



Inspection Report

Frank and Joan Smith

Property Address:

3001 University Place
New City NC 56789



Stephen and Son Home Inspection Services, LLC

**Stephen M Mihaich 3585
6807 Lipscomb Drive
Durham, NC 27712
Cell: (919) 219-4178**

A handwritten signature in black ink, appearing to read "Stephen M. Mihaich".

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Date: 1/16/2014	Time: 08:00 AM	Report ID: Sample New Home
Property: 3001 University Place New City NC 56789	Customer: Frank and Joan Smith	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

North Carolina

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

New Construction

Temperature:

30(F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Roofing

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

		IN	NI	NP	RR	
1.0	Roof Coverings				•	Styles & Materials Roof Covering: 3-Tab fiberglass
1.1	Flashings				•	Viewed roof
1.2	Skylights, Chimneys and Roof Penetrations	•				covering from: Ground Ladder Binoculars
1.3	Roof Drainage Systems	•				Sky Light(s): None Chimney (exterior): N/A None

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1.0 Several roof shingles on the rear of the house are curled up at the edges and are not laying flat. Also, one roof shingle on the front of the home over the porch is curled upward at the edge and not laying flat. Shingles that are curled upward can be caught in high winds possibly causing water penetration into the home and shingles to tear off. I recommend that a licensed contractor evaluate the roof and make any necessary repairs.

The roof over the fire place at the rear of the house has a cracked shingle. The shingle appears to have been cemented in place, however I recommend that a licensed contractor evaluate the roof and make any necessary repairs.



1.0 Item 1(Picture)



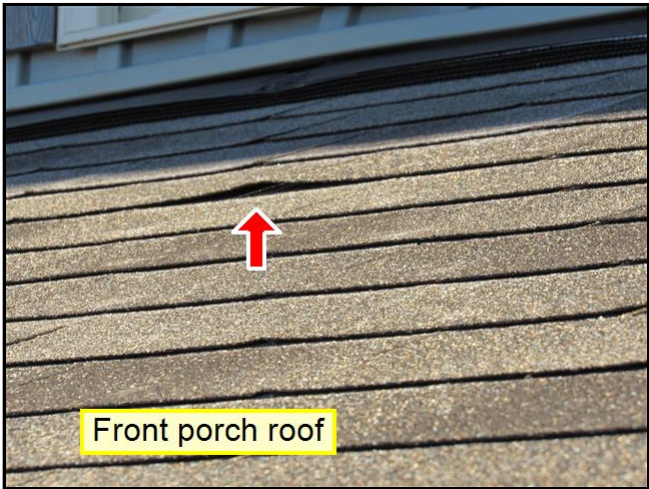
1.0 Item 2(Picture)



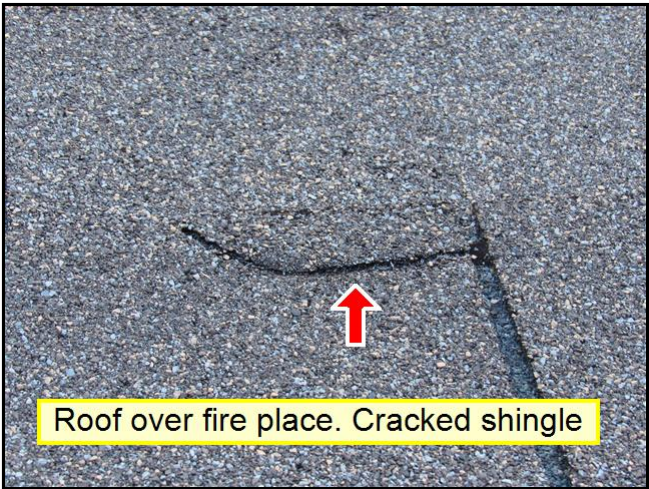
1.0 Item 3(Picture)



1.0 Item 4(Picture)

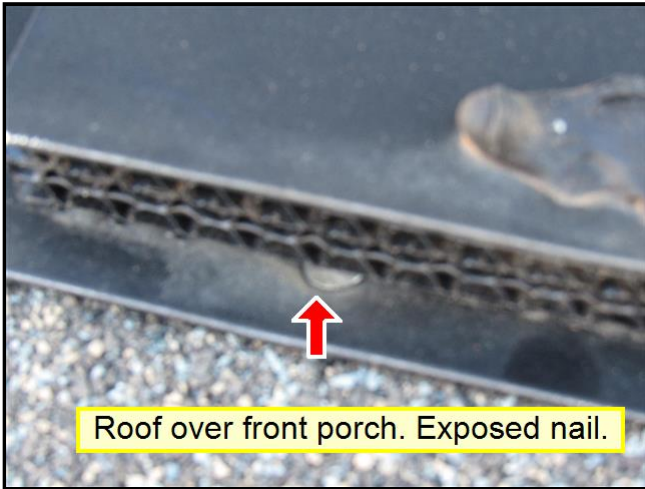


1.0 Item 5(Picture)



1.0 Item 6(Picture)

1.1 The roof over the front porch has an exposed nail over the counter flashing and near roof vent. Water could penetrate the roof at the nail causing damage to the home. I recommend that a licensed contractor evaluate the roof and make any necessary repairs.



