The sub-flooring around other registers should also be checked for deterioration at the time of repairs. See right photo.



South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

The ends of the drop girder center beams in the crawlspace at the left side of the breakfast room, at the front of the fireplace, and along the right side of the front left bedroom are toe nailed in place. The proper method of supporting the beams would have been to install a ledger board under the end of the beams or the beams could have been supported with metal hangers. See right photo.



6. Mud stains on the bottom of the piers and ducting under the breakfast room is evidence of past water infiltration. The bottoms of floor framing members are stained and areas of deterioration were noted under the dining room and living room. Over time, water in the crawlspace can cause moisture related damage to the wooden members and is conducive to wood destroying pests. Moisture levels taken from various wooden members under the front bedrooms were 22% and staining was noted on the floor framing members at the front right corner of the crawlspace. A moisture specialist should be contacted to further evaluate the crawlspace and recommend methods of reducing moisture levels. Overall, the ground in the crawlspace was dry at the time of the inspection. See right photo.



7. Cracks were noted in several areas of the driveway. Cracking of this type is usually caused by settling and /or tree roots. Cracks should be sealed to prevent water from seeping through and undermining the compacted ground under the driveway or freezing within the voids resulting in damage to the surface of the concrete.

9. To prevent pest, water, and moisture from entering the crawlspace the opening under the packaged heating / cooling unit should be sealed.

Due to obstructions caused by stored items the interior of the carport storage room and stairway could not be fully viewed.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

2. Exterior: Siding, Windows, Doors, and other Elements

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review takes into consideration the normal wear associated with virtually all properties. Cosmetic considerations and minor flaws such as a torn screen, missing screens, or an occasional cracked window can be overlooked. Broken seals in thermo-seal windows can not always be detected. Due to height constraints not all areas of the exterior can be accessed or viewed for evaluation.

Wall cladding materials:

Siding type: Brick and wood
Soffit & fascia: Wood

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Siding condition:	S	
2	Cracks (masonry):	M	See comment below.
3	Soffits & fascias:	S	
4	Windows:	M	See comment below.
5	Doors:	M	See comment below.
6	Trim / exterior	M	See comment below.
7	Paint / caulk:	S	
8	Storm doors / windows screens:	S	Screen not installed on all windows
9	Steps:	M	See comment below.
10	Porch:	S	
11	Decks / patios:	S	
12	Garage / carport:	M	See comment below.
13	Garage door opening mechanism:	NA	
14	Other:		

Comments:

2. Stair stepping cracks were noted in the brick veneer in the following areas:

3/8" crack above the top left corner of the carport front left window, see right photo

Addition cracking in previously sealed cracks: both sides of the front right corner of the house

Above and below the front right bedroom front window

Above and below the master bathroom window on the right side of the house

In the rear foundation wall at the center of the patio

Cracking is an indication of movement in the brick veneer siding and / or foundation. It was reported that the foundation at the rear right corner of the house has been previously repaired by a foundation specialist under the supervision of an engineer. Although the cracks are small at this time the size of the crack can progress and / or change seasonally over the life of the house. The cracks should be sealed, if possible, and monitored over time for movement.



4. Windows on the front of the carport need to be re-glazed. Glazing has cracked or broken off in several areas of the windows. The glazing in other windows should be evaluated at the time of repair.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

5. The weather stripping is missing from the top of the front entry door and is dislodged on the side of the carport / house entry door.

6. Decay was found in, but may not be limited to, the exterior trim in the following areas:

The bottom right corner of the trim on the dining room rear windows, see photo below.

The bottom left corner of the trim on the breakfast room rear windows

The fascia boards at the front right corner of the carport

Smaller areas of decay can be removed and patched with exterior type wood filler; larger areas of decayed wood should be replaced. An opening in the repaired fascia board at the rear left corner of the dining room should be sealed. Due to height constraints some areas of the exterior trim could not be accessed for evaluation.



9. The surfaces of several bricks on the front entry steps are cracked. Typically, this happens when water seeps into the masonry and freezes. Any voids in the mortar joints and cracks in the bricks should be sealed to prevent water infiltration.

12. Cracks were noted in the carport concrete floor. Cracking of this type usually occurs when the compacted ground under the concrete slab settles. The cracks should be sealed and monitored over time for further movement.

