



Inspection Report

Steve and Ellen Wellington

Property Address:

5690 Anywhere Drive
Milton NC 27893



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, which appears to read "Stephen M. Mihaich".

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Date: 10/22/2015	Time:	Report ID: Website sample
Property: 5690 Anywhere Drive Milton NC 27893	Customer: Steve and Ellen Wellington	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

North Carolina

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Style of Home:

Ranch

Approximate age of building:

Over 25 Years

Temperature:

37 degrees

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

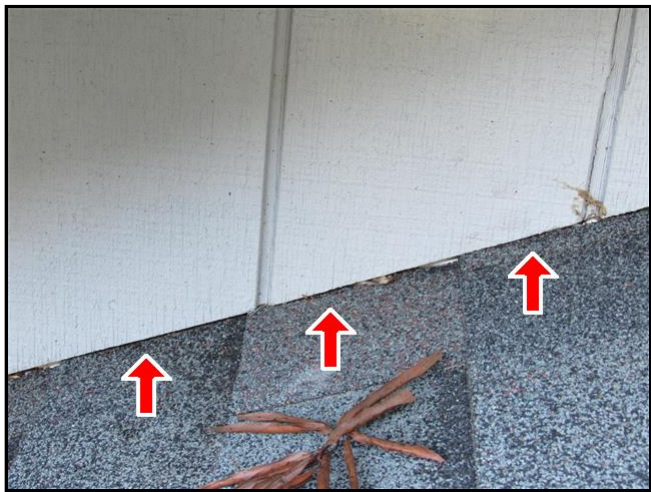
No

1. Roofing

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

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: Architectural
1.1	Flashings				•	Viewed roof
1.2	Skylights, Chimneys and Roof Penetrations				•	covering from: Walked roof
1.3	Roof Drainage Systems				•	Sky Light(s): Four
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Chimney (exterior): Brick

1.1 The siding on the left side of the house over the bedrooms touches the roof in several places. When wood siding touches the roof shingles it can wick water causing damage to the wood siding. During my inspection I did not find any of these areas where rot was present, however to prevent damage from occurring I recommend that a qualified contractor inspect and make any necessary repairs.



1.1 Item 1(Picture)

1.2 The roof shingles on the front of the house in between the two skylights and over the kitchen have roof cement dripped on the shingles. There is also a large amount of roof cement around the skylights. This is indicative of a roofing repair for a possible leak. Also, I found a nail popped up on one of the skylight flashings. I recommend a qualified roofer inspect the skylight penetrations, determine if leaks are present, and make any necessary repairs.

The top of the chimney cap has several small cracks which over time will allow water penetration and failure of the cap. I recommend a a qualified mason evaluate the chimney cap and make any necessary repairs.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.3 Some of the gutters have leaves inside which may prevent the the proper flow of water leaving the roof. I recommend having the gutters cleaned in order to provide for proper drainage.



1.3 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	<u>Styles & Materials</u>
2.0	Wall Cladding Flashing and Trim				•	Siding Style: T-111
2.1	Doors (Exterior)	•				Siding Material: Wood
2.2	Windows				•	Exterior Entry
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings				•	Doors: Steel
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	Appurtenance: Covered porch
2.5	Eaves, Soffits and Fascias				•	Driveway: Asphalt
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

2.0 The wood trim on the left side of the garage door is rotted at the bottom. The hole in the bottom can lead to pest infestation. Also, the wood trim on the right side of the door is off the ground several inches. It is common practice to maintain distance between the wood and the ground to prevent water from wicking and future rot, however in this case it is such a large hole that pests could enter the garage. I recommend a qualified contractor inspect and make any necessary repairs.

The wood siding on the front of the house at the bottom near the garage is coming loose and popping out. A nail can be seen popped out from the siding. I recommend a qualified contractor inspect and make any necessary repairs.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.2 The casement window gasket is broken in the bedroom at the front of the house on the left side and the screen will not close. Also, the casement window on the front bedroom on the left side has a gasket that is broken. The gasket prevents water and air penetration into the home. I recommend that a qualified contractor inspect and make any necessary repairs.

The right side window in the Dinette area off the kitchen and the kitchen windows near the laundry room will not open. I recommend that a qualified contractor inspect and make any necessary repairs.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



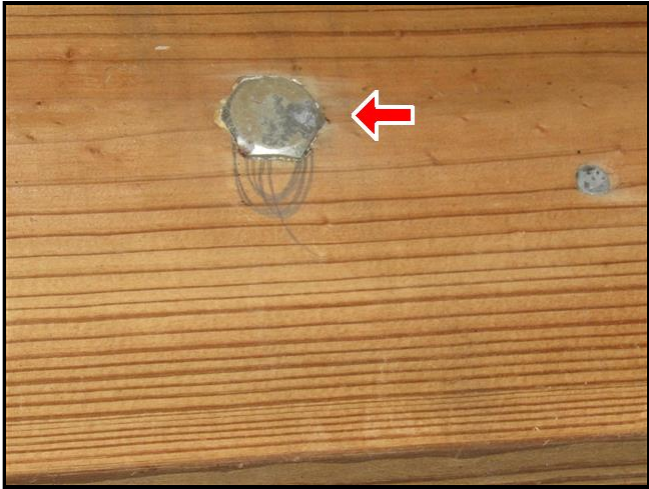
2.2 Item 5(Picture)

2.3 The band for the rear deck is attached with bolts, however the bolts do not have washers and have counter sunk into the wood. In normal construction practices, washers are used behind the bolts to prevent bolt penetration into the wood. I recommend that a licensed contractor be consulted to inspect and make any necessary repairs.

The 4X6 posts on the outer part of the back deck are rotted at the base where they meet the ground. The posts are holding the deck up and if they are not stable could lead to its collapse. I recommend that a licensed contractor be consulted to inspect and make any necessary repairs.

The railing around the deck is 32 inches high. Also, the balusters going around the railing are apart 6.5 inches. Railings are normally 36 inches high to prevent someone from falling off the deck. Also, balusters are normally no wider than 4 inches apart to prevent a small child from going through. For safety purposes I recommend that a licensed contractor inspect and make any necessary repairs.

The top stair tread to the deck is rotted and splintering. This could lead to the failure of the tread. I recommend that a licensed contractor be consulted to inspect and make any necessary repairs.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



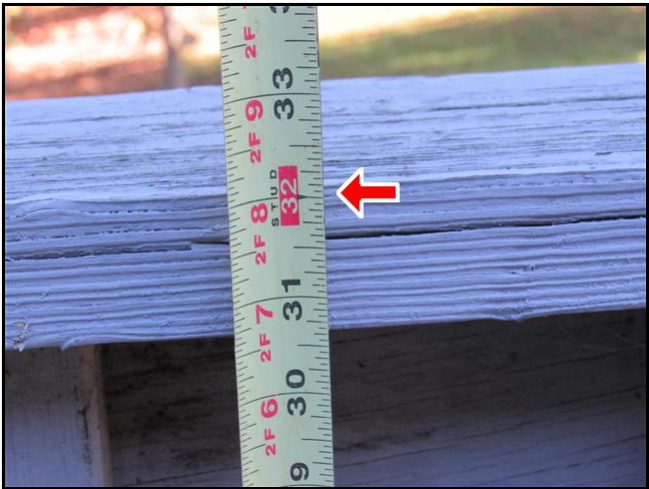
2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)



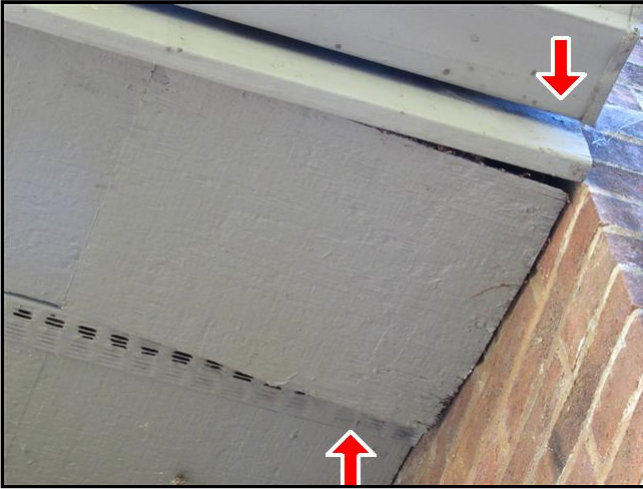
2.3 Item 9(Picture)

2.4 The driveway on the left side of the house near the road appears to be heaving upward. This may be caused by roots from a tree. This could be a trip hazard for people walking to the home from this side of the driveway. I recommend that a qualified contractor inspect and make any necessary repairs.