1.1 Item 1(Picture)

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

2. Exterior

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



		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim				●	Siding Style: Lap
2.1	Doors (Exterior)				●	Siding Material: Vinyl
2.2	Windows				●	Exterior Entry Doors: Fiberglass
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings	●				Appurtenance: Covered porch
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				●	Driveway: Concrete
2.5	Eaves, Soffits and Fascias	●				

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2.0

The exterior wall membrane can be seen around the window near the rear door. Vinyl siding needs to have expansion space, however the membrane with writing showing may be unsightly. This is a cosmetic issue.



2.0 Item 1(Picture)

2.1 The right side casing of the rear door has a measurable gap at the bottom. Water could penetrate behind the casing causing damage to the home. The same door has a piece of wood below the threshold that is missing paint on both ends. I recommend that a licensed contractor be consulted to evaluate and make any necessary repairs.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 The first floor window at the rear of the house near the HVAC Unit has a piece of vinyl trim that is broken. I recommend that a licensed contactor be consulted to evaluate and make any necessary repairs.

The bedroom window (2cnd floor) above the HVAC Unit does not open or close freely. It appears that the track on the right side of the window is damaged. I recommend that a licensed contactor be consulted to evaluate and make any necessary repairs.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.4 At the rear of the house in the grass I found a depression in the ground. It appears that the top soil has sunk in this area and could lead to ponding in the yard. The contractor should be consulted to evaluate and repair as necessary.



2.4 Item 1(Picture)

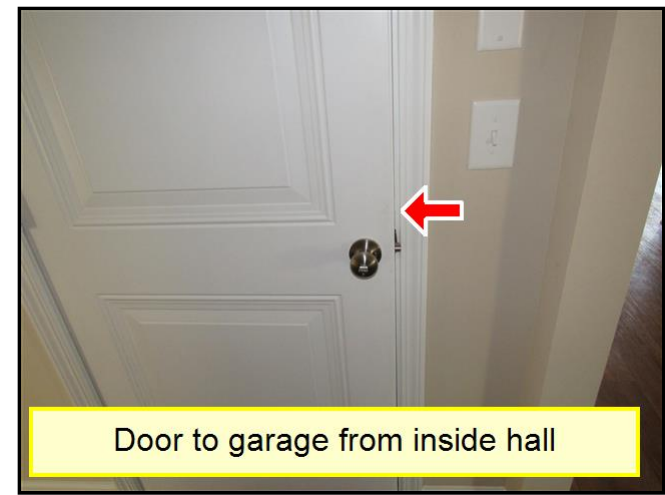
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered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

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•				Garage Door Type: One manual Garage Door Material: Metal Auto-opener Manufacturer: N/A
3.1	Garage Walls (including Firewall Separation)	•				
3.2	Garage Floor	•				
3.3	Garage Door (s)	•				
3.4	Occupant Door (from garage to inside of home)				•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)				•	
		IN	NI	NP	RR	

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3.4 The door from the inside hall to the garage hits the right side of the door jamb when closing. I recommend that a licensed contractor be consulted to evaluate and make any necessary repairs.



3.4 Item 1(Picture)

3.5 At the time of the inspection an automatic door opener was not present, however the wiring was located in the ceiling and by the door for an opener to be installed. Once the automatic door opener is installed I recommend that it be tested for automatic reverse when met with resistance.



3.5 Item 1(Picture)

4. Interiors

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

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				Ceiling Materials: Gypsum Board
4.1	Walls				•	Wall Material: Gypsum Board
4.2	Floors	•				Floor Covering(s): Carpet Vinyl
4.3	Steps, Stairways, Balconies and Railings	•				Interior Doors: Raised panel
4.4	Counters and Cabinets (representative number)	•				Window Types: Thermal/Insulated Tilt feature
4.5	Doors (representative number)				•	
4.6	Windows (representative number)				•	

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IN NI NP RR

Window

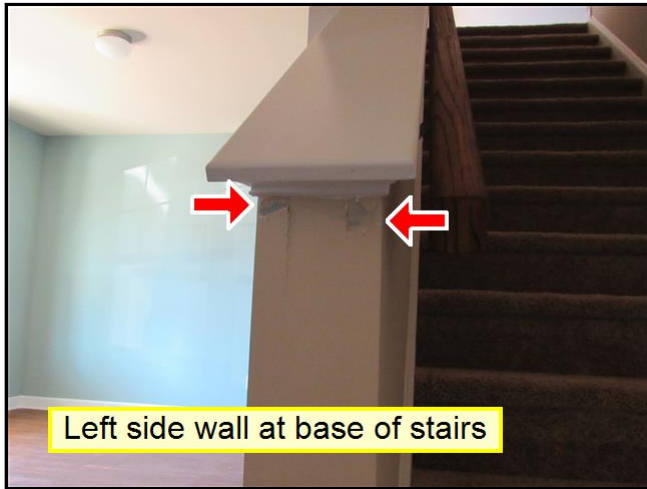
Manufacturer:
UNKNOWN

Cabinetry:
Wood

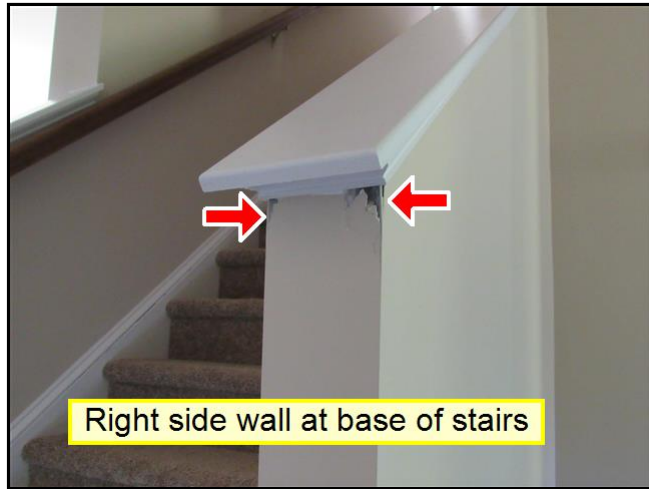
Countertop:
Cultured marble
Granite

4.1 The left and right side wall at the base of the stairs has sheetrock that is missing. This is a cosmetic issue.

The hallway wall near the garage door has a hole in the sheetrock next to the receptacle. A contractor should be consulted to evaluate and make necessary repairs.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

4.2 The bedroom at the right rear of the house has loose subfloor in the closet. When I walked over the area it made a noise and I could feel it move under my feet. This is a cosmetic issue.

The bedroom that is above the HVAC unit has loose subflooring in an area near the closet. This is a cosmetic issue.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.4 The cabinet in the master bath has blue tape on the kick board. This is a cosmetic issue.

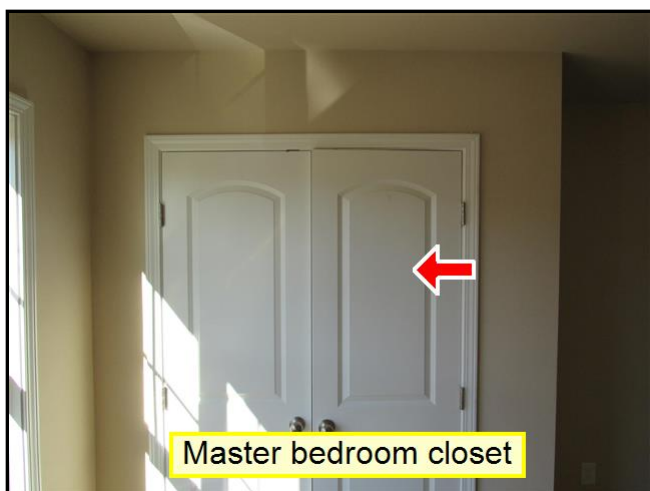


4.4 Item 1(Picture)

4.5 The right side master bedroom closet door will not stay closed. I recommend that a contractor evaluate and repair as necessary.

The closet door near the kitchen is missing a door knob and strike plate. I recommend that a contractor evaluate and repair as necessary.

The closet door near the garage has a loose door knob. I recommend that a contractor evaluate and repair as necessary.



4.5 Item 1(Picture)



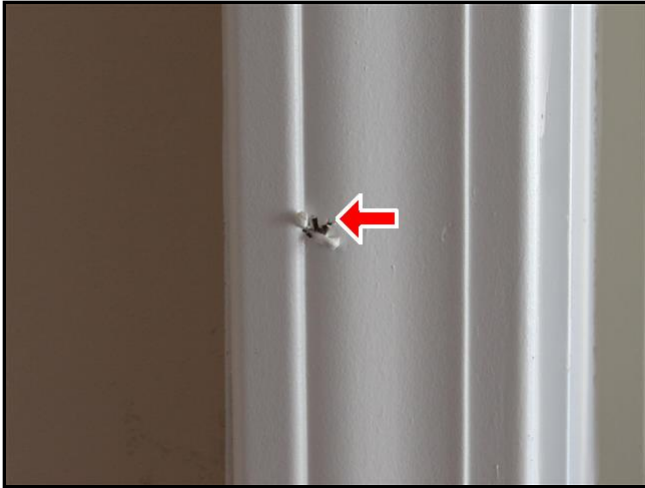
4.5 Item 2(Picture)



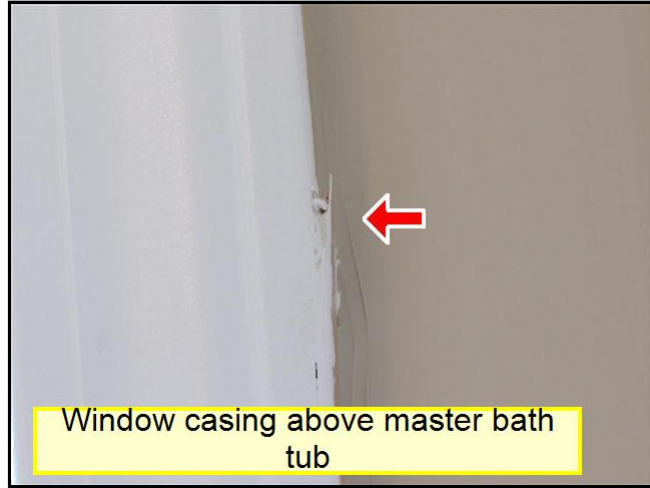
4.5 Item 3(Picture)

4.6 The master bedroom window on the left side has a nail protruding. This is a safety hazard and needs to be corrected. I recommend that a contractor evaluate and repair as necessary.

The window casing above the master bath tub has splintered wood on the side. This could cause someone to be injured if they grab onto the casing. I recommend that the contractor be consulted to evaluate and make any necessary repairs.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

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

5. Structural Components

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

		IN	NI	NP	RR	<u>Styles & Materials</u>
5.0	Foundations, Basement and Crawl space (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Method used to observe Crawl space: No crawl space Floor Structure: Slab Wall Structure: 2 X 4 Wood Columns or Piers: Brick piers Composite clad material Ceiling Structure: Not visible Roof Structure: 2X4 trusses OSB sheathing Roof-Type: Gable Method used to observe attic: Walked Attic info: Pull Down stairs
5.1	Walls (Structural)	•				
5.2	Columns or Piers	•				
5.3	Floors (Structural)	•				
5.4	Ceilings (Structural)	•				
5.5	Roof Structure and Attic	•				

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IN NI NP RR

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

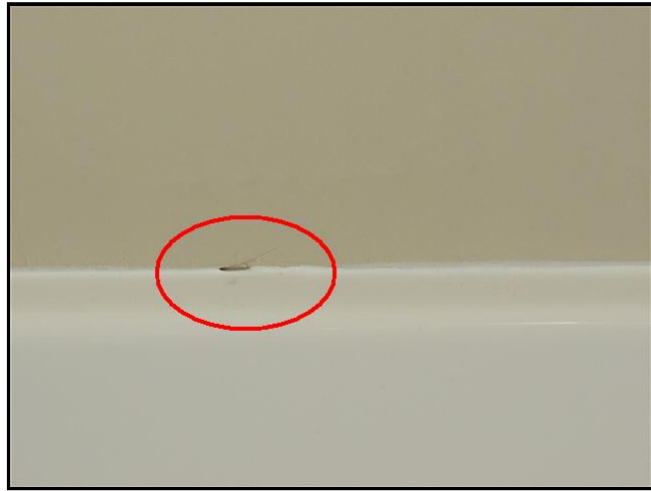
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping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

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6.1 In the master bathroom where the tub meets the wall two areas have small holes in the caulk. This could lead to water penetration behind the wall and cause damage to the framing. I recommend that the contractor be consulted to evaluate and make any necessary repairs.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.3 The main water shutoff for the house is located inside the closet in the hall near the garage door. This is for your information.



6.3 Item 1(Picture)

6.5 The fire place has gas logs installed, however a gas source was not installed at the time of inspection. A pressure test device was attached to the piping for the gas logs at the outside rear of the house on the right side of the fireplace.



Pressure test device for gas logs

6.5 Item 1(Picture)

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

7. Electrical System

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

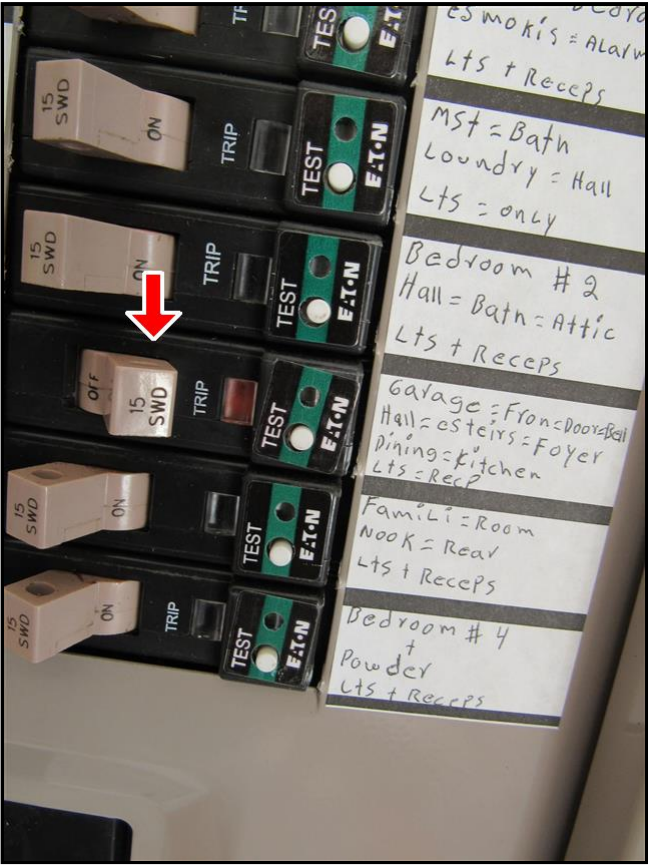
		IN	NI	NP	RR	<u>Styles & Materials</u>
7.0	Service Entrance Conductors	•				Electrical Service Conductors: Below ground Aluminum 220 volts Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: EATON Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•	
7.6	Location of Main and Distribution Panels	•				
7.7	Smoke Detectors	•				
7.8	Carbon Monoxide Detectors				•	

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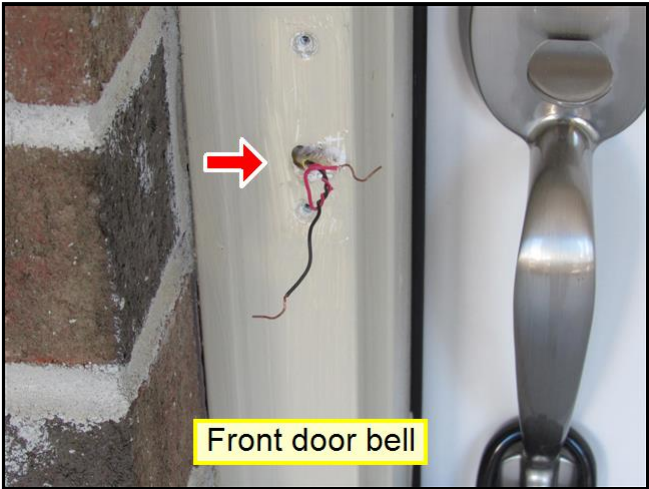
IN NI NP RR

7.3 Several lights and outlets in the kitchen, garage, hall near garage, outside front door light and foyer area were not working at the time of the inspection. The circuit breaker marked garage, hall etc. was in the off position. The contractor was unable to come to the home and turn the breaker on. I recommend that a licensed electrician be consulted to evaluate the system and make necessary repairs.