The penetrations for the gas lines in the brick veneer siding on the left side of the house should be sealed to prevent pests and water from entering the openings.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

3. Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Our review is neither a guarantee against roof leaks nor a certification. The overall condition of the attic space can be difficult to determine due to obstructions caused by low clearances, bracing, insulation, stored items, and limited lighting. Due to height constraints not all areas of the roof and top of the chimney can be viewed from the ground. All roofing repairs should be preformed by roofing professionals.

Roof type: Hip and gable
 Method used to observe roof surface: Walked on
 Roof materials: Asphalt composite shingles
 Estimated age of roof: Unknown
 Layers: 1
 Method used to observe attic: Entered through pull down stairs

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Condition of roofing materials	M	See comment below.
2	Flashing & joints:	S	
3	Vent pipe boots:	S	
4	Skylights:	S	
5	Attic water infiltration:	S	
6	Roof / attic framing members:	S	See comment below.
7	Sheathing:	S	
8	Attic stairs / ceiling panel:	S	
9	Gutters / downspouts:	M	See comment below.
10	Other:		

Comments:

1. Damaged / torn shingle tabs were noted on the right roof near the rear corner, on the rear roof near the vent pipe, and on the front roof above the carport. Overall the roof seemed to be in good condition but the shingles should be checked for necessary repairs. See right photo.

Moss was noted growing on the surface of the roof at the front right and rear right corners of the house. The moss can damage the shingles over time and should be removed. An experienced pressure washer professional should be able to clean the roof without damaging the tabs.



6. The surface of the roof is wavy in areas which is not uncommon for a house of this age. The [purlins](#) used to support the centers of the rafters in the attic were typically installed too far apart and not properly braced, resulting in sagging of the roof over time. Several areas of the roof framing have recently been braced with new supports. Additional supports could be installed in the large spans between the [purlins](#).

9. Debris was noted in the gutters over the downspout openings. The gutters should be cleaned as needed.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

4. Plumbing System

This inspection does not include in-ground lawn sprinkler systems, pools, septic systems, and ponds. The inspection of the gas water heating system is general and not technically exhaustive. Gas pilot lights are not lit during the inspection. The interior of flues are not observed and automatic safety controls are not operated during the inspection. Tub overflow drains are not tested. All plumbing repairs should be preformed by a licensed plumber.

Supply piping material: Copper
 Distribution piping material: Copper
 Drain piping material: PVC
 Waste piping material: PVC,
 Vent piping material: PVC,
 Main water shutoff valve: Front left bedroom closet
 Water heater: A. O. Smith, Gas Location: Carport storage room Estimated age :Unknown
 Model number: FSG 40 216
 Serial Number: MC92-0039988-H43 Approx. Capacity: 40 gal.

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Condition of water piping:	S	
2	Water pressure (functional flow):	S	
3	Functional drain:	S	
4	Interior drain, sewer & vent pipe:	S	
5	Water heaters:	O	
6	Plumbing fixtures:	S	
7	Whirlpool tub:	NA	
8	Laundry / garage sink:	NA	
9	Main water shut off valve:	S	
10	Toilets:	S	
11	Other:		

Comments:

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

5. Electrical System

This inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, built in stereos & timers. As a safety precaution all electrical outlets that are outside, in the garage, or within 6ft of a source of water should be protected by a ground fault circuit interrupter (GFCI). All electrical repairs should be preformed by a licensed electrician.

Main service capacity:	Amps: 150	Volts: 120/240
Service entry conductor type:	Aluminum	
Location of service entry:	Underground	
Location of main panel:	Laundry room	
Disconnects type:	Breakers	
Number of disconnects to cut all power:	5	
Additional breaker / fuses spaces available:	Yes	
Location of distribution & sub panels:	Furnace unit,	
Distribution wiring type:	Copper	
Other: Receptacles:	Grounded	
Ground fault circuit interrupters:	Not installed	

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Main service cable / service entrance:	S	
2	Service, ground and bonding wires:	S	
3	Service panel / sub-panels:	S	
4	Breaker/fuse condition:	S	
5	Interior house wiring:	M	See comment below.
6	Receptacles, switches and fixtures:	M	See comment below.
7	Wiring to other major electrical equipment:	S	
8	Fire alarms / smoke / Carbon monoxide detector:	M	See comment below.
9	Other:		

Comments:

5. The ends of wiring connections, located in the attic above the carport storage room, are not contained within a junction box. All wiring connections are required to be contained within covered junction boxes.