2.4 Item 1(Picture)

2.5 The soffit on the rear of the house next to the left side of the chimney is not secured and is pulling down. This could lead to pests entering the attic of the home. Also the gutter is pulling away from the fascia board next to the chimney. I recommend that a qualified contractor inspect and make any necessary repairs.



2.5 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 automatic Garage Door Material: Wood Linear: LIFT-MASTER
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	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

3.3 The garage door has a large space on the left side between the door and trim as well as a large space on the right side at the top between the door and trim. A screw is missing from one of the inside braces holding the door. The door appears to be out of square. When I tried to operate the automatic door opener it would only raise the door half way and then it stopped. A qualified garage door contractor should be consulted to inspect and make any necessary repairs.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)

3.5 Once the garage door is repaired a qualified garage door contractor should inspect the door opener for proper operation.



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
4.0	Ceilings				•
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings			•	
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Wood

Engineered tongue

and grooved wood

flooring

Extra Info :

Engineered tongue

and grooved wood

flooring

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Casement

Window

Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Cultured marble

4.0 Stains on the ceiling in the kitchen between the sky lights visible at the time of the inspection appeared to be the result of roof leaks. The moisture meter showed elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the leakage may have been recent. Also peeling textured paint was visible on the sheetrock near the skylight. A licensed contractor should be consulted to identify the source of the leak and repair as necessary.

The textured paint near the skylights in the bathrooms was peeling which may be an indication of excessive moisture. A licensed contractor should be consulted to determine the cause of the peeling and make any necessary repairs.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(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 CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•	Foundation: Masonry block Brick Method used to observe CrawlSpace: Crawled Floor Structure: Wood joists Wall Structure: Wood Columns or Piers: Wood piers Masonry block Ceiling Structure: Roof truss 2x4 Roof Structure: 2x4 wood truss Roof-Type: Gable Method used to observe attic: Walked Attic info: Scuttle hole
5.1	Walls (Structural)	•				
5.2	Columns or Piers	•				
5.3	Floors (Structural)	•				
5.4	Ceilings (Structural)	•				
5.5	Roof Structure and Attic				•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

5.0 In the crawl space near the chimney and deck the outer wood band has dark black stains and is moist to the touch indicating moisture. The insulation near the band was wet when I pulled it down to observe the band. The crawl space does not have a vapor barrier on the floor. A licensed general contractor should be consulted to determine the cause of the moisture and make any necessary repairs.

In the crawl space that is not walkable under the laundry area I found a very wet area in the corner on the outer wood band and wood subfloor. It also appears to be fungal growth on the wood subfloor. A licensed general contractor should be consulted to determine the cause of the moisture, and make any necessary repairs to include cleaning the fungal growth.

In the crawl space on the wall near the HVAC unit I noticed seasonal decorations stored on the floor. You may want to consider moving these items off of the crawl space floor and wall.

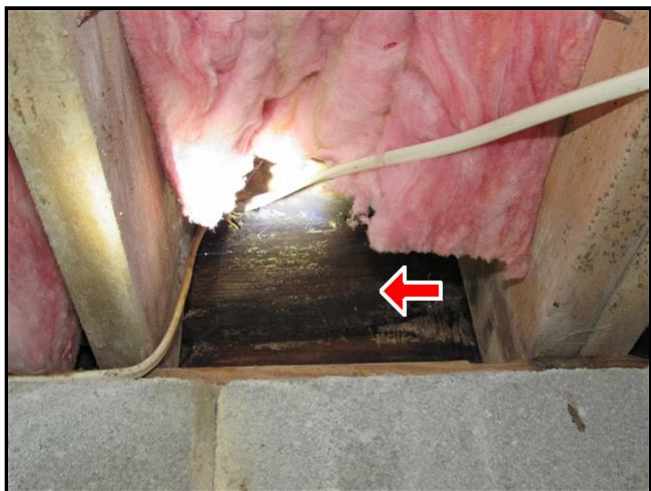
In the crawl space near the HVAC unit I found two holes that seem to get smaller as they go further in the ground. I was unable to determine how the holes were made, whether by animal or water. I recommend a qualified contractor be consulted to review and make any necessary repairs.



5.0 Item 1(Picture)



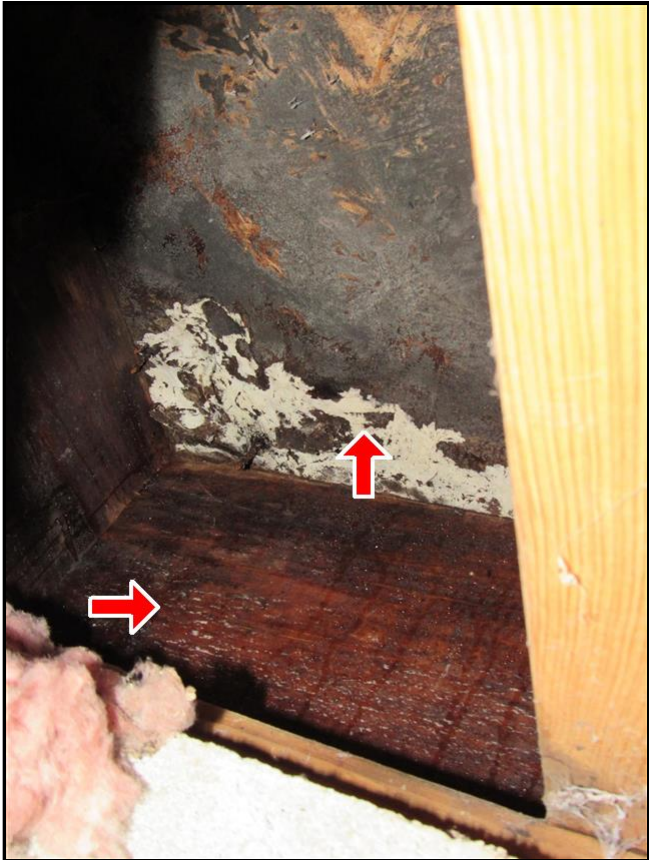
5.0 Item 2(Picture)



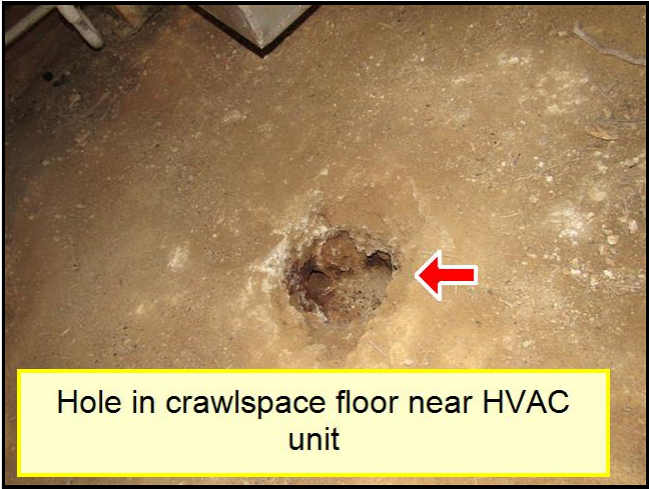
5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)



5.0 Item 7(Picture)

5.5 In the attic at both ends of the gable vent I observed the screen separating the interior of the attic from the exterior, broken at the bottom of the vent with large quantities of possible bat guano on the screen. I also observed a mound of possible bat guano on top of the insulation and below the vent near on the end of the house near the master bedroom. A qualified contractor should be consulted to repair the screens and also clean the possible bat guano.

In the attic near the location of the skylights at the master bedroom side of the house I observed discoloration of the roof truss from possible water penetration. At the time of this inspection the discoloration did not appear to be wet, however as stated earlier in the report, a licensed contractor should be consulted to determine if leaks are present and make any necessary repairs.