The front door bell is missing and low voltage wires are exposed at the front door casing. I recommend that the contractor be consulted to evaluate and make any necessary repairs.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.5 The GFCI outlet at the front outside door was not working at the time of the inspection. This may be the same circuit attached to the circuit breaker that would not reset. I recommend that a licensed electrician be consulted to evaluate and make any necessary repairs.



7.5 Item 1(Picture)

7.6 The main electrical panel is located in the garage on the right side wall. This is for informational purposes.



7.6 Item 1(Picture)

7.8 I was unable to locate carbon monoxide detectors in the home at the time of inspection. Carbon monoxide is an invisible gas that can be lethal at certain levels. Since the home has an attached garage and will have gas logs, I recommend that carbon monoxide detectors be installed for safety reasons.

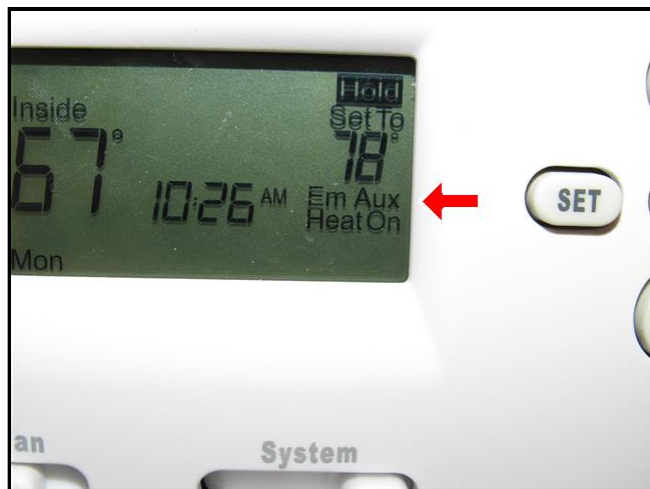
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator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

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

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CARRIER
Number of AC
Only Units:
One

8.0 The heat pump worked as intended in the normal heating cycle, however when I turned both thermostats to Emergency Heat it would not increase the heated air as is normal for this cycle. I recommend that a licensed HVAC contractor be consulted to evaluate and make any necessary repairs.



8.0 Item 1(Picture)

8.7 The gas logs in the fire place were not attached to a propane or natural gas source so they were unable to be tested during this inspection. I recommend that once the gas is connected that a qualified person inspect the logs for proper function.

8.8 The Heat Pump also functions an A/C unit. Since the outside air temperature was 30F degrees at the time of the inspection I was unable to inspect proper function in A/C mode.

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

9. Insulation and Ventilation

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

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System		•		
9.2	Vapor Retarders (in Crawlspace or basement)		•		
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)				•
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	

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IN NI NP RR Styles & Materials

Attic Insulation:

Blown
R-30 or better

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

None

Dryer Power

Source:

220 Electric

Dryer Vent:

Metal

Floor System

Insulation:

Slab

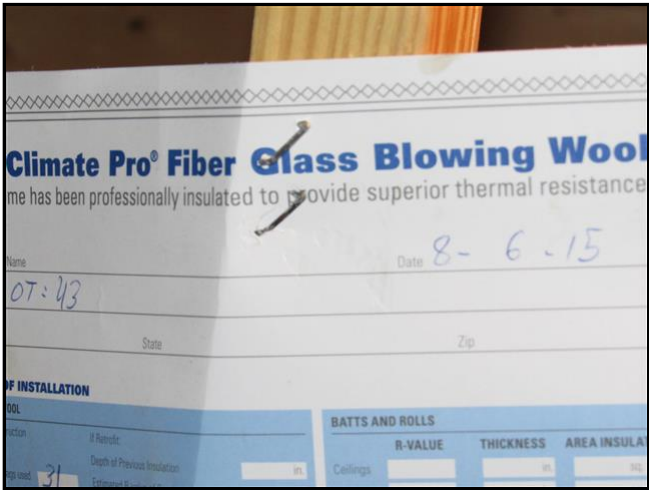
9.0 The insulation in the attic is 15 inches of Fiber glass blown wool.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

9.4 The fan in the master bathroom above the toilet made a humming noise when I turned the switch on and did not appear to draw any air. I recommend that the contractor evaluate and make any necessary repairs.



9.4 Item 1(Picture)

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

10. Built-In Kitchen Appliances

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

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher				•	Dishwasher
10.1	Ranges/Ovens/Cooktops	•				Brand: GENERAL ELECTRIC
10.2	Range Hood (s)	•				Disposer Brand: BADGER
10.3	Trash Compactor			•		Exhaust/Range hood:
10.4	Food Waste Disposer				•	GENERAL ELECTRIC
10.5	Microwave Cooking Equipment	•				Range/Oven: GENERAL ELECTRIC
		IN	NI	NP	RR	Built in
						Microwave: GENERAL ELECTRIC
						Trash
						Compactors: NONE

10.0 The dishwasher located in the kitchen near the sink was not tested during the inspection because the electrical power was off to the appliance. I recommend that the contractor be consulted to evaluate the dishwasher once the electrical power has been restored.



10.0 Item 1(Picture)

10.4 The garbage disposal under the kitchen sink was not tested during the inspection because the power to the appliance was off. I recommend that the contractor be consulted to evaluate the garbage disposal once the electrical power has been restored.



Garbage Disposal under kitchen sink

10.4 Item 1(Picture)

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

General Summary



Stephen and Son Home Inspection Services, LLC

**6807 Lipscomb Drive
Durham, NC 27712
Cell: (919) 219-4178**

Customer

Frank and Joan Smith

Address

3001 University Place
New City NC 56789

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

This summary page is not the entire report. The complete report may include additional information of interest to you. It is strongly recommended that you read the complete report. For further information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1. Roofing

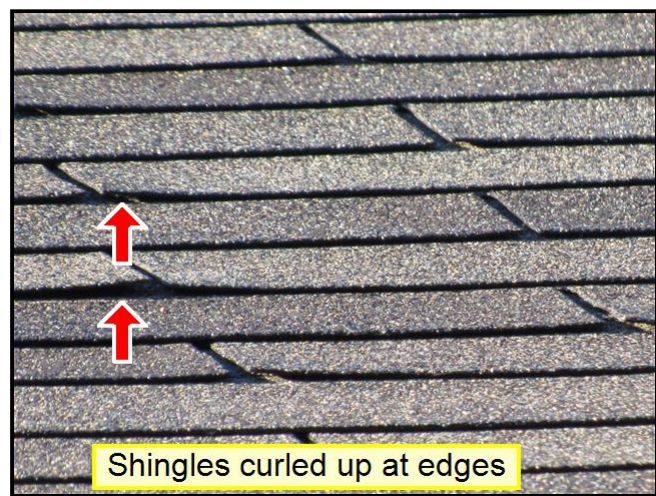
1.0 Roof Coverings

Repair or Replace

Several roof shingles on the rear of the house are curled up at the edges and are not laying flat. Also, one roof shingle on the front of the home over the porch is curled upward at the edge and not laying flat. Shingles that are curled upward can be caught in high winds possibly causing water penetration into the home and shingles to tear off. I recommend that a licensed contractor evaluate the roof and make any necessary repairs.

1. Roofing

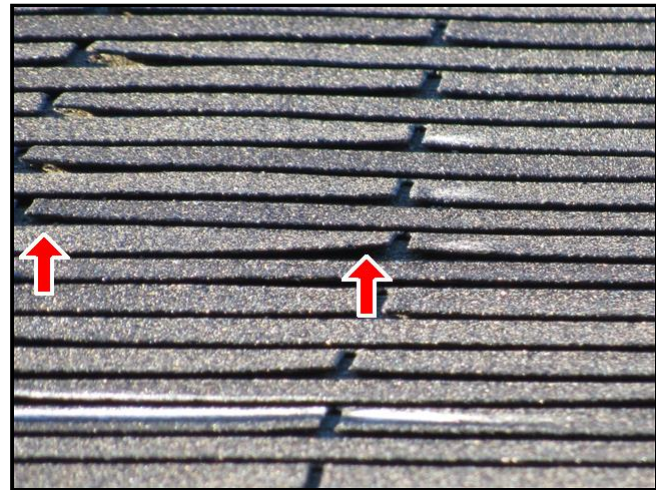
The roof over the fire place at the rear of the house has a cracked shingle. The shingle appears to have been cemented in place, however I recommend that a licensed contractor evaluate the roof and make any necessary repairs.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



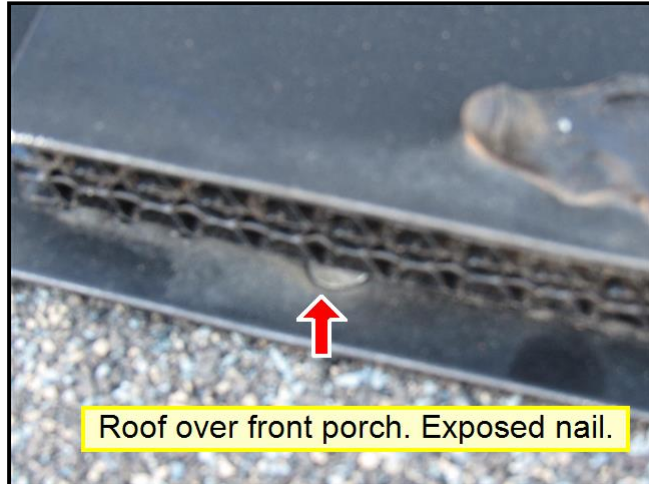
1.0 Item 6(Picture)

1. Roofing

1.1 Flashings

Repair or Replace

The roof over the front porch has an exposed nail over the counter flashing and near roof vent. Water could penetrate the roof at the nail causing damage to the home. I recommend that a licensed contractor evaluate the roof and make any necessary repairs.



1.1 Item 1(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

The exterior wall membrane can be seen around the window near the rear door. Vinyl siding needs to have expansion space, however the membrane with writing showing may be unsightly. This is a cosmetic issue.



2.0 Item 1(Picture)

2.1 Doors (Exterior)

Repair or Replace

2. Exterior

The right side casing of the rear door has a measurable gap at the bottom. Water could penetrate behind the casing causing damage to the home. The same door has a piece of wood below the threshold that is missing paint on both ends. I recommend that a licensed contractor be consulted to evaluate and make any necessary repairs.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 Windows

Repair or Replace

The first floor window at the rear of the house near the HVAC Unit has a piece of vinyl trim that is broken. I recommend that a licensed contractor be consulted to evaluate and make any necessary repairs.

The bedroom window (2cnd floor) above the HVAC Unit does not open or close freely. It appears that the track on the right side of the window is damaged. I recommend that a licensed contractor be consulted to evaluate and make any necessary repairs.

2. Exterior



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

At the rear of the house in the grass I found a depression in the ground. It appears that the top soil has sunk in this area and could lead to ponding in the yard. The contractor should be consulted to evaluate and repair as necessary.

2. Exterior



2.4 Item 1(Picture)

3. Garage

3.4 Occupant Door (from garage to inside of home)

Repair or Replace

The door from the inside hall to the garage hits the right side of the door jamb when closing. I recommend that a licensed contractor be consulted to evaluate and make any necessary repairs.



3.4 Item 1(Picture)

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Repair or Replace

At the time of the inspection an automatic door opener was not present, however the wiring was located in the ceiling and by the door for an opener to be installed. Once the automatic door opener is installed I recommend that it be tested for automatic reverse when met with resistance.

3. Garage



3.5 Item 1(Picture)

4. Interiors

4.1 Walls

Repair or Replace

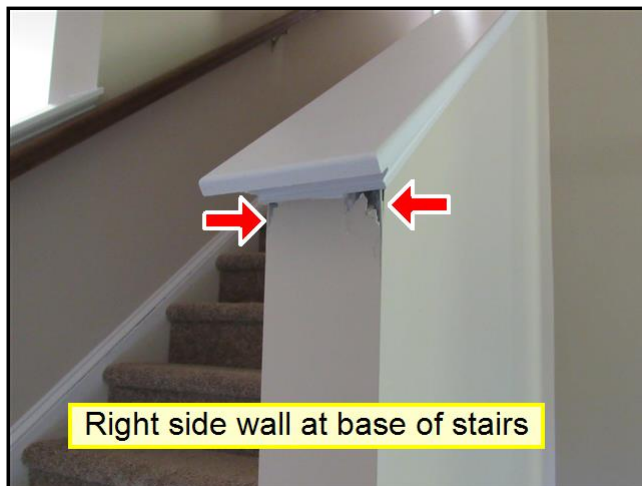
The left and right side wall at the base of the stairs has sheetrock that is missing. This is a cosmetic issue.

The hallway wall near the garage door has a hole in the sheetrock next to the receptacle. A contractor should be consulted to evaluate and make necessary repairs.

4. Interiors



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

4.5 Doors (representative number)

Repair or Replace

The right side master bedroom closet door will not stay closed. I recommend that a contractor evaluate and repair as necessary.

The closet door near the kitchen is missing a door knob and strike plate. I recommend that a contractor evaluate and repair as necessary.

The closet door near the garage has a loose door knob. I recommend that a contractor evaluate and repair as necessary.

4. Interiors



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

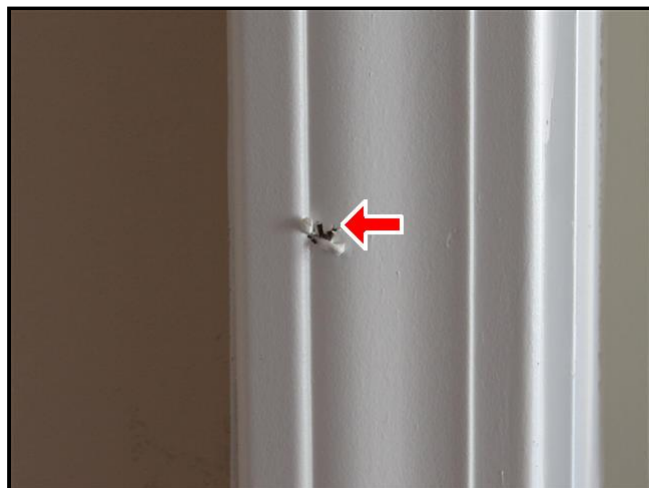
4.6 Windows (representative number)

Repair or Replace

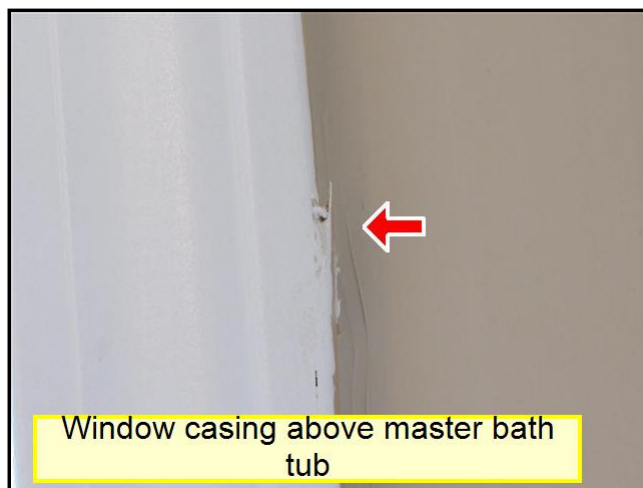
The master bedroom window on the left side has a nail protruding. This is a safety hazard and needs to be corrected. I recommend that a contractor evaluate and repair as necessary.

The window casing above the master bath tub has splintered wood on the side. This could cause someone to be injured if they grab onto the casing. I recommend that the contractor be consulted to evaluate and make any necessary repairs.

4. Interiors



4.6 Item 1(Picture)



4.6 Item 2(Picture)

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

In the master bathroom where the tub meets the wall two areas have small holes in the caulk. This could lead to water penetration behind the wall and cause damage to the framing. I recommend that the contractor be consulted to evaluate and make any necessary repairs.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

Several lights and outlets in the kitchen, garage, hall near garage, outside front door light and foyer area were not working at the time of the inspection. The circuit breaker marked garage, hall etc. was

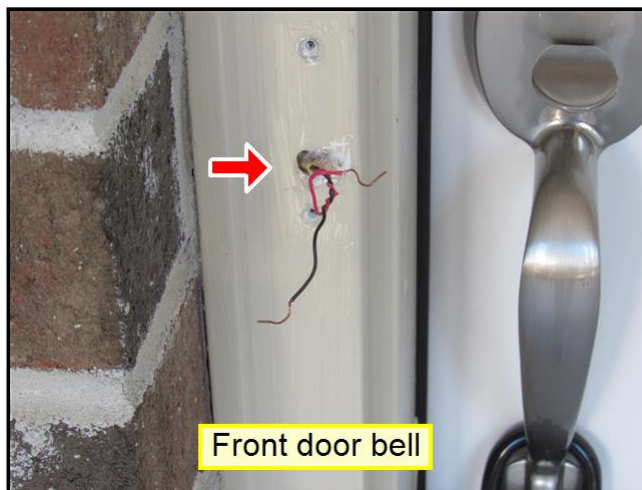
7. Electrical System

in the off position. The contractor was unable to come to the home and turn the breaker on. I recommend that a licensed electrician be consulted to evaluate the system and make necessary repairs.

The front door bell is missing and low voltage wires are exposed at the front door casing. I recommend that the contractor be consulted to evaluate and make any necessary repairs.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters) Repair or Replace

The GFCI outlet at the front outside door was not working at the time of the inspection. This may be the same circuit attached to the circuit breaker that would not reset. I recommend that a licensed electrician be consulted to evaluate and make any necessary repairs.

7. Electrical System



7.5 Item 1(Picture)

7.8 Carbon Monoxide Detectors

Repair or Replace

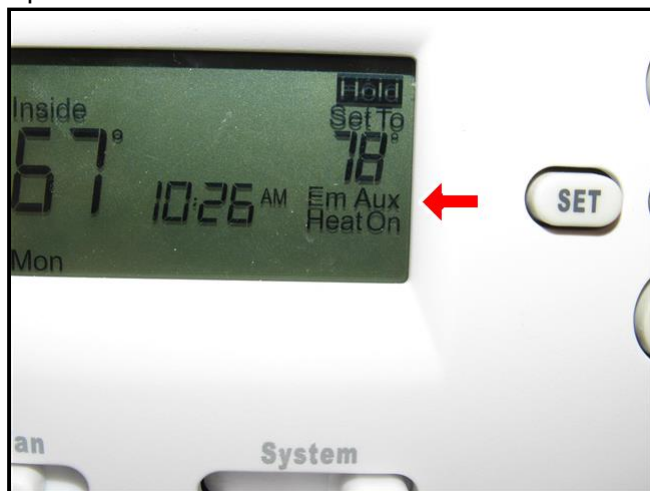
I was unable to locate carbon monoxide detectors in the home at the time of inspection. Carbon monoxide is an invisible gas that can be lethal at certain levels. Since the home has an attached garage and will have gas logs, I recommend that carbon monoxide detectors be installed for safety reasons.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

The heat pump worked as intended in the normal heating cycle, however when I turned both thermostats to Emergency Heat it would not increase the heated air as is normal for this cycle. I recommend that a licensed HVAC contractor be consulted to evaluate and make any necessary repairs.



8.0 Item 1(Picture)

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

The fan in the master bathroom above the toilet made a humming noise when I turned the switch on and did not appear to draw any air. I recommend that the contractor evaluate and make any necessary repairs.



9.4 Item 1(Picture)

10. Built-In Kitchen Appliances

10.0 Dishwasher

Repair or Replace

The dishwasher located in the kitchen near the sink was not tested during the inspection because the electrical power was off to the appliance. I recommend that the contractor be consulted to evaluate the dishwasher once the electrical power has been restored.



10.0 Item 1(Picture)

10.4 Food Waste Disposer

Repair or Replace

The garbage disposal under the kitchen sink was not tested during the inspection because the power to the appliance was off. I recommend that the contractor be consulted to evaluate the garbage disposal once the electrical power has been restored.

10. Built-In Kitchen Appliances



Garbage Disposal under kitchen sink

10.4 Item 1(Picture)

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

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**INVOICE**

**Stephen and Son Home Inspection
Services, LLC**
6807 Lipscomb Drive
Durham, NC 27712
Cell: (919) 219-4178
Inspected By: Stephen M Mihaich

Inspection Date: 1/16/2014
Report ID: Sample New Home

Customer Info:	Inspection Property:
Frank and Joan Smith	3001 University Place New City NC 56789
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Check
Payment Status: Paid in full
Note:



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