

Christopher J Scheip

NC Licensed Home Inspector #1728

PO Box 3592 Mooresville, NC 28117

704-779-6824

Home Inspection Report

March 5, 2010



123 Main Street

Anytown, NC 28000

Prepared Exclusively For:

Jane Doe Buyer

Christopher J Scheip

NC Licensed Home Inspector #1728

PO Box 3592 Mooresville, NC 28117

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March 5, 2010

Jane Doe Buyer

Re 123 Main Street
Anytown, NC 28000

Dear Ms. Buyer:

At your request, a visual inspection of the above referenced property was conducted on March 5, 2010. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this summary. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

SUMMARY SECTION

"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."

ROOF SYSTEM

ATTIC AND INSULATION:

3.1

A window fan is installed in the left gable vent and is hard wired. A switch was not found and no thermostatic control was present.

ROOF:

3.6 *ROOF COVERING STATUS:*

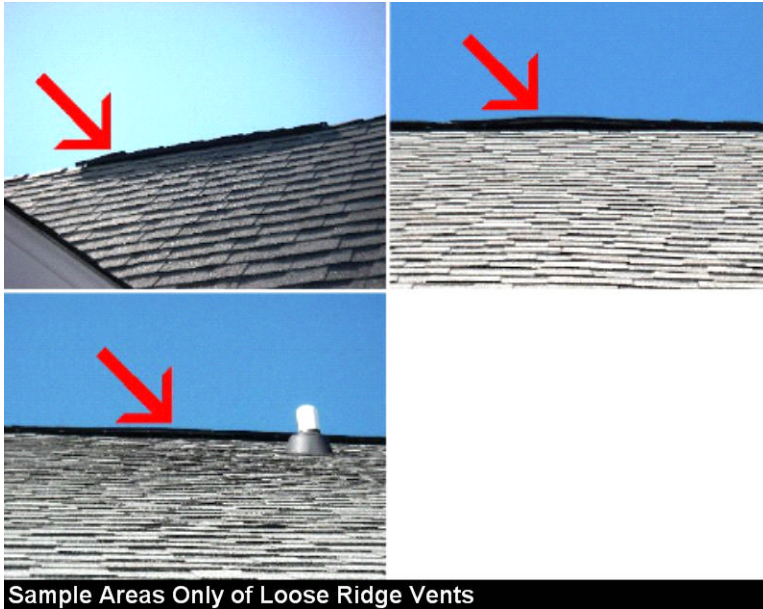
Ridge vents on right front reversed gable ridge and on main ridge are loose.

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PLUMBING

WASTE VENTS:

4.8 CONDITION:

Negative slope is noted in attic on 3" vent. Water can accumulate and blockage can occur.



HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

5.7 PRIMARY UNIT:

Exterior unit has tripped breaker and did not operate.

AIR CONDITIONING:

5.15

Exterior small unit was making a humming noise. This is irregular.

5.16 CONDENSATE LINE:

Condensate line installed, Line not fully visible, however, both unit's lines are disconnected in the crawlspace.

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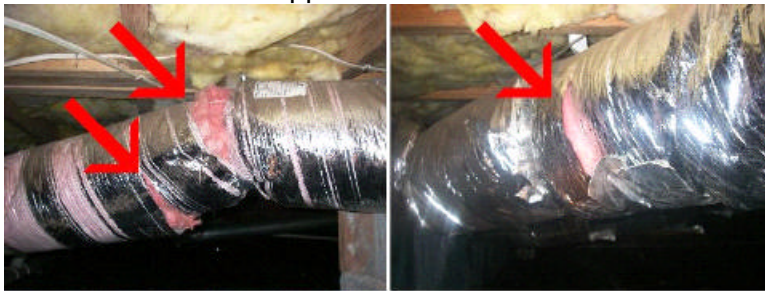
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DUCTWORK:

5.18 DUCTS/AIR SUPPLY:

Minor retaping is needed in the crawlspace due to exposed insulation. Duct strap broken on large duct. All ducts should be supported.

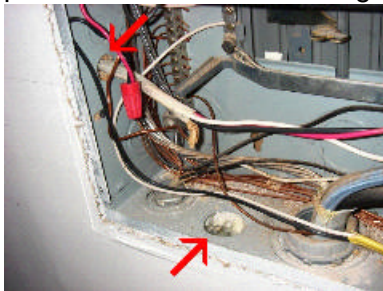


ELECTRICAL SYSTEM

ELECTRICAL PANELS:

6.6 SUB PANEL NOTES:

30 amp breaker would not reset at A/C panel. A dead short is suspect. Missing covers on openings in panel at bottom and missing strain relief at wire on left side of garage panel. These are a fire hazard.



SWITCHES & OUTLETS:

6.9

GFCI outlet under exterior main electrical panel did not have power and did not reset.

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GARAGE

FLOOR:

8.2

The floor is quartered with expansion joints and each quarter is uneven and move when weight is applied. Hollow areas exist under slab. This could be a safety hazard.

GARAGE DOOR(S):

8.4

Automatic reverse feature is not operational and can allow the door to close with major resistance causing personal injury or death.

KITCHEN - APPLIANCES - LAUNDRY

LAUNDRY:

9.12

Dryer venting is provided, Exterior vent louver is stuck open. This can allow moisture and pest intrusion.

BATHROOMS

BATHROOM AREA:

10.1 BATH LOCATION:

Master bedroom.

10.4 TUB/SHOWER PLUMBING FIXTURES:

The whirlpool tub air switch does not turn the pump off. Wall switch is used to operate pump.

BATHROOM AREA:

10.7 BATH LOCATION:

First floor powder room.

10.8 CONDITION OF SINK:

Sink is loose from wall.

Each of these items will require further evaluation and repair by licensed tradespeople. Other minor items are also noted in the report and should receive eventual attention.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

CJS HOME INSPECTIONS

Christopher J Scheip

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HOME INSPECTION REPORT

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

CLIENT & INSPECTION INFORMATION:

1.1 FILE #: 030510-1.
1.2 DATE OF INSPECTION: March 5, 2010.
1.3 TIME OF INSPECTION: 2 pm.
1.4 REALTOR: John Realtor.
1.5 CLIENT NAME: Jane Doe Buyer.
1.6 MAILING ADDRESS: 987 Broad Street.
1.7 CLIENT CITY/STATE/ZIP: Anytown, NC 28000.
1.8 CLIENT PHONE #: 704-555-1212.

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1.9 CLIENT EMAIL : janedoe@email.com.
1.10 INSPECTION SITE: 123 Main Street.
1.11 INSPECTION SITE Anytown, NC 28000.
CITY/STATE/ZIP:

PAYMENT INFORMATION

1.12 INSPECTION FEE: \$330.50.

CLIMATIC CONDITIONS:

1.13 WEATHER: Clear.

1.14 SOIL CONDITIONS: Damp.

1.15 APPROXIMATE 41-50.

OUTSIDE TEMPERATURE

in F:

BUILDING CHARACTERISTICS:

1.16 MAIN ENTRY FACES: North, Northwest.

1.17 ESTIMATED AGE OF 15 yrs.

HOUSE:

1.18 BUILDING TYPE: 1 family, Transitional.

1.19 STORIES: 2.

1.20 SPACE BELOW Crawl space.

GRADE:

UTILITY SERVICES:

1.21 WATER SOURCE: Private.

1.22 SEWAGE DISPOSAL: Private.

1.23 UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

1.24 AREA: Rural.

1.25 HOUSE OCCUPIED? Yes.

1.26 CLIENT PRESENT: Yes.

1.27 PEOPLE PRESENT: Homeowner. Selling agent. Purchaser.

EXTERIOR - FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. **All exterior grades should allow for surface and roof water to flow away from the foundation.** All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Crawled through crawlspace unless noted otherwise.

WALLS:

2.1 MATERIAL: Brick veneer and metal siding over frame.

2.2 CONDITION: Functional.

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TRIM:

2.3 MATERIAL:

Wood, Metal, Vinyl.

2.4 CONDITION:

Functional. Front door mullion trim on lower latch side has fungi growing from behind the metal trim.



CHIMNEY:

2.5 MATERIAL:

Brick.

2.6 CONDITION:

Functional. Spark arrester noted. Clean flue prior to use.

FOUNDATION/CRAWL SPACE:

2.7 ACCESSIBILITY:

Crawl space is accessible. Crawlspace access door is operational.

2.8 CRAWL SPACE:

Functional. There is a vapor barrier present on earth floor. Underfloor insulation restricts viewing. Underfloor insulation is fiberglass.

2.9 FOUNDATION TYPE:

Concrete block, Brick.

2.10 CONDITION:

Functional. Minor settlement cracks noted, not significant at this time.

2.11 BEAMS:

Functional.

2.12 FLOOR JOISTS:

Dimensional lumber.

TYPE & CONDITION

Functional. Fungi growth noted on most joists.



Sample Areas Of Fungi Growth

2.13 PIERS/

COLUMNS/SUPPORTS:

TYPE & CONDITION

Concrete block. Functional.

2.14 OTHER

OBSERVATIONS:

WATER INFILTRATION This property has evidence prior water infiltration, which is a condition deemed to increase the likelihood of fungi growth. CJS Home Inspections makes no warranty as to the current or future existence of fungi in this property and is not liable for the potentially harmful effects thereof. The Environmental Protection Agency (EPA) recommends that any indoor fungi growth be addressed and that all water or moisture sources be eliminated."

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. **The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall.** Many times, this situation is not present during the inspection.

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ATTIC AND INSULATION:

3.1 ACCESSIBILITY AND CONDITION:

On site framing. Viewing was limited to floored area only. Ventilation is provided. A window fan is installed in the left gable vent and is hard wired. A switch was not found and no thermostatic control was present. A licensed general contractor should be called to further evaluate and repair as needed.

3.2 INSULATION TYPE AND CONDITION:

Fiberglass batts, Fiberglass- Blown. Functional.

ROOF:

3.3 STYLE:

Gable.

3.4 TYPE:

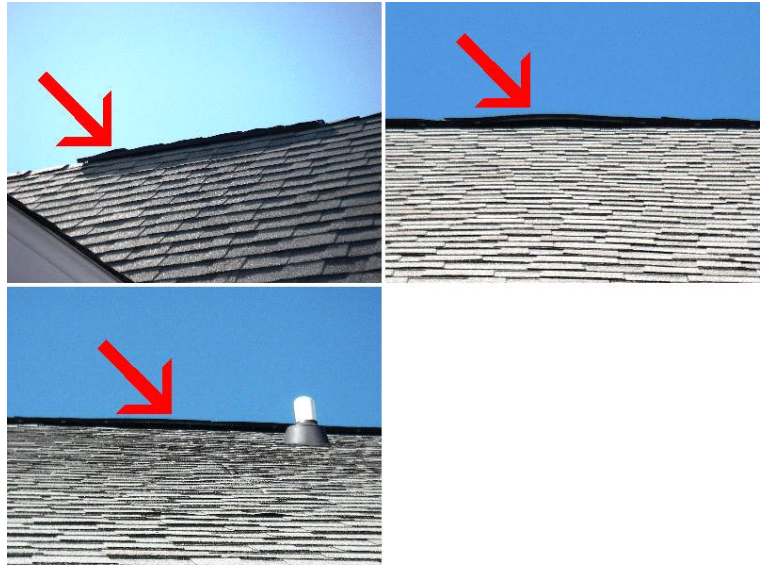
Composition shingles.

3.5 ROOF ACCESS:

Viewed from ground.

3.6 ROOF COVERING STATUS:

Good condition/within useful life. Ridge vents on right front reversed gable ridge and on main ridge are loose. A licensed roofing contractor should be called to make further evaluation of all ridge vents and repair as needed.



Sample Areas Only of Loose Ridge Vents

EXPOSED FLASHINGS:

3.7 TYPE AND CONDITION:

Metal, Rubber, Functional.

GUTTERS & DOWNSPOUTS:

3.8 TYPE & CONDITION:

Full coverage. Functional. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

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MAIN LINE:

4.1 MATERIAL: Plastic.

4.2 CONDITION: Main valve not found. Main line is 3/4 inch diameter, Water pressure is adequate.

SUPPLY LINES:

4.3 MATERIAL: Copper and Plastic Pex type with metal fittings and rings.

4.4 CONDITION: Functional.

WASTE LINES:

4.5 MATERIAL: Plastic.

4.6 CONDITION: Good condition.

WASTE VENTS:

4.7 MATERIAL: Plastic.

4.8 CONDITION: Negative slope is noted in attic on 3" vent. Water can accumulate and blockage can occur. A licensed plumbing contractor should be called to further evaluate and repair as needed.



HOSE FAUCETS:

4.9 OPERATION: Operate as intended. Frost proof type. DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

WATER HEATER:

4.10 TYPE: Electric.

4.11 SIZE: 52 Gallons.

4.12 LOCATION: Garage.

4.13 CONDITION: Operational. Pressure relief valve noted, not tested. A water shutoff valve is installed.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

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HEATING SYSTEM DESCRIPTION:

- 5.1 LOCATION OF PRIMARY UNIT: Crawlspace.
5.2 SYSTEM TYPE: Heat pump.
5.3 FUEL TYPE AND NOTES: Electric.
5.4 LOCATION OF SECONDARY UNIT: Attic.
5.5 SYSTEM TYPE: Heat pump.
5.6 FUEL TYPE AND NOTES: Electric.

HEATING SYSTEM CONDITION:

- 5.7 PRIMARY UNIT: Exterior unit has tripped breaker and did not operate. A licensed HVAC contractor should be called to further evaluate and repair as needed.
5.8 BLOWER FAN: Operational.
5.9 AIR PLENUM: Operational.
5.10 AIR FILTERS: Suggest cleaning/changing filter.
5.11 NORMAL CONTROLS: Operational.
5.12 SECONDARY HEATING UNIT: Operational.

AIR CONDITIONING:

- 5.13 TYPE: Central, Electric. Operational.
5.14 POWER SOURCE: 220 Volt, Electrical disconnect present.
5.15 SYSTEM CONDITION: Unit failed to operate. Exterior small unit was making a humming noise. This is irregular. A licensed HVAC contractor should be called to further evaluate and repair as needed.
5.16 CONDENSATE LINE: Condensate line installed, Line not fully visible, however, both units lines are disconnected in the crawlspace. A licensed HVAC contractor should be called to further evaluate and repair as needed.
5.17 SECONDARY AIR CONDITIONING SYSTEM CONDITION: Operational.



DUCTWORK:

- 5.18 TYPE: Sheet metal, Flexible Round.

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5.19 DUCTS/AIR SUPPLY: Operational. Minor retaping is needed in the crawlspace due to exposed insulation. Duct strap broken on large duct. All ducts should be supported. A licensed mechanical contractor should be called to further evaluate and repair as needed.



5.20 SECONDARY SYSTEM DUCTWORK: Operational.

ELECTRICAL SYSTEM

Any electrical repairs should not be attempted by anyone other than a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

SERVICE:

6.1 TYPE AND CONDITION: Underground, 220 Volt, Service amperage is 200 amps, Circuit breakers, Operational.

ELECTRICAL PANELS:

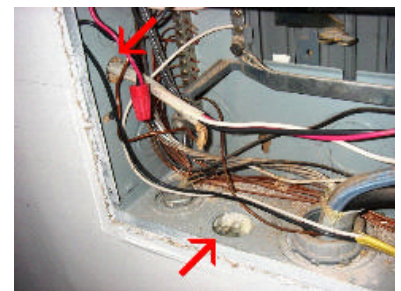
6.2 MAIN PANEL LOCATION AND NOTES: Exterior of house, Operational.

6.3 Inspector Notes: Circuit and wire sizing correct so far as visible, Grounding system is present. Main A/C breaker was tripped.

6.4 SUBPANEL #1 LOCATION: Air conditioner, Exterior.

6.5 SUBPANEL #2 LOCATION: Garage.

6.6 SUB PANEL NOTES: Circuit and wire sizing correct so far as visible, Grounding system is present. 30 amp breaker would not reset at A/C panel. A dead short is suspect. Missing covers on openings in panel at bottom and missing strain relief at wire on left side of garage panel. These are a fire hazard. A licensed electrical contractor should be called to further evaluate and repair as needed.



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CONDUCTORS:

6.7 ENTRANCE CABLES: Aluminum- OK.

6.8 BRANCH WIRING: Copper, Aluminum (220 volt OK), Operational.

SWITCHES & OUTLETS:

6.9 CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in operating condition. GFCI outlet under exterior main electrical panel did not have power and did not reset. A licensed electrical contractor should be called to further evaluate and repair as needed.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

7.1 MAIN ENTRY DOOR: Operates as intended. Dead Bolt does not operate smoothly, adjustment needed. Door bell is operational.

7.2 OTHER EXTERIOR DOORS: Standard rear door, Operate as intended.

7.3 INTERIOR DOORS: Operate as intended.

WINDOWS:

7.4 TYPE & CONDITION: Vinyl, Insulated glass, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

7.5 MATERIAL & CONDITION: Drywall, General condition is good. Typical cracks and nail pops noted.

CEILINGS:

7.6 TYPE & CONDITION: Drywall, General condition is good. Typical cracks and nail pops noted.

FLOORS:

7.7 TYPE & CONDITION: Carpet, Vinyl, Wood, Functioning as intended.

STAIRS & HANDRAILS:

7.8 CONDITION: Interior stairs functional. Stair handrail functional.

FIREPLACE/WOOD BURNING DEVICES:

7.9 LOCATION - TYPE - CONDITION: Living room. Masonry, with gas logs. Pilot off-Did not inspect, Damper is operational.

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SMOKE / FIRE DETECTOR:

7.10 COMMENTS: Smoke alarms responded to test button operation. Change batteries now and every anniversary of the move in date.

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

8.1 LOCATION: Attached, Two car.

FLOOR:

8.2 CONDITION: Typical cracks noted. The floor is quartered with expansion joints and each quarter is uneven and move when weight is applied. Hollow areas exist under slab. This could be a safety hazard. Floor is not fully visible, due to stored items. A licensed concrete contractor should be called to further evaluate and repair as needed.

FIRE WALL:

8.3 CONDITION: Not fully visible due to stored items.

GARAGE DOOR(S):

8.4 CONDITION: Operational. Automatic door opener is operational, Automatic reverse feature is not operational and can allow the door to close with major resistance causing personal injury or death. A licensed general contractor should be called to further evaluate and repair as needed.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

9.1 TYPE AND CONDITION: Porcelain, Operational. Drain is functional. Faucet is operational, Hand sprayer is operational.

RANGE/COOK TOP AND OVEN:

9.2 TYPE/CONDITION: Electric, Operational.

VENTILATION:

9.3 TYPE AND CONDITION: Internal, Fan/Hood operational.

DISHWASHER:

9.4 CONDITION: Operational. Air gap device or high-loop is present on drain line- Proper.

GARBAGE DISPOSAL:

9.5 CONDITION: Operational. Wiring is functional.

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OTHER BUILT-INS:

9.6 MICROWAVE: Operational.

INTERIOR COMPONENTS:

9.7 COUNTERS AND CABINETS: Counters are Formica (plastic laminate), Caulking is needed where the backsplash meets the countertop. Cabinets are operational.

9.8 WALLS/CEILINGS/FLOORS: Walls and ceilings are in good condition, Floor covering is wood, in functional condition.

9.9 WINDOWS/DOORS: Operational.

9.10 Operational.

**SWITCHES/FIXTURES/
OUTLETS:**

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

9.11 LOCATION: Service area main floor.

9.12 CONDITION: Plumbing is operational. Electrical outlet is grounded and operational. 220 Service-operational, Dryer venting is provided, Exterior vent louver is stuck open. This can allow moisture and pest intrusion. A licensed plumbing contractor should be called to further evaluate and repair as needed.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

10.1 BATH LOCATION: Master bedroom.

10.2 CONDITION OF SINK: Faucet is operational. Drain is operational. Counters/cabinets are functional. Caulk has failed at back/side splash. Caulk as needed.

10.3 CONDITION OF TOILET: Operational.

10.4 TUB/SHOWER PLUMBING FIXTURES: Operational. Drain is operational. Shower head is operational. The whirlpool tub air switch does not turn the pump off. Wall switch is used to operate pump. A licensed plumbing contractor should be called to further evaluate and repair as needed.

10.5 TUB/SHOWER AND WALLS: Tub and shower areas in good condition. Shower walls in good condition. Enclosure operational. Caulk and seal all tub and shower areas as a precaution.

10.6 BATH VENTILATION: Operational.

BATHROOM AREA:

10.7 BATH LOCATION: First floor powder room.

10.8 CONDITION OF SINK: Faucet is operational. Drain is operational. Sink is loose from wall. A licensed general contractor should be called to further evaluate and repair as needed.

10.9 CONDITION OF TOILET: Operational.

10.10 BATH VENTILATION: Operational.

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BATHROOM AREA:

- 10.11 BATH LOCATION:** Hall. Upstairs.
10.12 CONDITION OF SINK: Faucet is operational. Drain is operational. Counters/cabinets are functional.
10.13 CONDITION OF TOILET: Operational.
10.14 TUB/SHOWER PLUMBING FIXTURES: Operational. Drain is operational. Shower head is operational.
10.15 TUB/SHOWER AND WALLS: Tub and shower areas in good condition. Caulk and seal all tub and shower areas as a precaution.
10.16 BATH VENTILATION: Operational.

GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

- 11.1 TYPE:** Concrete.
11.2 CONDITION: Functional. Cracks noted are typical.

SIDEWALKS:

- 11.3 TYPE:** Concrete in front. Paver in rear.
11.4 CONDITION: Functional. Cracks noted are typical.

LANDSCAPING:

- 11.5 CONDITION:** Maintenance needed, Trim plants away from structure. A twelve inch buffer helps to reduce moisture, insect and pest damage.

GRADING:

- 11.6 SITE:** Flat site, Grade at foundation is functional.

PATIO:

- 11.7 TYPE:** Concrete.
11.8 CONDITION: Functional. Cracks noted - typical.

EXTERIOR STAIRS/STOOPS:

- 11.9 CONDITION:** Functional.