In the attic area near the location of the skylights above the kitchen I observed discoloration of the roof sheathing from possible water penetration. At the time of this inspection the discoloration did not appear to be wet, however as stated earlier in the report, a licensed contractor should be consulted to determine if leaks are present and make any necessary repairs.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)

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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6.0 In the crawl space just as you enter from the basement access door I noticed the wood on the crawl space floor wet. I further noticed water dripping from the PVC drain pipe and trap directly above the wood. A licensed plumber should be consulted to evaluate the pipe and make any necessary repairs. Also, the wood should be removed from the crawl space floor so as not to attract wood destroying insects.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 In the crawl space near the main water shut off and where the main water supply hose is connected to the copper supply pipe of the home a screw clamp is being used to connect the plastic pipe to the copper pipe. Screw clamps can become loose over time and with the main supply line under pressure this may cause a leak in the crawl space. I recommend that a licensed plumber be consulted to review the connection and make any necessary repairs.

The kitchen sink faucet has a noticeable leak at the handle when the water is turned to either hot or cold. When I inspected the faucet a large puddle of water began to run onto the back of the sink. I recommend that a licensed plumber be consulted to review the connection and make any necessary repairs.

The whirlpool tub in the bathroom has one jet that was not functioning at the time of inspection. Also, when I filled the tub with hot water, the water came out looking very orange. I recommend that a licensed plumber evaluate the tub and hot water heater and make any necessary repairs.

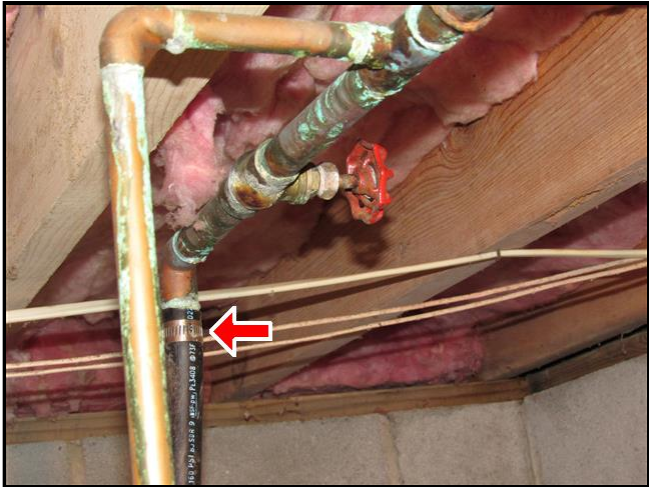
The access for the whirlpool tub had a small animal nest near the pump made out of insulation as well as animal droppings . It appears that the insulation came from the left side wall of the tub. I recommend that a qualified person remove the nest and animal droppings and also repair the insulation.

When I inspected the toilet in the master bath, I flushed the toilet with the use of the handle and I heard the sound of plastic breaking. When I took the top off of the tank I noticed that the float where it connects to the fill valve had broken off. I immediately turned the toilet water shut off valve to the off position. I recommend that a licensed plumber be consulted to review the connection and make any necessary repairs.

The same toilet in the master bath has signs of leaking around the base where the wood floor is discolored. At the time of inspection I did not feel water on the floor. I recommend that a licensed plumber be consulted to review the toilet connection to the floor and make any necessary repairs.

The vanity cabinet in the master bath had elevated moisture readings at the base and was very damp to the touch. During the inspection I did not find a leak in the pipes under the sink. I recommend asking the home owners for disclosure on whether something may have spilled or if a previous leak was repaired.

The hose bib on the outside of the house to the left of the garage was wrapped with cloth and plastic. I was unable to inspect it for proper function. I recommend that a licensed plumber inspect it for proper function and repair if necessary.



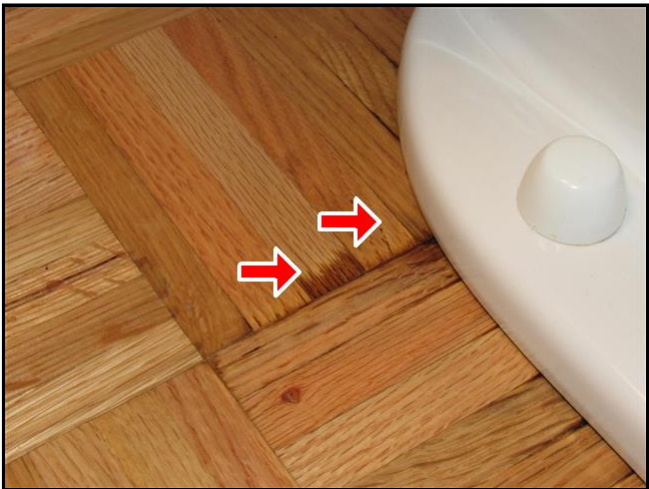
6.1 Item 1(Picture)



6.1 Item 2(Picture)



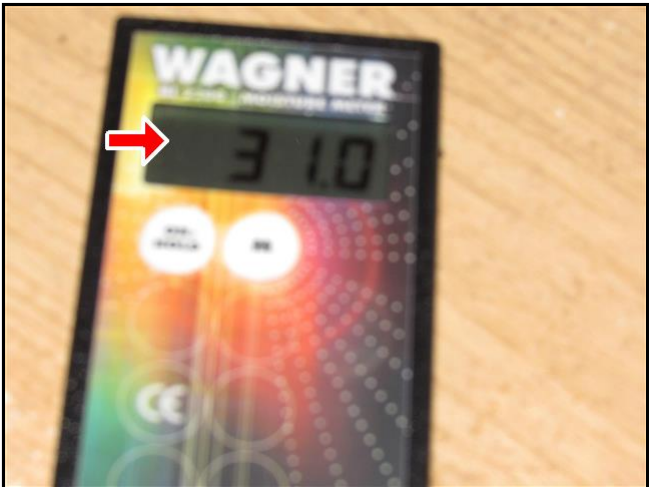
6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)



6.1 Item 6(Picture)



6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)

6.2 The tankless water heater located in the laundry room is missing a temperature pressure relief valve(TPRV). A TPRV is a safety device that is designed to release water if the tank safety pressure or temperature is exceeded. This is a serious safety concern and should be addressed. I recommend that a licensed plumber be consulted to inspect the water heater and make necessary repairs.

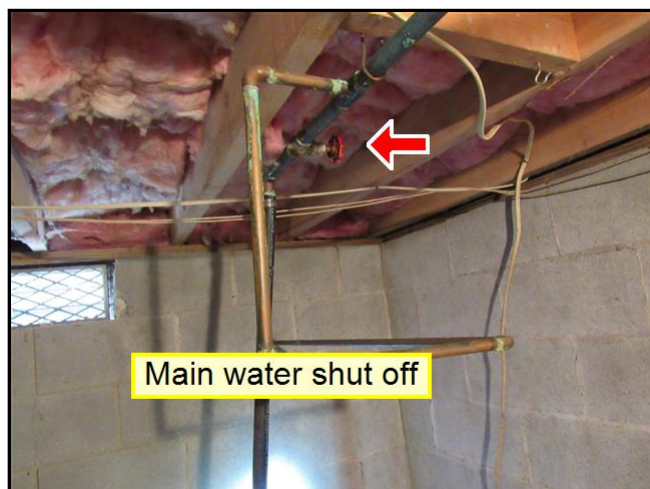


6.2 Item 1(Picture)



6.2 Item 2(Picture)

6.3 The main water shut off is located in the crawl space directly across from the crawl space access door from the basement. This is for informational purposes only.



6.3 Item 1(Picture)

6.5 The main fuel shut off for the outside propane tank is located on the left side of the house near the generator and electric meter. This is for informational purposes only.



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

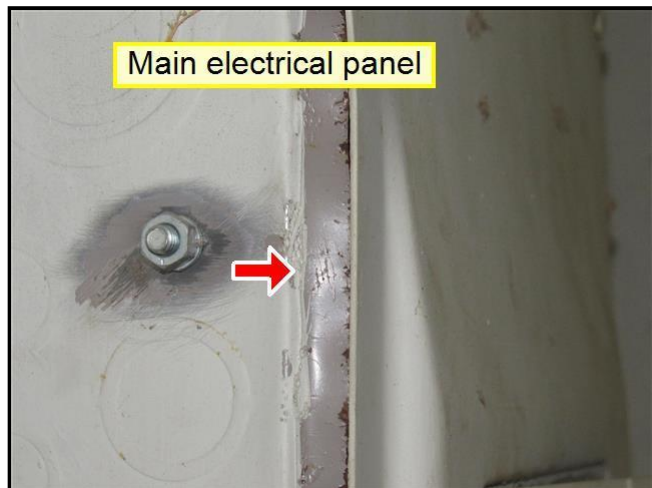
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities 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 Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: CUTLER HAMMER 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				•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

7.1 The left side of the main electrical panel located in the basement has been damaged on the left side preventing the outer door panel from securing properly. I recommend that a licensed electrician evaluate and make any necessary repairs.



7.1 Item 1(Picture)

7.3 Both master bedroom closets have recessed lights, however they did not turn on during the inspection. I was unable to determine whether the bulb was burned out. I recommend that a licensed electrician evaluate and make any necessary repairs.

Both outside lights at the front door did not operate at the time of inspection. I was unable to determine if the bulbs were out. I recommend that a licensed electrician evaluate and make any necessary repairs.

The switch plate in the master bedroom has two switches and during the inspection I was unable to determine the fixture that was operated by the switch near the arrow. I recommend that the owners are asked for disclosure on the operation of the switch.

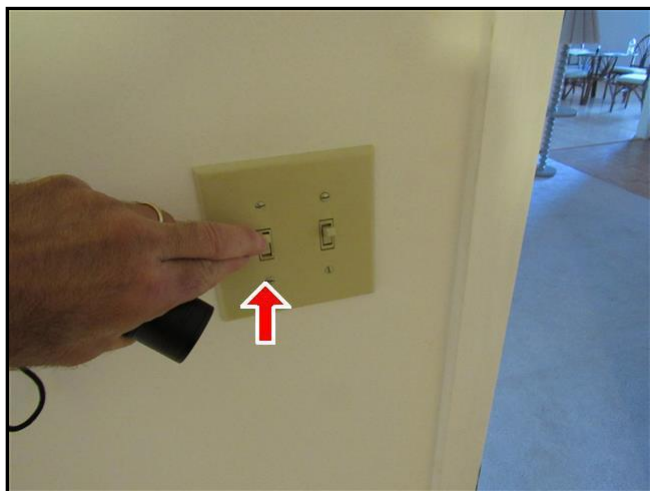
I was unable to test the electrical receptacles in the garage due to furniture storage on the wall of the garage. I recommend that a licensed electrician evaluate and make any necessary repairs.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.5 No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided or the test function didn't work at the outside receptacles near the front door, master bath near the toilet, outlet above the wet bar sink, and outlet in the basement at the time of inspection. Although GFCI protection may not have been required at the time this home was built, for safety reasons,I recommend that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. I recommend that a licensed electrician evaluate and make any necessary repairs.



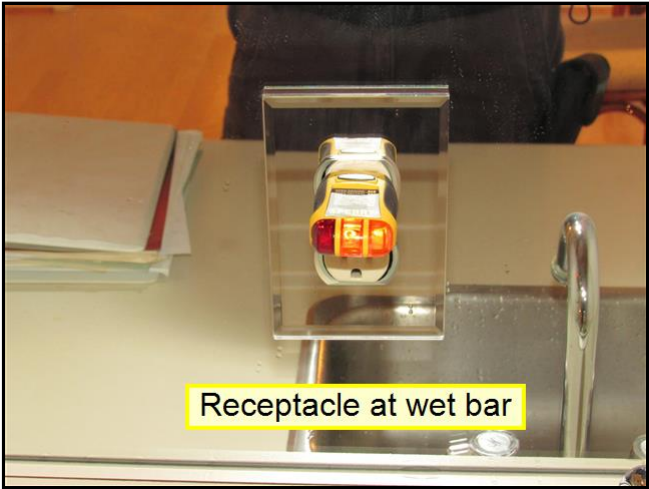
7.5 Item 1(Picture)



7.5 Item 2(Picture)

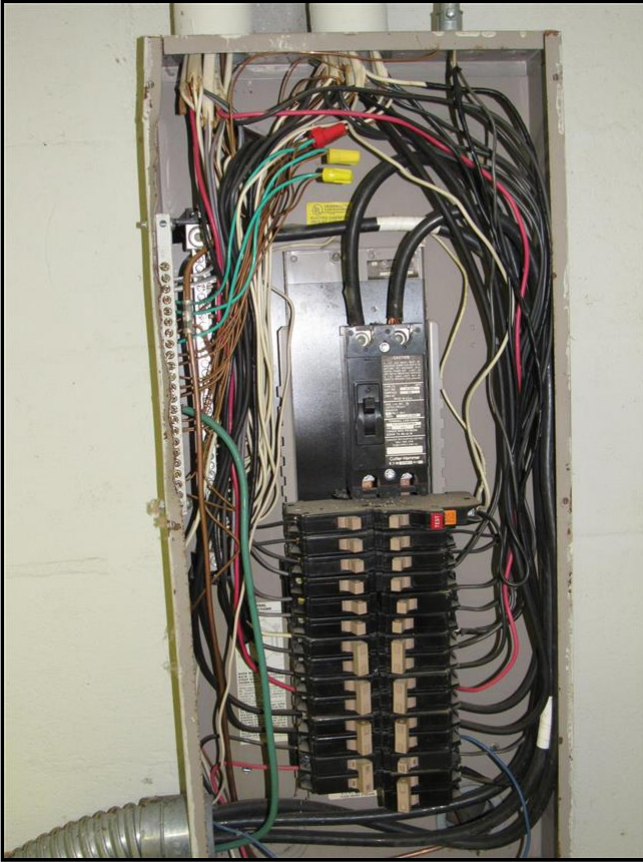


7.5 Item 3(Picture)



7.5 Item 4(Picture)

7.6 The main electrical panel is located in the basement on the right side wall as you enter through the door. This is for informational purposes only.



7.6 Item 1(Picture)

7.8 During my inspection I did not see a carbon monoxide detector. Since the home has gas logs in the fire place and a gas hot water heater I recommend installing one for safety purposes.

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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Number of AC

Only Units:

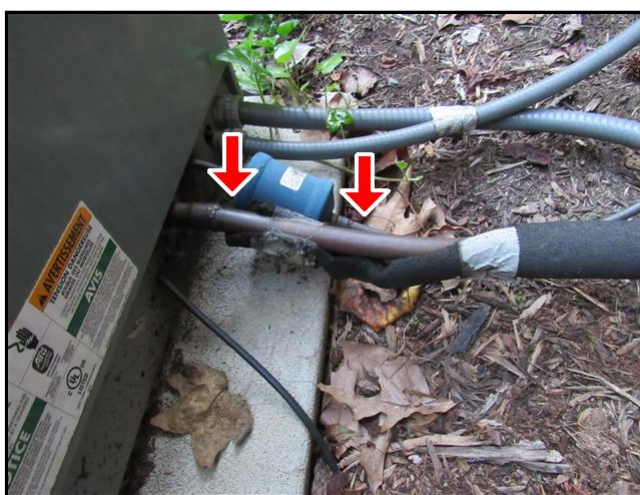
One

8.0 The cold line for the heat pump condensing unit outside and the air handler in the crawl space is missing insulation near the unit. I recommend that a qualified HVAC technician be consulted to review and make any necessary repairs.

At the time of inspection the outside temperature was 37 degrees. I was able to test the function of the heat pump in the heating mode ,however because of the low temperature I was unable to test the AC mode. HVAC units should be serviced once per year by a qualified HVAC technician. I recommend asking the home owner when the last time the unit was serviced.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.3 The return air filter located in the hallway near the two bedrooms was dirty at the time of inspection. A dirty filter can reduce the efficiency of an HVAC unit. I recommend replacing the filter.



8.3 Item 1(Picture)

8.7 The pilot light for the gas logs was off during the inspection. I recommend having a qualified person service the gas logs prior to use.



8.7 Item 1(Picture)

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	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Gable vents

Soffit Vents

Exhaust Fans:

Fan only

Dryer Power

Source:

220 Electric

Dryer Vent:

Unknown

Floor System

Insulation:

Faced

Fiberglass

9.0 In the attic at the walls going up to the skylights insulation has fallen down and is missing in several areas. It is important to have insulation in areas where conditioned/heated spaces meet non conditioned/ heated spaces in order to prevent moisture. I recommend that a qualified contractor review and make necessary repairs.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

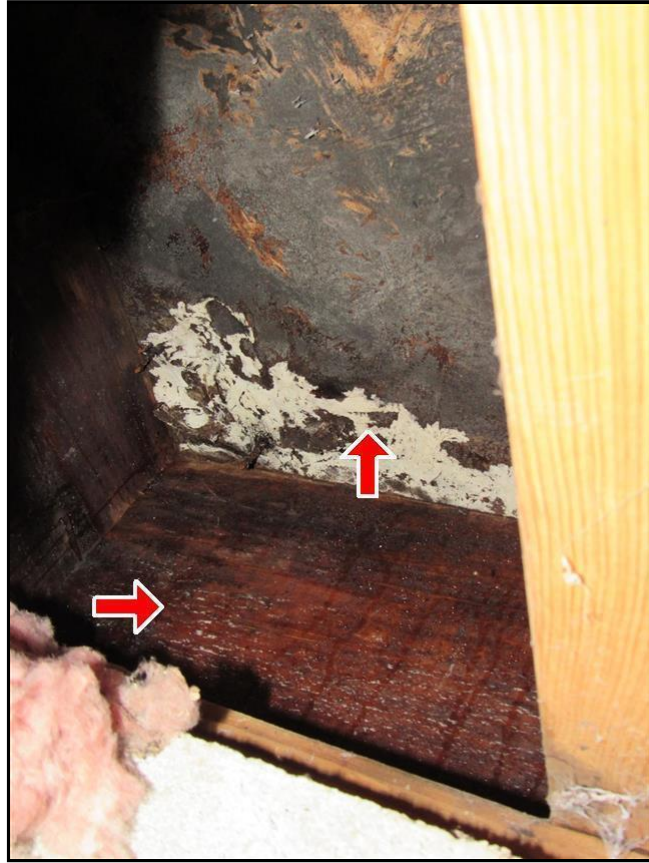


9.0 Item 3(Picture)

9.1 In the crawl space near the outer bands that were discussed earlier in the structural section, several pieces of insulation are wet causing the wood to darken and fungal growth. A qualified contractor should be consulted to review the wet insulation and make necessary repairs.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

9.2 The crawl space did not have a vapor barrier installed on the crawl space floor. In the crawl space that has low clearance under the kitchen I found the dirt to be very moist. I recommend that a qualified contractor inspect and make the necessary repairs.



9.2 Item 1(Picture)

9.4 The exterior ventilation hood for the clothes dryer located to the left of the garage door is missing a hinged door that normally opens when the dryer is on and closes when it is off. This door prevents pests and air from entering the dryer vent. I recommend having a qualified contractor review and repair as necessary



9.4 Item 1(Picture)

9.5 I was unable to check the operation of the attic ventilation fans due to the low temperature in the attic at the time of inspection and the fact that the fans operate on a thermostat.

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: KENMORE
10.2	Range Hood (s)	●				Disposer Brand: NONE
10.3	Trash Compactor			●		Exhaust/Range hood:
10.4	Food Waste Disposer			●		RE-CIRCULATE KENMORE
10.5	Microwave Cooking Equipment			●		Range/Oven: KENMORE
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Built in
						Microwave: NONE
						Trash
						Compactors: NONE

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

Steve and Ellen Wellington

Address

5690 Anywhere Drive
Milton NC 27893

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.

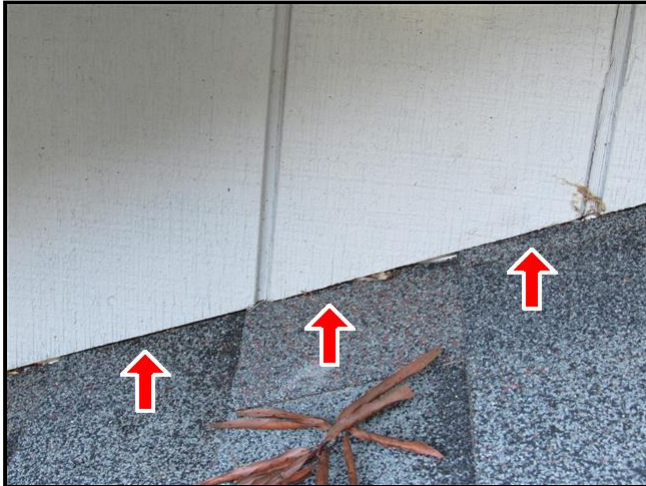
1. Roofing

1.1 Flashings

Repair or Replace

The siding on the left side of the house over the bedrooms touches the roof in several places. When wood siding touches the roof shingles it can wick water causing damage to the wood siding. During my inspection I did not find any of these areas where rot was present, however to prevent damage from occurring I recommend that a qualified contractor inspect and make any necessary repairs.

1. Roofing



1.1 Item 1(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

The roof shingles on the front of the house in between the two skylights and over the kitchen have roof cement dripped on the shingles. There is also a large amount of roof cement around the skylights. This is indicative of a roofing repair for a possible leak. Also, I found a nail popped up on one of the skylight flashings. I recommend a qualified roofer inspect the skylight penetrations, determine if leaks are present, and make any necessary repairs.

The top of the chimney cap has several small cracks which over time will allow water penetration and failure of the cap. I recommend a qualified mason evaluate the chimney cap and make any necessary repairs.

1. Roofing



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.3 Roof Drainage Systems
Repair or Replace

Some of the gutters have leaves inside which may prevent the the proper flow of water leaving the roof. I recommend having the gutters cleaned in order to provide for proper drainage.



1.3 Item 1(Picture)

1. Roofing

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

The wood trim on the left side of the garage door is rotted at the bottom. The hole in the bottom can lead to pest infestation. Also, the wood trim on the right side of the door is off the ground several inches. It is common practice to maintain distance between the wood and the ground to prevent water from wicking and future rot, however in this case it is such a large hole that pests could enter the garage. I recommend a qualified contractor inspect and make any necessary repairs.

The wood siding on the front of the house at the bottom near the garage is coming loose and popping out. A nail can be seen popped out from the siding. I recommend a qualified contractor inspect and make any necessary repairs.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.2 Windows

Repair or Replace

The casement window gasket is broken in the bedroom at the front of the house on the left side and the screen will not close. Also, the casement window on the front bedroom on the left side has a

2. Exterior

gasket that is broken. The gasket prevents water and air penetration into the home. I recommend that a qualified contractor inspect and make any necessary repairs.

The right side window in the Dinette area off the kitchen and the kitchen windows near the laundry room will not open. I recommend that a qualified contractor inspect and make any necessary repairs.

2. Exterior



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
Repair or Replace

The band for the rear deck is attached with bolts, however the bolts do not have washers and have counter sunk into the wood. In normal construction practices, washers are used behind the bolts to

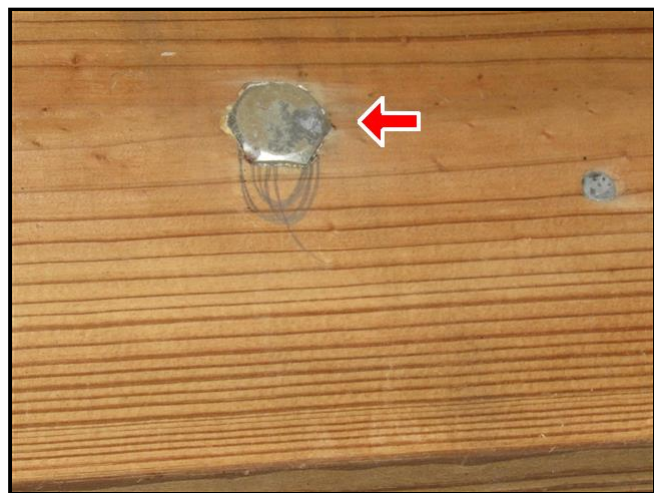
2. Exterior

prevent bolt penetration into the wood. I recommend that a licensed contractor be consulted to inspect and make any necessary repairs.

The 4X6 posts on the outer part of the back deck are rotted at the base where they meet the ground. The posts are holding the deck up and if they are not stable could lead to its collapse. I recommend that a licensed contractor be consulted to inspect and make any necessary repairs.

The railing around the deck is 32 inches high. Also, the balusters going around the railing are apart 6.5 inches. Railings are normally 36 inches high to prevent someone from falling off the deck. Also, balusters are normally no wider than 4 inches apart to prevent a small child from going through. For safety purposes I recommend that a licensed contractor inspect and make any necessary repairs.

The top stair tread to the deck is rotted and splintering. This could lead to the failure of the tread. I recommend that a licensed contractor be consulted to inspect and make any necessary repairs.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

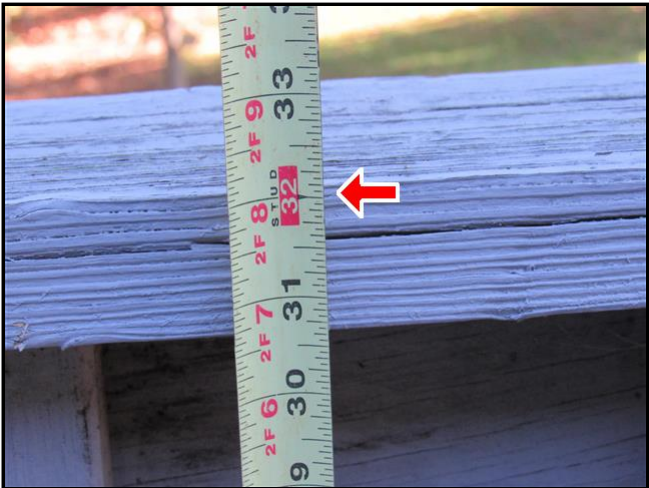


2.3 Item 4(Picture)

2. Exterior



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)



2.3 Item 9(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

2. Exterior

The driveway on the left side of the house near the road appears to be heaving upward. This may be caused by roots from a tree. This could be a trip hazard for people walking to the home from this side of the driveway. I recommend that a qualified contractor inspect and make any necessary repairs.

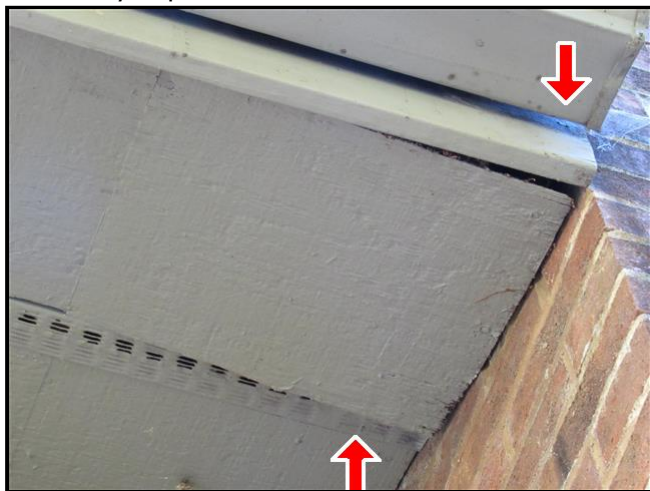


2.4 Item 1(Picture)

2.5 Eaves, Soffits and Fascias

Repair or Replace

The soffit on the rear of the house next to the left side of the chimney is not secured and is pulling down. This could lead to pests entering the attic of the home. Also the gutter is pulling away from the fascia board next to the chimney. I recommend that a qualified contractor inspect and make any necessary repairs.



2.5 Item 1(Picture)

3. Garage

3.3 Garage Door (s)

Repair or Replace

The garage door has a large space on the left side between the door and trim as well as a large space on the right side at the top between the door and trim. A screw is missing from one of the inside braces holding the door. The door appears to be out of square. When I tried to operate the automatic door opener it would only raise the door half way and then it stopped. A qualified garage door contractor should be consulted to inspect and make any necessary repairs.

3. Garage



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)

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

Repair or Replace

Once the garage door is repaired a qualified garage door contractor should inspect the door opener for proper operation.

3. Garage



3.5 Item 1(Picture)

4. Interiors

4.0 Ceilings

Repair or Replace

Stains on the ceiling in the kitchen between the sky lights visible at the time of the inspection appeared to be the result of roof leaks. The moisture meter showed elevated levels of moisture present in the affected areas at the time of the inspection, indicating that the leakage may have been recent. Also peeling textured paint was visible on the sheetrock near the skylight. A licensed contractor should be consulted to identify the source of the leak and repair as necessary.

The textured paint near the skylights in the bathrooms was peeling which may be an indication of excessive moisture. A licensed contractor should be consulted to determine the cause of the peeling and make any necessary repairs.

4. Interiors



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)

5. Structural Components

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.)

Repair or Replace

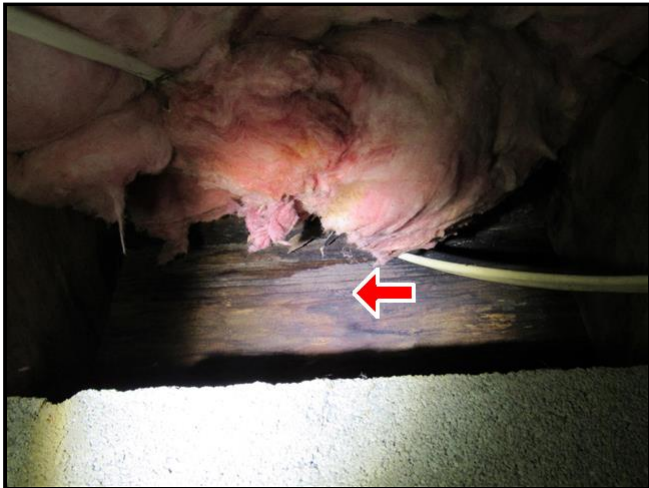
In the crawl space near the chimney and deck the outer wood band has dark black stains and is moist to the touch indicating moisture. The insulation near the band was wet when I pulled it down to observe the band. The crawl space does not have a vapor barrier on the floor. A licensed general contractor should be consulted to determine the cause of the moisture and make any necessary repairs.

In the crawl space that is not walkable under the laundry area I found a very wet area in the corner on the outer wood band and wood subfloor. It also appears to be fungal growth on the wood subfloor. A licensed general contractor should be consulted to determine the cause of the moisture, and make any necessary repairs to include cleaning the fungal growth.

In the crawl space on the wall near the HVAC unit I noticed seasonal decorations stored on the floor. You may want to consider moving these items off of the crawl space floor and wall.

In the crawl space near the HVAC unit I found two holes that seem to get smaller as they go further in the ground. I was unable to determine how the holes were made, whether by animal or water. I recommend a qualified contractor be consulted to review and make any necessary repairs.

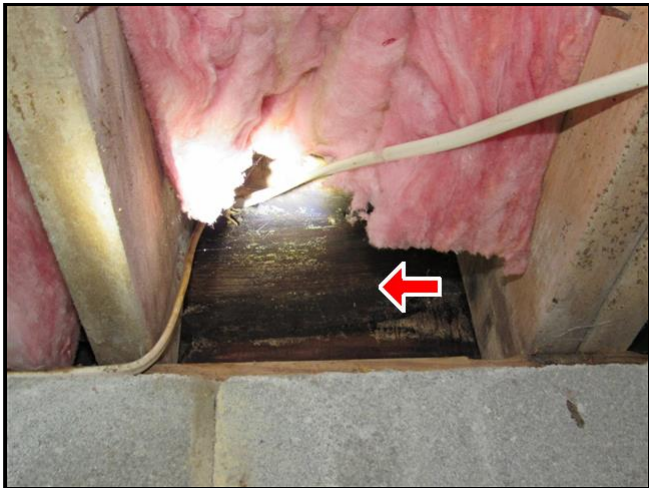
5. Structural Components



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)

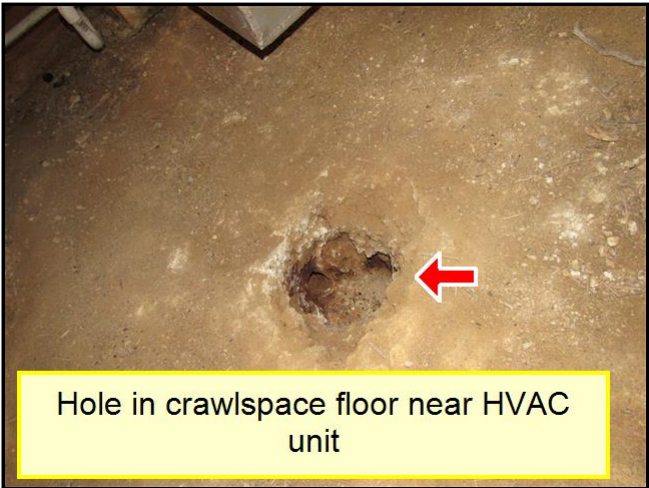


5.0 Item 4(Picture)

5. Structural Components



5.0 Item 5(Picture)



5.0 Item 6(Picture)

5. Structural Components



5.0 Item 7(Picture)

5.5 Roof Structure and Attic Repair or Replace

In the attic at both ends of the gable vent I observed the screen separating the interior of the attic from the exterior, broken at the bottom of the vent with large quantities of possible bat guano on the screen. I also observed a mound of possible bat guano on top of the insulation and below the vent near on the end of the house near the master bedroom. A qualified contractor should be consulted to repair the screens and also clean the possible bat guano.

In the attic near the location of the skylights at the master bedroom side of the house I observed discoloration of the roof truss from possible water penetration. At the time of this inspection the discoloration did not appear to be wet, however as stated earlier in the report, a licensed contractor should be consulted to determine if leaks are present and make any necessary repairs.

In the attic area near the location of the skylights above the kitchen I observed discoloration of the roof sheathing from possible water penetration. At the time of this inspection the discoloration did not appear to be wet, however as stated earlier in the report, a licensed contractor should be consulted to determine if leaks are present and make any necessary repairs.

5. Structural Components



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

In the crawl space just as you enter from the basement access door I noticed the wood on the crawl space floor wet. I further noticed water dripping from the PVC drain pipe and trap directly above the wood. A licensed plumber should be consulted to evaluate the pipe and make any necessary repairs. Also, the wood should be removed from the crawl space floor so as not to attract wood destroying insects.

6. Plumbing System



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

In the crawl space near the main water shut off and where the main water supply hose is connected to the copper supply pipe of the home a screw clamp is being used to connect the plastic pipe to the copper pipe. Screw clamps can become loose over time and with the main supply line under pressure this may cause a leak in the crawl space. I recommend that a licensed plumber be consulted to review the connection and make any necessary repairs.

The kitchen sink faucet has a noticeable leak at the handle when the water is turned to either hot or cold. When I inspected the faucet a large puddle of water began to run onto the back of the sink. I recommend that a licensed plumber be consulted to review the connection and make any necessary repairs.

The whirlpool tub in the bathroom has one jet that was not functioning at the time of inspection. Also, when I filled the tub with hot water, the water came out looking very orange. I recommend that a licensed plumber evaluate the tub and hot water heater and make any necessary repairs.

The access for the whirlpool tub had a small animal nest near the pump made out of insulation as well as animal droppings. It appears that the insulation came from the left side wall of the tub. I recommend that a qualified person remove the nest and animal droppings and also repair the insulation.

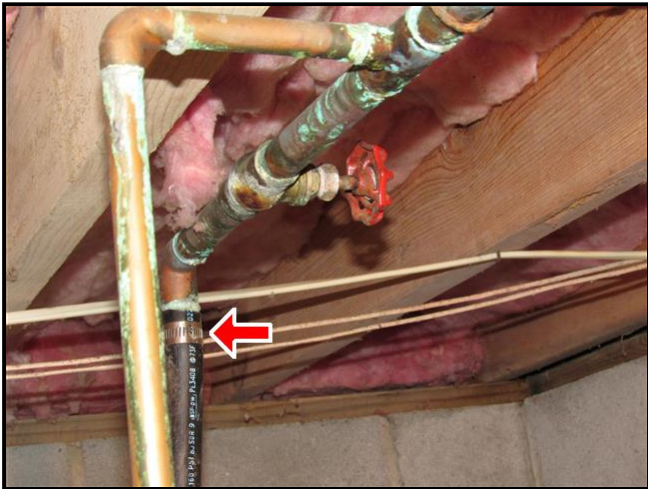
When I inspected the toilet in the master bath, I flushed the toilet with the use of the handle and I heard the sound of plastic breaking. When I took the top off of the tank I noticed that the float where it connects to the fill valve had broken off. I immediately turned the toilet water shut off valve to the off position. I recommend that a licensed plumber be consulted to review the connection and make any necessary repairs.

The same toilet in the master bath has signs of leaking around the base where the wood floor is discolored. At the time of inspection I did not feel water on the floor. I recommend that a licensed plumber be consulted to review the toilet connection to the floor and make any necessary repairs.

The vanity cabinet in the master bath had elevated moisture readings at the base and was very damp to the touch. During the inspection I did not find a leak in the pipes under the sink. I recommend asking the home owners for disclosure on whether something may have spilled or if a previous leak was repaired.

6. Plumbing System

The hose bib on the outside of the house to the left of the garage was wrapped with cloth and plastic. I was unable to inspect it for proper function. I recommend that a licensed plumber inspect it for proper function and repair if necessary.



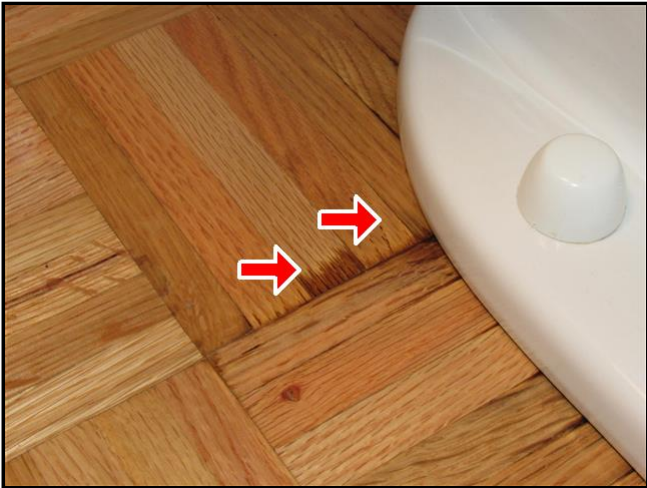
6.1 Item 1(Picture)



6.1 Item 2(Picture)



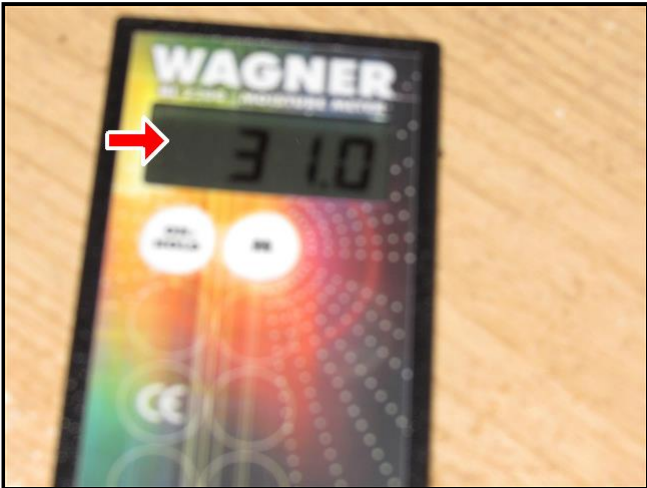
6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)



6.1 Item 6(Picture)

6. Plumbing System



6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents Repair or Replace

The tankless water heater located in the laundry room is missing a temperature pressure relief valve(TPRV). A TPRV is a safety device that is designed to release water if the tank safety pressure or temperature is exceeded. This is a serious safety concern and should be addressed. I recommend that a licensed plumber be consulted to inspect the water heater and make necessary repairs.

6. Plumbing System



6.2 Item 1(Picture)

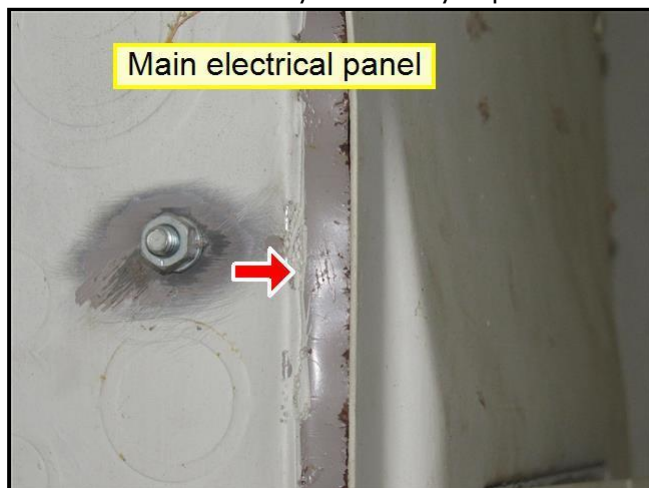


6.2 Item 2(Picture)

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Repair or Replace

The left side of the main electrical panel located in the basement has been damaged on the left side preventing the outer door panel from securing properly. I recommend that a licensed electrician evaluate and make any necessary repairs.



7.1 Item 1(Picture)

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

Both master bedroom closets have recessed lights, however they did not turn on during the inspection. I was unable to determine whether the bulb was burned out. I recommend that a licensed electrician evaluate and make any necessary repairs.

7. Electrical System

Both outside lights at the front door did not operate at the time of inspection. I was unable to determine if the bulbs were out. I recommend that a licensed electrician evaluate and make any necessary repairs.

The switch plate in the master bedroom has two switches and during the inspection I was unable to determine the fixture that was operated by the switch near the arrow. I recommend that the owners are asked for disclosure on the operation of the switch.

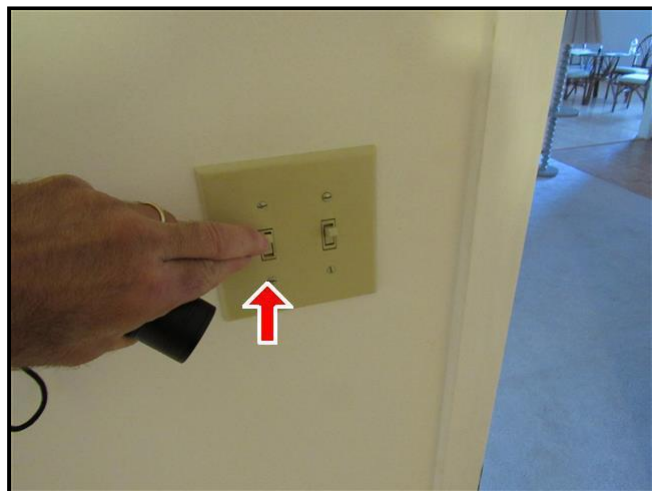
I was unable to test the electrical receptacles in the garage due to furniture storage on the wall of the garage. I recommend that a licensed electrician evaluate and make any necessary repairs.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided or the test function didn't work at the outside receptacles near the front door, master bath near the toilet, outlet above the wet bar sink, and outlet in the basement at the time of inspection. Although GFCI protection may not have been required at the time this home was built, for safety reasons, I recommend that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit

7. Electrical System

interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. I recommend that a licensed electrician evaluate and make any necessary repairs.



7.5 Item 1(Picture)



7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)

7.8 Carbon Monoxide Detectors

Repair or Replace

During my inspection I did not see a carbon monoxide detector. Since the home has gas logs in the fire place and a gas hot water heater I recommend installing one for safety purposes.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

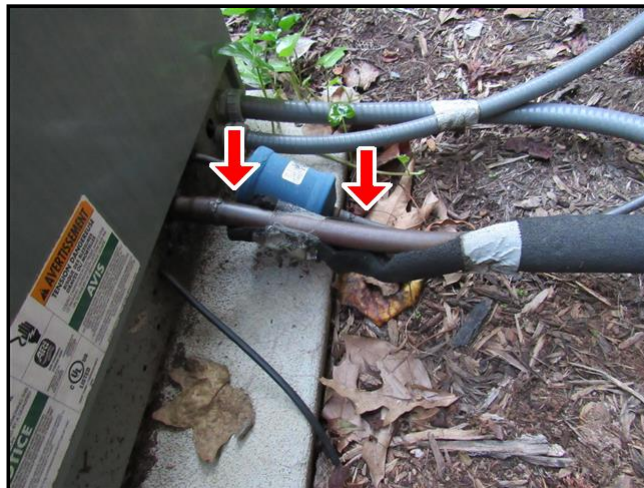
The cold line for the heat pump condensing unit outside and the air handler in the crawl space is missing insulation near the unit. I recommend that a qualified HVAC technician be consulted to review and make any necessary repairs.

8. Heating / Central Air Conditioning

At the time of inspection the outside temperature was 37 degrees. I was able to test the function of the heat pump in the heating mode ,however because of the low temperature I was unable to test the AC mode. HVAC units should be serviced once per year by a qualified HVAC technician. I recommend asking the home owner when the last time the unit was serviced.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The return air filter located in the hallway near the two bedrooms was dirty at the time of inspection. A dirty filter can reduce the efficiency of an HVAC unit. I recommend replacing the filter.



8.3 Item 1(Picture)

8.7 Gas/LP Firelogs and Fireplaces

Repair or Replace

The pilot light for the gas logs was off during the inspection. I recommend having a qualified person service the gas logs prior to use.

8. Heating / Central Air Conditioning



8.7 Item 1(Picture)

9. Insulation and Ventilation

9.0 Insulation in Attic

Repair or Replace

In the attic at the walls going up to the skylights insulation has fallen down and is missing in several areas. It is important to have insulation in areas where conditioned/heated spaces meet non conditioned/heated spaces in order to prevent moisture. I recommend that a qualified contractor review and make necessary repairs.

9. Insulation and Ventilation



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

9.1 Insulation Under Floor System

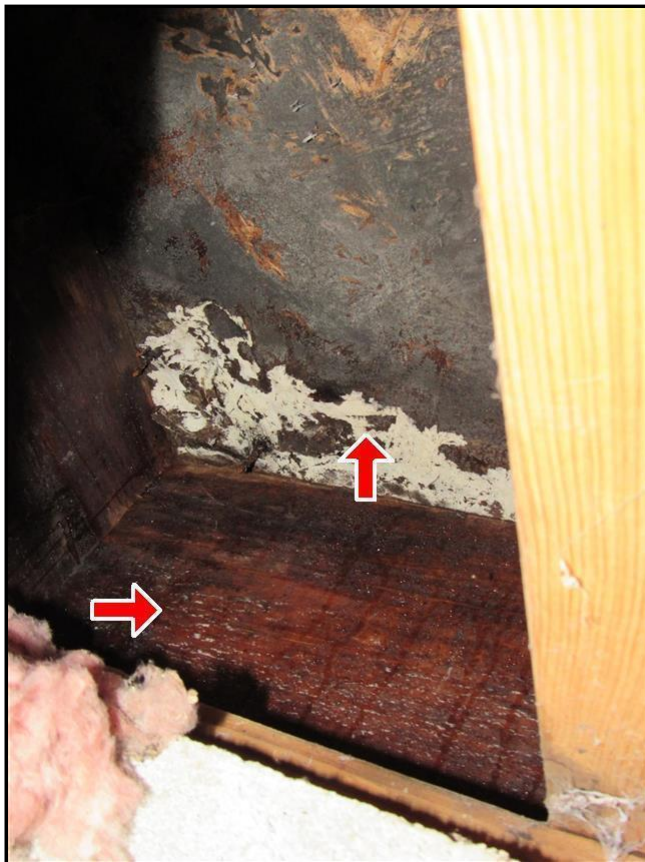
Not Present, Repair or Replace

In the crawl space near the outer bands that were discussed earlier in the structural section, several pieces of insulation are wet causing the wood to darken and fungal growth. A qualified contractor should be consulted to review the wet insulation and make necessary repairs.

9. Insulation and Ventilation



9.1 Item 1(Picture)



9.1 Item 2(Picture)

9.2 Vapor Retarders (in Crawl space or basement)

Not Present, Repair or Replace

The crawl space did not have a vapor barrier installed on the crawl space floor. In the crawl space that has low clearance under the kitchen I found the dirt to be very moist. I recommend that a qualified contractor inspect and make the necessary repairs.



9.2 Item 1(Picture)

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

9. Insulation and Ventilation

The exterior ventilation hood for the clothes dryer located to the left of the garage door is missing a hinged door that normally opens when the dryer is on and closes when it is off. This door prevents pests and air from entering the dryer vent. I recommend having a qualified contractor review and repair as necessary



9.4 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
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Cell: (919) 219-4178
Inspected By: Stephen M Mihaich

Inspection Date: 10/22/2015
Report ID: Website sample

Customer Info:	Inspection Property:
Steve and Ellen Wellington	5690 Anywhere Drive Milton NC 27893
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
Note:



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