6. When tested with an electrical testing device the rear outlet on the master bedroom left wall showed an open ground condition. The ground wire to the outlet should be checked for proper attachment.

Loose outlets were found in the master bedroom right wall and hall bathroom. The outlets should be secured to prevent electrical shock and shorting.

The exterior outlets, bathroom outlets, and kitchen outlets are not protected by a ground fault circuit interrupter (GFCI). GFCI protection is required for most outdoor receptacles (since 1973), bathroom receptacle circuits (since 1975), garage wall outlets (since 1978), kitchen receptacles (since 1987), and all receptacles in crawlspaces and unfinished basements (since 1990). The exterior and bathroom outlets are required to be protected by GFCI's. It is recommended that the kitchen outlets also be protected.

The exterior wall light fixtures are loose and should be tightly secured.

Neither exterior rear wall light fixtures responded to the wall switches. Both fixtures are operated by sensors and may have not been set properly to turn on.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

The cover on the exterior rear outlet is not secured tightly and does not seal properly against the recessed junction box.

8. An independent smoke detector separate from the security system was not found. Smoke detectors and a carbon monoxide detector are required.

6. Central Heating System

The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the exchanger is beyond the scope of this inspection. Gas pilot lights are not lit during the inspection. The interior of flues are not observed and automatic safety controls are not operated during the inspection. This inspection report is not intended to address the condition of specialized system components such as humidifiers or dehumidifiers, electronic air filters and solar heating systems, due to their technical nature. We offer no opinion on heating supply adequacy or distribution balance of air flow, as both are subjective measures. Chimneys and fireplaces should always be evaluated by a professional chimney sweep before purchasing the home. All repairs should be preformed by a licensed mechanical contractor.

Energy source: Gas
 System type: Packaged heating / cooling unit
 Brand: Amana
 Model: PGB42C0902E
 Serial #: 0009194603
 Distribution methods: Insulated ducts
 Size of filters: 16x20x1, 20x25x1
 Tested system: Yes, for burner ignition only
 System temperature: -
 Estimated age of unit: 9 years?

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Furnace:	O	
2	Flue pipes, slope, joints:	S	
3	Heat exchanger (limited visual inspection):	NV	
4	Thermostat:	S	
5	Heat pump:	NA	
6	Emergency / aux. heat strips:	NA	
7	Air ducts / plenums:	M	See comment below.
8	Fireplaces / Chimneys:	M	See comment below.
9	Other:		

Comments:

7. The jacketing is dislodged from the end of the supply duct in the crawlspace under the left side of the dining room. The ducts should be fully insulated to prevent moisture from condensing on the surface of the metal.

The ducting is lying on the ground under the master bedroom. The ducting should be suspended from the floor joists to prevent tension on the ducting runs.

8. Probing of the mortared joints in the rear of the fireplace found the joints to be deteriorating in areas. The mortared joints should be re-mortared as needed.

Masonry crown on top of the chimney is cracked, worn, and showing age. When this occurs, water seeping past the cracks can cause substantial damage to the masonry stack, as well as to the framing, walls and ceilings below. Crown and mortared joints should be re-pointed and sealed. See right photo.



South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

7. Air Conditioning System

This inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. We offer no option on cooling supply adequacy or distribution balance of air flow, as both are subjective measures. All repairs should be preformed by a licensed mechanical contractor.

System Type: Packaged heating / cooling unit
Energy source: Electric
Brand: Amana
Model: PGB42C0902E
Serial #: 0009194603
Condition: Satisfactory
Tested System: Yes
Estimated age of unit: 9 years

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Condenser unit:	S	
2	Condensate drain:	S	
3	Temperature drop test: (15 – 20 deg. = normal)	O	69°F @ return, 53°F @ registers = 16°F
4	Gas, liquid lines:	NV	
5	Other:		

Comments:

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

8. Interior: Walls, Ceilings, Floors, Windows & Doors

Our Interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws are not evaluated. It is highly recommend that the buyers operate all windows, doors, cabinets, light fixtures, exhaust fans, etc. to become familiar with how they work.

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Walls:	S	
2	Ceilings:	M	See comment below.
3	Floors:	S	
4	Steps / stairways::	NA	
5	Counters:	S	
6	Cabinets	S	
7	Windows:	M	See comment below.
8	Doors:	M	See comment below.
9	Locks:	S	
10	Ceiling Fans:	S	
11	Other:		

Comments:

2. A crack was noted in the right side hallway ceiling near the foyer. Typically, cracks can be the result of movement in the roof framing members as they expand and contract seasonally or can be the result of settling and/or roof framing loads. The seam / crack should be monitored over time for further movement.

3. The hallway floor dips in the area outside the master bedroom door. The dip is assumed to be the result of the ground under the master bedroom / bathroom sinking, causing the floor framing support piers to drop. The tops of several floor framing piers under this area have been shimmed with wood / masonry to compensate for movement of the piers. Additional shimming may be needed to level the floor.

7. Most of the windows in the house were stuck closed and could not be opened. Windows can become stuck closed if not opened or closed on a regular basis. Typically, using a putty knife between the sashes and the jambs can loosen the windows. The windows could not be evaluated for proper operation.

8. When closed, the master bathroom pocket door does not seat squarely within the jamb. The door should be adjusted to seat properly when closed.

The swivel latch handle is missing from the hallway / kitchen pocket door. Without the handle the door is hard to pull closed.

The carport / house door comes in contact with the jamb when opened or shut. The door should be adjusted for a proper fit.

9. Insulation and Ventilation

Insulation in unfinished spaces:

Fiberglass battens and blown fiberglass on the ceiling in the attic

Fiberglass battens in the wall cavities

Fiberglass battens in the floor cavities

Absence of insulation in unfinished space at conditioned surfaces:

None found

Roof ventilation:

Ridge vents, Covered vents

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

Item	Checkpoint	Rating	Comments
1	Exhaust fans / vents:	M	See comment below.
2	Attic ventilation:	S	
3	Whole house fan:	NA	
4	Vapor barriers in crawlspace:	M	See comment below.
5	Insulation:	M	See comment below.
6	Other:		

Comments:

1. The bottom of the foundation vents on the right side of the house and front right corner of the house are either level with or below the surface of the ground. To prevent water infiltration through the grills, vent wells should be installed in front of the vents.

The grill is broken and the screen is damaged on the foundation vent at the rear of the house below the master bathroom. The vent should be replaced to prevent pests from entering the crawlspace. All vent grills should be checked for necessary repairs.

4. The vapor barrier in the crawlspace is not laying smoothly against the surface of the ground and is “bunched up” in areas. It is recommended that all debris lying on the ground (mostly bricks) should be removed and the vapor barrier should be straightened and smoothed out to cover 100% of the ground. The debris on the ground can retain moisture.

5. Insulation is missing / dislodged from floor cavities in the crawlspace under the dining room, under the living room, and under the master bedroom / bathroom. Insulation should be properly installed and secured throughout the crawlspace.

Insulation is missing / dislodged from the living room vaulted ceiling at the right side of the attic. See right photo

The attic side of the pull down stairs should be fully insulated. Pull down stairs can be the largest source of heat transfer between the house and attic.



The following link shows a diagram on how to build an attic stairs insulation box.

http://www.eere.energy.gov/consumer/your_home/insulation_airsealing/index.cfm/mytopic=11410. The insulation box can greatly reduce radiant heat from the attic into the house.

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

10. Kitchen Appliances

The kitchen inspection is a combination of visual and functional. Built-appliances are operated if power is supplied. Built-in appliances are evaluated for the basic function for which it is intended only. Special options, features, or functions of the appliances are not evaluated. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Our review is to determine if the system is free of leaks and excessive corrosion. **NOTE: Due to their complexity, dishwashers can fail at any time.** Refrigerators are not tested nor evaluated.

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

<u>Item</u>	<u>Checkpoint</u>	<u>Rating</u>	<u>Comments</u>
1	Sinks:	S	
2	Dishwasher:	O	
3	Range / oven:	O	
4	Fan/hood:	O	
5	Microwave (built-in):	O	
6	Garbage disposal:	O	
7	Trash compactor:	NA	
8	Other:		

Comments:

South Charlotte Inspection Services, Inc.

P.O. Box 49441 Charlotte, NC 28277-0079 (704) 641-2729

11. Bathrooms

S = Satisfactory M = Marginal U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

<u>Item</u>	<u>Checkpoint</u>	<u>Rating</u>	<u>Comments</u>
1	Sinks:	S	
2	Tub:	S	
3	Shower:	S	
4	Floor:	S	
5	Other:		

Comments: