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360 INSPECTION SERVICES RESIDENTIAL HOME INSPECTION

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SUMMARY

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SAFETY HAZARD

The Summary page is not the entire report. The complete report may include additional information of interest or concern. It is strongly recommended that you promptly read the complete report. For 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: INSPECTION DETAILS

		IN	NI	NP	O
1.1	Inspection Information	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Inspection Information: In Attendance
Client, Inspector

Inspection Information: Occupancy
Furnished, Occupied, Utilities On

Inspection Information: Type of Building
Single Family

Inspection Information: Weather Conditions
Cloudy, Humid

Inspection Information: Soil Conditions
Dry

Inspection Information: Structure Orientation

Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left, right, front, rear, etc of the structure should be construed as standing in the front yard, viewing the front of the structure.

2: SITEWORK AND GRADING

		IN	NI	NP	O
2.1	Driveway	X			X
2.2	Walkways	X			
2.3	Grading	X			X
2.4	Retaining Walls			X	
2.5	Vegetation	X			
2.6	General Comments, Sitework and Grading	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Driveway: Driveway Material
Concrete

Walkways: Walkway Material
Pavers

General Comments, Sitework and Grading: Swimming Pool

A swimming pool is installed in the back yard. Inspection of swimming pools and associated equipment is beyond the scope of a home inspection. You should have the pool inspected for leaks and checked for proper electrical installation, operation of pumps, filters and heaters by a qualified pool professional.

Observations and concerns

2.1.1 Driveway

DRIVEWAY CRACKING - MINOR

Moderate cracking was noted, not sufficient to cause a trip hazard. You may want to have cracks sealed to prevent water absorption and to reduce further movement.

Recommendation

Contact a qualified professional.


2.3.1 Grading

GRADE LEVEL FOUNDATION VENTS

REAR WALL

Soil is graded to the bottoms of foundation vents at the noted location(s) . The concern is that this could permit water to enter the crawl space during heavy rains. Area wells should be installed on any vents within 4” of grade to prevent water entry.

Recommendation

Contact a qualified professional.


3: EXTERIOR AND STRUCTURAL COMPONENTS

		IN	NI	NP	O
3.1	Exterior Stairs	X			
3.2	Exterior Paint	X			
3.3	Caulking/Sealing	X			
3.4	Exterior Wall Cladding and Trim	X			X
3.5	Decks or Patios	X			
3.6	Foundation/Crawlspace/Basement	X			
3.7	Floor Structure	X			
3.8	Wall Structure	X			
3.9	Ceiling and Roof Structure	X			
3.10	General Comments, Exterior and Structural Components	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Exterior Stairs: Material
Composite, Wood

Exterior Paint: Condition
OK

Caulking/Sealing: Condition
OK where Observed

Exterior Wall Cladding and Trim: Siding Material
Wood siding

Exterior Wall Cladding and Trim: Trim Material
Wood

Exterior Wall Cladding and Trim: Weep Holes/Weep Screed Present?
Not Applicable

Decks or Patios: Area
Patio, Deck

Decks or Patios: Material
Concrete, Pressure Treated Wood, Composite Decking

Foundation/Crawlspace/Basement: Foundation Type
Crawl Space

Foundation/Crawlspace/Basement: Foundation Material
Pressure Treated Wood, Concrete Block

Foundation/Crawlspace/Basement: Piers and Support Columns
16" x 16" masonry piers, 6 x 6 pressure treated wood columns




Foundation/Crawlspace/Basement: Foundation Drainage
Gravity Fed Drain, Sump Pump

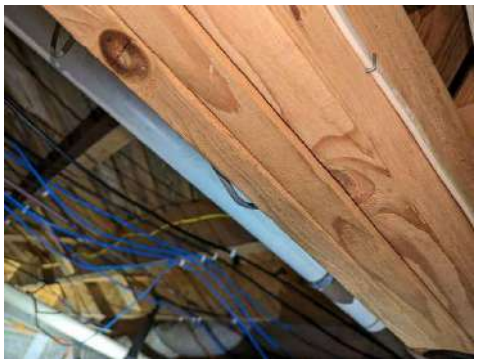

Foundation/Crawlspace/Basement: Method of Inspection
Entered and inspected with light and probe

Floor Structure: **Floor Structure Material**

Wood Frame, 2x10 Southern Yellow Pine, 3/4" plank subfloor

Floor Structure: **Beams and Girders**

3-2x10 Southern Yellow Pine



Wall Structure: **Wall Framing**

Wood Frame

Wall Structure: **Limitation: Walls covered with drywall**

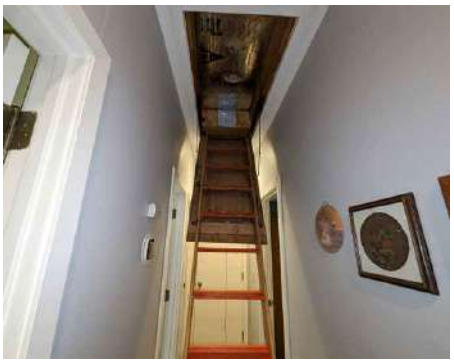
Walls are finished with drywall and structural components could not be directly observed.

Ceiling and Roof Structure: Roof Structure Materials

2x8 Rafters, Plywood Decking

Ceiling and Roof Structure: Attic Access

Pull-Down Stairs, Scuttle Hole



Ceiling and Roof Structure: Attic Flooring

Floored for access to mechanical equipment, Partially floored for storage

Ceiling and Roof Structure: Method of Inspection

Entered and inspected with a flashlight., Inspected from floored area only.

Ceiling and Roof Structure: **Limitation: Lack of safe walkway**

The attic was observed from the small floored area, a step ladder, or adjacent finished areas only due to lack of a safe walkway in order to prevent damage to ceilings and insulation.

Observations and concerns

3.4.1 Exterior Wall Cladding and Trim

WOOD ROT

WINDOW SILL RIGHT OF FRONT DOOR

Wood rot was noted, but may not be limited to, the locations noted. Any rotted wood should be replaced by a professional carpenter or qualified general contractor before damage can spread to other areas of the home. When repairs are made contractors should review remaining siding and trim and make any additional repairs as needed.

Recommendation

Contact a qualified professional.

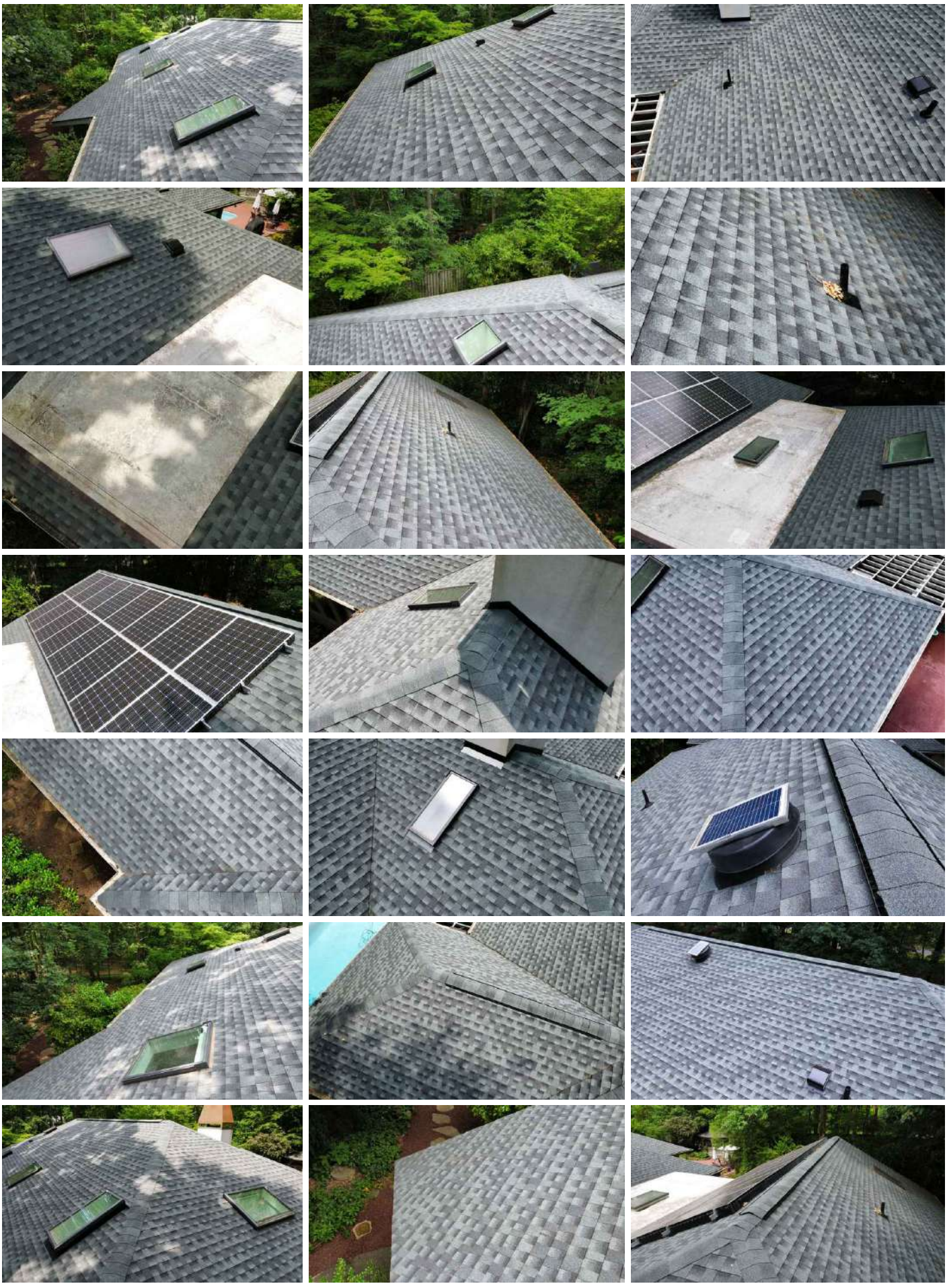
4: ROOFING AND GUTTERS

		IN	NI	NP	O
4.1	Roof Coverings	X			
4.2	Gutters and Drainage	X			X
4.3	General Comments, Roofing and Gutters	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Roof Coverings: Roof Covering Photos



Roof Coverings: Roof Covering Materials

Fiberglass based asphalt shingles, EPDM type single ply rubberized roofing

Roof Coverings: Roof Covering Effective Age

1-5 years

Roof Coverings: Roof Flashing Condition

OK where observed

Roof Coverings: Number of Skylights

5+

Roof Coverings: Method of Inspection

Observed from the ground,
Observed using drone

Gutters and Drainage: Gutter Material
Aluminum

Gutters and Drainage: Splash blocks/drainpipes present at all downspouts?
Yes

Observations and concerns

4.2.1 Gutters and Drainage

GUTTERS - DRAIN PIPES MISSING/DISCONNECTED

REAR WALL

Drain pipes are missing or disconnected at the noted location(s). Roof drainage should be controlled and directed away from the foundation to prevent erosion, water damage to exterior siding and trim, wooden supports, and possible uneven settlement that could damage the foundation.

Recommendation

Contact a qualified professional.

5: INSULATION, VENTILATION, AND VAPOR BARRIERS

		IN	NI	NP	O
5.1	Insulation	X			
5.2	Ventilation	X			
5.3	Vapor Barriers	X			
5.4	General Comments, Insulation, Ventilation and Vapor Retarders	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Insulation: Foundation/Floor Insulation

Perimeter Styrofoam Insulation System

Insulation: Exterior Wall Insulation

Could not be observed due to finished walls

Insulation: Attic Insulation

Blown Fiberglass, R-38 per the insulation certificate.

Insulation: Insulation/Energy Efficiency Certificate Present

Ventilation: Foundation Ventilation

Vents have been sealed to create a closed crawl space

Ventilation: Closed Crawl Space

This is a closed and conditioned or mechanically dehumidified crawl space and vents have been closed and sealed. At the time of inspection the closed crawl space appeared to be functioning as intended. For more information on closed and unvented crawl spaces visit https://www.advancedenergy.org/crawlspaces/


Ventilation: Attic Ventilation

Ridge Vents(continuous), Soffit Vents(continuous)


Ventilation: Dryer Vent

Dryer vents should be cleaned regularly for efficient operation and to prevent a potential fire hazard. This will be an item of ongoing homeowner maintenance.

Ventilation: Bath Venting

Installed

Vapor Barriers: Crawlspace Vapor Barrier

100% coverage

6: DOORS, WINDOWS, AND INTERIORS

		IN	NI	NP	O
6.1	Exterior Doors	X			X
6.2	Interior Doors	X			
6.3	Windows	X			X
6.4	Floor Coverings	X			X
6.5	Walls and Ceilings	X			
6.6	Interior Stairways			X	
6.7	General Comments, Interiors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Windows: **Window Type**
Casement

Floor Coverings: **Floor Coverings**
Carpet, Hardwood, Tile





Walls and Ceilings: **Wall Material**
Drywall

Walls and Ceilings: **Ceiling Material**
Drywall

Limitations

Windows

DETECTION OF LOST WINDOW SEAL LIMITATION

The detection of lost seals can be extremely difficult due to differences in temperature, lighting and the condition of the windows. It is not guaranteed that all lost seals can be found. For a more thorough evaluation of any suspect windows you should consult with a window and glass professional.

Observations and concerns

6.1.1 Exterior Doors

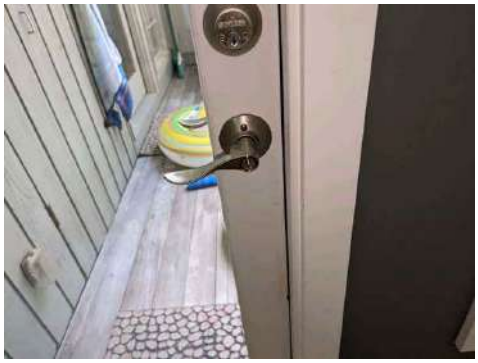
Safety Hazard

LOCKS - DOUBLE CYLINDER DEADBOLTS

Double cylinder deadbolt locks are installed on exterior doors. The concern is that these may not be readily operable if the key is not present in the event of an emergency such as a fire. Locks should be replaced with a single cylinder deadbolt for fire and egress safety.

Recommendation

Contact a qualified professional.


6.3.1 Windows

WINDOWS - STUCK/PAINTED SHUT

DINING ROOM

Windows are stuck or painted shut at the noted location(s). Stuck or inoperative windows should be freed by a qualified contractor for proper operation. This is particularly important for bedroom windows that could be needed for emergency fire escape.

Recommendation

Contact a qualified professional.

6.3.2 Windows

CASEMENT WINDOW CONTROLS

OFFICE

Controls on casement windows are damaged at the noted location(s).

Damaged controls should be repaired or replaced by a window and glass professional to allow windows to be used as intended for ventilation and emergency fire escape.

Recommendation

Contact a qualified window repair/installation contractor.

6.4.1 Floor Coverings

CARPET LOOSE/DAMAGED

ENTRY HALL

Carpet has been damaged at the noted location(s). Carpet should be repaired or replaced by a professional flooring contractor for proper appearance and to avoid a potential trip hazard.

Recommendation

Contact a qualified flooring contractor

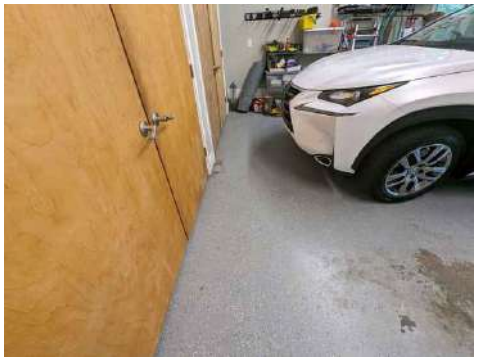
7: GARAGE

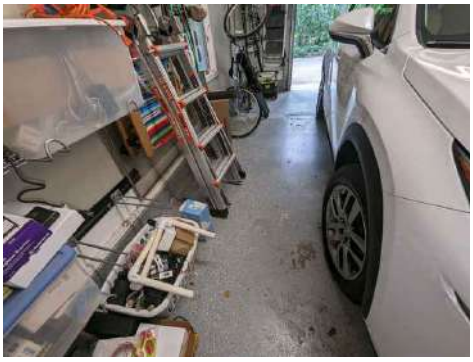
		IN	NI	NP	O
7.1	Garage Floor	X			
7.2	Garage Door and Opener	X			
7.3	General Comments, Garage and Garage door(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Garage Floor: Garage Floor Photos





Garage Door and Opener: Automatic Garage Door Opener
Installed

Garage Door and Opener: Safety Controls Tested
1.5" Obstruction Reversal, Photo Cell Reversal, Pressure Test Reversal, Garage Door Disconnect

Garage Door and Opener: Safety Controls Operable?
Yes

8: CABINETRY AND APPLIANCES

		IN	NI	NP	O
8.1	Cabinets & Countertops	X			
8.2	Appliances	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Cabinets & Countertops:

Cabinetry photos

Appliances: **Appliances Inspected**

Cooktop, Wall Oven, Dishwasher, Garbage Disposal, Vented Range Hood, Refrigerator







Appliances: **Range/Oven/Cooktop Energy Source**
Electric Cooktop, Gas Cooktop, Electric Oven




9: PLUMBING

		IN	NI	NP	O
9.1	Water Service	X			
9.2	Main Water Shut-off Device	X			
9.3	Water Supply and Distribution Lines	X			
9.4	Drain, Waste, & Vent Systems	X			
9.5	Water Heater	X			
9.6	Exterior Faucets	X			X
9.7	Sinks and Lavatories	X			
9.8	Toilets	X			
9.9	Tubs and Showers	X			
9.10	Fuel Storage & Distribution Systems	X			
9.11	General Comments, Plumbing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Water Service: Water Source

Community water system

Water Service: Functional Flow

Acceptable

Water Service: Limitations - Well Water Quality

The potable water supply is from a private well. Testing for bacterial or chemical contamination of private water supplies is beyond the scope of a home inspection. You should have the well inspected and tested for bacterial contamination by a well and septic specialist to verify that water is safe for use.

Main Water Shut-off Device: Location

Crawl space

Water shut-off valves were not tested as part of this inspection. Operation of valves should be confirmed to ensure that water can be shut off in the event of an emergency.

Water Supply and Distribution Lines: Water Supply Line Material

Copper

Water Supply and Distribution Lines: Distribution Line Material

PEX plastic with plastic fittings, Copper

Water Supply and Distribution Lines: Limitations

Water piping in concealed areas such as inside walls or under floors is inaccessible and could not be observed or inspected.

Drain, Waste, & Vent Systems: Material

PVC

Drain, Waste, & Vent Systems: Waste Discharge

Private Septic System

Drain, Waste, & Vent Systems: Limitations

Drain, waste, and vent piping in concealed areas such as inside walls, under floors, and below ground is inaccessible and could not be observed or inspected.

Drain, Waste, & Vent Systems: Limitations: Septic Sytem

This home uses a private waste water disposal system. Inspection of private septic systems is beyond the scope of a home inspection and requires a separate license from the State of North Carolina. You should have the waste disposal system inspected by a state licensed septic inspector to verify that it is in good operating condition.

Water Heater: Manufacturer
State

Water Heater: Year Of Manufacture
2015

Water Heater: Location
Crawlspace

Water Heater: Capacity
38 gallons

Water Heater: Fuel Type
Electric

Water Heater: Hot Water Temperature
121

Water temperatures over 125 degrees can be hazardous, as it can cause scalding and burns, especially in homes with young children, the elderly, and people with mobility challenges. Hot water temperature should remain set below 125 degrees for safety and energy conservation.

Water Heater: Hot Water Temperature Measurement Location
Kitchen

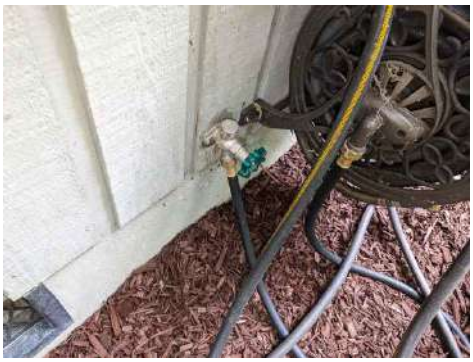
Water Heater: Temperature Pressure Relief Valve Installed?

Water Heater: Expansion Tank Present?

Exterior Faucets: **Exterior Faucets**

Observation Noted, Not Frost-Proof, Frost-Proof





Fuel Storage & Distribution Systems: **Main Gas or Fuel Shut-off Location**

At the LP tank in the yard


Fuel Storage & Distribution Systems: **Materials Used**

Copper, CSST (Corrugated Stainless Steel Tubing), CounterStrike or FlashGuard CSST


Fuel Storage & Distribution Systems: Bonding Location

Crawl space

General Comments, Plumbing: Steam Shower

Master Bathroom

A steam shower is installed in the master bathroom and operated when tested.

Limitations

Water Supply and Distribution Lines

UNDERGROUND SERVICE LINES

Underground service lines are inaccessible and could not be evaluated as part of this inspection.

Drain, Waste, & Vent Systems

CONCEALED DRAIN AND WASTE LINES

Drain/Waste/Vent piping under the slab, inside walls or in other inaccessible locations could not be observed.

Observations and concerns

9.6.1 Exterior Faucets

EXTERIOR FAUCET - FAUCET NOT OPERABLE

RIGHT SIDE WALL

The faucet at the noted location(s) did not function when tested. The faucet should be turned on and verified as operational or investigated by a plumbing contractor and repaired or reconnected as needed to permit it to be used.

Recommendation

Contact a qualified plumbing contractor.

10: ELECTRICAL

		IN	NI	NP	O
10.1	Electrical Service	X			
10.2	Main Panel and Disconnect	X			
10.3	Secondary Distribution Panel	X			
10.4	Secondary Distribution Panel 2	X			
10.5	Secondary Distribution Panel 3	X			
10.6	Secondary Distribution Panel 4	X			
10.7	Branch Circuits	X			X
10.8	Electrical Fixtures	X			X
10.9	Smoke Alarms	X			
10.10	Carbon Monoxide Alarms	X			
10.11	General Comments, Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Electrical Service: Service Entry Location

Right side wall

Electrical Service: Overhead or Underground?

Underground

Electrical Service: System Ground and Bonding

Grounded to driven electrode, Connections to the electrode are buried and could not be observed

Electrical Service: Service Amperage

400 amps

Electrical Service: Limitation - Solar Power

Solar panels with a backfeed and a backup battery are installed for this home. Operating and testing solar panels and related equipment is beyond the scope of a home inspection. The solar panel setup should be inspected and tested for proper operation by a licensed electrical contractor familiar with the installation and maintenance of backup power generation systems.

Main Panel and Disconnect: Panel Location

At the service entry on the right side wall of the home

Main Panel and Disconnect: Panel Manufacturer

Eaton/Cutler Hammer

Main Panel and Disconnect: Panel Voltage

120/240

Main Panel and Disconnect: # of 120 Volt Circuits

0

Main Panel and Disconnect: Service Material

4/0 Aluminum, 3/0 Copper

Main Panel and Disconnect: Overcurrent Protection Devices

Circuit Breakers

Main Panel and Disconnect: Circuits labeled

Yes, This is a service disconnect only

Main Panel and Disconnect: Panel Service Amperage

400 Amps, (200 amps per cutoff)

Main Panel and Disconnect: # of 240 Volt Circuits

2

Main Panel and Disconnect: # of GFCI Circuit Breakers

0

Main Panel and Disconnect: # of AFCI Breakers

0 #

Secondary Distribution Panel: Panel Location
Office



Secondary Distribution Panel: Panel Manufacturer
General Electric

Secondary Distribution Panel: Panel Service Amperage
200 Amps

Secondary Distribution Panel: Panel Voltage
120/240

Secondary Distribution Panel: Overcurrent Protection Devices
Circuit Breakers

Secondary Distribution Panel: Grounds and Neutrals separated?
Yes

Secondary Distribution Panel: # of 240 Volt Circuits
11

Secondary Distribution Panel: # of 120 Volt Circuits
3

Secondary Distribution Panel: Circuits labeled
Yes

Secondary Distribution Panel: GFCI Circuit Breakers
0 #

Secondary Distribution Panel: AFCI Circuit Breakers
0 #

Secondary Distribution Panel 2: Panel Location
Office



Secondary Distribution Panel 2: Panel Manufacturer
Siemens

Secondary Distribution Panel 2: Panel Service Amperage
200 Amps

Secondary Distribution Panel 2: Panel Voltage
120/240

Secondary Distribution Panel 2: Overcurrent Protection Devices
Circuit Breakers

Secondary Distribution Panel 2: Grounds and Neutrals separated?
Yes

Secondary Distribution Panel 2: # of 240 Volt Circuits
8

Secondary Distribution Panel 2: # of 120 Volt Circuits
17

Secondary Distribution Panel 2: Circuits labeled
Yes

Secondary Distribution Panel 2: GFCI Circuit Breakers
0 #

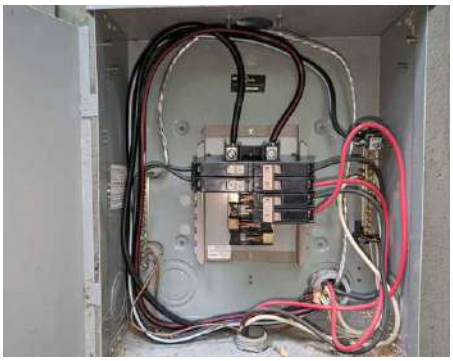
Secondary Distribution Panel 2:
AFCI Circuit Breakers
2 #

Secondary Distribution Panel 2: AFCI Breakers Not Tested

Arc fault circuit interrupters, commonly known as AFCIs, are not tested in an occupied home due to the potential for damage to sensitive electrical equipment. For more information on arc fault circuit interrupters see this article from Doug Hansen at Code Check. You may want to have AFCI breakers tested for proper operation after the home is vacant and before moving in.

For more information on arc fault circuit interrupters see this article from Doug Hansen at Code Check.

Secondary Distribution Panel 3: Panel Location
Left side wall



Secondary Distribution Panel 3: Panel Manufacturer
Eaton/Cutler Hammer

Secondary Distribution Panel 3: Panel Service Amperage
Unknown

Secondary Distribution Panel 3: Panel Voltage
120/240

Secondary Distribution Panel 3: Overcurrent Protection Devices
Circuit Breakers

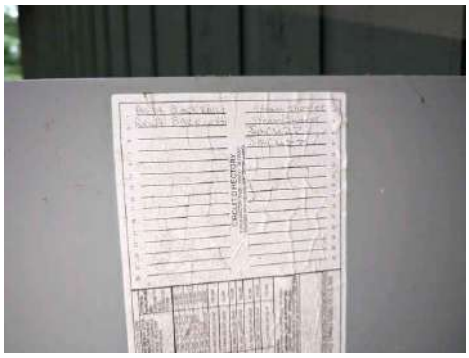
Secondary Distribution Panel 3: Grounds and Neutrals separated?
Yes

Secondary Distribution Panel 3: # of 240 Volt Circuits
2

Secondary Distribution Panel 3: # of 120 Volt Circuits
2

Secondary Distribution Panel 3: Circuits labeled
Yes

Secondary Distribution Panel 3: GFCI Circuit Breakers
0 #



Secondary Distribution Panel 3: AFCI Circuit Breakers
0 #

Secondary Distribution Panel 4: Panel Location
Pool shed


Secondary Distribution Panel 4: Panel Manufacturer
Eaton/Cutler Hammer

Secondary Distribution Panel 4: Panel Service Amperage
Unknown

Secondary Distribution Panel 4: Panel Voltage
120/240

Secondary Distribution Panel 4: Overcurrent Protection Devices
Circuit Breakers

Secondary Distribution Panel 4: Grounds and Neutrals separated?
Yes

Secondary Distribution Panel 4: # of 240 Volt Circuits
3

Secondary Distribution Panel 4: # of 120 Volt Circuits
1

Secondary Distribution Panel 4: Circuits labeled
Yes

Secondary Distribution Panel 4: GFCI Circuit Breakers
0 #

Secondary Distribution Panel 4: AFCI Circuit Breakers
0 #

Branch Circuits: Wiring Method
Nonmetallic/Romex

Branch Circuits: Location of GFCI Outlets
Kitchen, Garage, Exterior outlets

Note: There may be multiple GFCI outlets in locations such as kitchens, garages, exteriors or unfinished basements.






Branch Circuits: Any ungrounded 120-V outlets found?
No

Branch Circuits: Polarity correct?
Polarity was correct on 120-V outlets where observed

Branch Circuits: Single Strand Aluminum Branch Circuit Wiring
None

Smoke Alarms: Locations
Halls Within 15' of Bedrooms

Smoke Alarms: Power Source
120-V with battery backup

Smoke Alarms: Alarms not tested

Smoke alarms were not tested during this inspection. The smoke and carbon monoxide alarms should be tested occasionally per manufacturers recommendations throughout the year to verify that they are linked and in working condition.

Smoke Alarms: Security System Alarms Not Tested

Alarms installed as part of a home security system are not tested as part of a home inspection. If your home has a security system with smoke and CO alarms they should be tested and proper operation confirmed by the security monitoring company.

Carbon Monoxide Alarms: Locations
Halls Within 15' of Bedrooms

Carbon Monoxide Alarms: Power Source
Battery operated

Carbon Monoxide Alarms: Alarms not tested

Carbon Monoxide alarms were not tested during this inspection. The smoke and carbon monoxide alarms should be tested occasionally per manufacturers recommendations throughout the year to verify that they are linked and in working condition.

Observations and concerns

10.7.1 Branch Circuits

WET LOCATION OUTLET(S) NOT GROUND FAULT PROTECTED

Safety Hazard

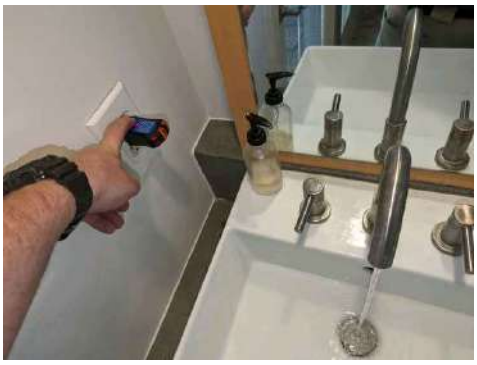
LAUNDRY ROOM, HALL BATHROOM, LEFT SIDE MASTER BATHROOM VANITY

The outlet(s) at the noted location(s) is not ground fault protected, leaving occupants in danger of electrical shock in the event of a defect or short circuit in any electrical equipment plugged into these outlets. Any wet location outlets should be GFCI protected for improved electrical safety. Repairs should be done by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



11: HEATING AND AIR CONDITIONING

		IN	NI	NP	O
11.1	HVAC System #1	X			
11.2	HVAC System #2	X			
11.3	Heat Distribution System	X			
11.4	General Comments, Heating and Air Conditioning	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

HVAC System #1: Type

Dual fuel heat pump

This unit is a dual fuel heat pump. The primary source of heat is an electric heat pump. During periods of very cold weather or when occupant use of the thermostat calls for multiple degrees above inside ambient temp, the system can switch over to heating using a propane furnace.

HVAC System #1: Location of Heat Pump Air Handler

Crawlspace

HVAC System #1: Thermostat/Control Location(s)

1st Floor Hall

HVAC System #1: Air Handler Equipment Brand

Carrier

HVAC System #1: Air Handler Year Of Manufacture

2006

HVAC System #1: Method Of Inspection

Operated in Heating and Cooling Modes, Opened and Inspected User Service Panels

HVAC System #1: Safety Controls

Circuit Breaker(s), High/Low Limiter, Flame Rollout Sensors, Thermocouple, Condensate water sensor

HVAC System #1: Venting and Combustion Air

OK where observed

HVAC System #1: Condensing Unit Equipment Brand

Carrier

HVAC System #1: Condensing Unit Year Of Manufacture

2006

HVAC System #1: Condensing Unit Capacity

3 1/2 tons

Each ton of capacity equals 12,000 BTU

HVAC System #1: Air Conditioning System Performance

18 degrees

When weather conditions permit, air conditioning system performance is tested by calculating the difference in air temperatures between a supply and a return.

A generally accepted range indicating adequate performance is between 14 and 25 degrees.

HVAC System #1: Filters

OK

HVAC System #1: Gas Lines

N/A

HVAC System #2: Type

Air to Air Heat Pump

HVAC System #2: Location of Air Handler

Attic

HVAC System #2: Thermostat/Control Location(s)

Office

HVAC System #2: Air Handler Equipment Brand

Payne

HVAC System #2: Air Handler Year Of Manufacture

2000

HVAC System #2: Method Of Inspection

Operated in Heating and Cooling Modes, User Service Panels Sealed/Not Opened

HVAC System #2: Safety Controls

Circuit Breaker(s), Condensate Pan Float Switch, Condensate water sensor

HVAC System #2: Venting and Combustion Air

N/A, This is an electric heat pump. No venting or combustion air required.

HVAC System #2: Condensing Unit Equipment Brand

Carrier

HVAC System #2: Condensing Unit Year Of Manufacture

2012

HVAC System #2: Condensing Unit Capacity

1 1/2 tons

Each ton of capacity equals 12,000 BTU

HVAC System #2: Air Conditioning System Performance

14 degrees

When weather conditions permit, air conditioning system performance is tested by calculating the difference in air temperatures between a supply and a return.

A generally accepted range indicating adequate performance is between 14 and 25 degrees.

HVAC System #2: Filters
OK

HVAC System #2: Gas Lines
N/A

Heat Distribution System: Heat Distribution
Insulated Ductwork

Heat Distribution System: Installed Heating and Cooling Source for all Habitable Spaces?
Yes

12: FIREPLACES AND SOLID FUEL BURNING EQUIPMENT

		IN	NI	NP	O
12.1	Fireplaces or other solid fuel burning appliances	X			X
12.2	Chimney or Flue	X			
12.3	General Comments, Fireplaces or Solid Fuel Fired Appliances	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Fireplaces or other solid fuel burning appliances: Fuel Source

Natural Gas

Fireplaces or other solid fuel burning appliances: Type

Masonry Fireplace with gas logs installed


Chimney or Flue: Type/Materials

Metal flue, Masonry


General Comments, Fireplaces or Solid Fuel Fired Appliances: Fireplace chimney/flue maintenance

Visible parts of the flue appeared serviceable at the time of inspection. If the fireplace is to be used the flue should be cleaned and inspected prior to operating the fireplace and then yearly by a CSIA certified chimney sweep to verify that it is in good condition and safe for use.

Observations and concerns

12.1.1 Fireplaces or other solid fuel burning appliances

GAS LOGS NOT STARTED/WOULD NOT START

The pilot would not start and logs could not be operated. Gas logs should be investigated and repaired as needed for proper operation by a qualified specialist.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Exterior and Structural Components

.1107 EXTERIOR

(a) The home inspector shall inspect:(1) Wall cladding, flashings, and trim;(2) Entryway doors and a representative number of windows;(3) Garage door operators;(4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings;(5) Eaves, soffits, and fascias;(6) Driveways, patios, walkways, and retaining walls; and(7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building.

(b) The home inspector shall:(1) Describe wall cladding materials;(2) Operate all entryway doors;(3) Operate garage doors manually or by using installed controls for any garage door operator; (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and (5) Probe exterior wood components where deterioration is suspected.

(c) The home inspector is not required to inspect:(1) Storm windows, storm doors, screening, shutters, and awnings; (2) Fences;(3) For the presence of safety glazing in doors and windows;(4) Garage door operator remote control transmitters;(5) Geological conditions;(6) Soil conditions;(7) Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise required in 11NCAC 8.1109(d)(5)(F); (8) Detached buildings or structures; or (9) For the presence or condition of buried fuel storage tanks.

.1106 STRUCTURAL COMPONENTS

(a) The home inspector shall inspect structural components including:(1) Foundation;(2) Floors;(3) Walls;(4) Columns or piers;(5) Ceilings; and(6) Roofs.

(b) The home inspector shall describe the type of: (1) Foundation;(2) Floor structure;(3) Wall structure;(4) Columns or piers;(5) Ceiling structure; and(6) Roof structure.

(c) The home inspector shall:(1) Probe structural components where deterioration is suspected;(2) 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;(3) Report the methods used to inspect under floor crawl spaces and attics; and(4) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Roofing and Gutters

.1108 ROOFING

(a) The home inspector shall inspect:(1) Roof coverings;(2) Roof drainage systems;(3) Flashings;(4) Skylights, chimneys, and roof penetrations; and(5) Signs of' leaks or abnormal condensation on building components.

(b) The home inspector shall:(1) Describe the type of roof covering materials; and(2) Report the methods used to inspect the roofing.

(c) The home inspector is not required to:(1) Walk on the roofing; or(2) Inspect attached accessories including solar systems, antennae, and lightning arrestors.

Insulation, Ventilation, and Vapor Barriers

.1114 INSULATION AND VENTILATION

(a) The home inspector shall inspect:(1) Insulation and vapor retarders in unfinished spaces;(2) Ventilation of attics and foundation areas;(3) Kitchen, bathroom, and laundry venting systems; and (4) The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

(b) The home inspector shall describe:(1) Insulation in unfinished spaces; and(2) The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on: (1) Concealed insulation and vapor retarders; or(2) Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice.

(d) The home inspector shall: (1) Move insulation where readily visible evidence indicates a problem; and (2) Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

Doors, Windows, and Interiors

.1113 INTERIORS

(a) The home inspector shall inspect:(1) Walls, ceiling, and floors;(2) Steps, stairways, balconies, and railings; (3) Counters and a representative number of built-in cabinets; and (4) A representative number of doors and windows.

(b) The home inspector shall:(1) Operate a representative number of windows and interior doors; and(2) Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(c) The home inspector is not required to inspect:(1) Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; (2) Carpeting; or(3) Draperies, blinds, or other window treatments; or(4) Coatings on and hermetic seals between panes of glass in windows and doors.

Garage

From .1107 EXTERIOR

(a) The home inspector shall inspect:...(3) Garage door operators...

(b) The home inspector shall:...(3) Operate garage doors manually or by using installed controls for any garage door operator;(4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;

(c) The home inspector is not required to inspect:...(4) Garage door operator remote control transmitters...

Cabinetry and Appliances

.1115 BUILT-IN KITCHEN APPLIANCES

(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances: (1) Installed dishwasher(s), through a complete cycle;(2) Range(s), cook top(s), and permanently installed oven(s);(3) Trash compactor(s);(4) Garbage disposal(s);(5) Ventilation equipment or range hood(s); and (6) Installed microwave oven(s).

(b) The home inspector is not required to inspect:(1) Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; (2) Non built-in appliances; or(3) Refrigeration units.

(c) The home inspector is not required to operate:(1) Appliances in use; or(2) Any appliance that is shut down or otherwise inoperable.

Plumbing

.1109 PLUMBING

(a) The home inspector shall inspect: (1) Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; (2) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage;(3) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents;(4) Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and(5) Sump pumps.

(b) The home inspector shall describe: (1) Water supply and distribution piping materials; (2) Drain, waste, and vent piping materials; (3) Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and(4) The location of any main water supply shutoff device.

(c) 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.

(d) The home inspector is not required to: (1) State the requirement for or effectiveness of anti-siphon devices;(2) Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices;(3) Operate automatic safety controls;(4) Operate any valve except water closet flush valves, fixture faucets, and hose faucets;(5) Inspect:(A) Water conditioning systems;(B) Fire and lawn sprinkler systems;(C) On-site water supply quantity and quality;(D) On-site waste disposal systems;(E) Foundation irrigation systems;(F) Bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage;(G) Swimming pools;(H) Solar water heating equipment; or(I) Fixture overflow devices or shower pan liners;(6) Inspect the system for proper sizing, design, or use of materials.(7) Report on the absence or presence of thermal expansion tanks; or(8) Report on the adequacy of the reported water heater capacity.

Electrical

.1110 ELECTRICAL (

a) The home inspector shall inspect: (1) Electrical service entrance conductors;(2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;(3) Amperage and voltage ratings of the electrical service; (4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; (5) 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;(6) 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; (7) The operation of ground fault circuit interrupters; and(8) Smoke detectors and installed carbon monoxide alarms.

(b) The home inspector shall describe:(1) Electrical service amperage and voltage;(2) Electrical service entry conductor materials;(3) The electrical service type as being overhead or underground; and(4) The location of main and distribution panels.
(c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.

(d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system.

(e) The home inspector is not required to: (1) Insert any tool, probe, or testing device inside the panels;(2) Test or operate any overcurrent device except ground fault circuit interrupters;(3) Dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or(4) Inspect:(A) Low voltage systems;(B) Security systems and heat detectors;(C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;(D) Built-in vacuum equipment;(E) Back up electrical generating equipment;(F) Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power;(G) Battery or electrical automotive charging systems; or(H) Electrical systems to swimming pools or spas, including bonding and grounding.

Heating and Air Conditioning

.1111 HEATING

(a) The home inspector shall inspect permanently installed heating systems including:(1) Heating equipment;(2) Normal operating controls;(3) Automatic safety controls;(4) Chimneys, flues, and vents, where readily visible;(5) Solid fuel heating devices;(6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and(7) The presence or absence of an installed heat source for each habitable space.

(b) The home inspector shall describe the:(1) Energy source; and(2) Heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method of inspection used to inspect the heating system and whether or not access panels were removed.

(e) The home inspector is not required to:(1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection;(2) Operate automatic safety controls;(3) Ignite or extinguish solid fuel fires; or(4) Ignite a pilot light; or(5) Inspect:(A) The interior of flues;(B) Fireplace insert flue connections; (C) Heat exchanges;(D) Humidifiers;(E) Electronic air filters;(F) The uniformity or adequacy of heat supply to the various rooms; or (G) Solar space heating equipment.

.1112 AIR CONDITIONING

(a) The home inspector shall inspect:(1) Central air conditioning and through-the-wall ductless installed cooling systems including:(A) Cooling and air handling equipment; and(B) Normal operating controls.(2) Cooling distribution systems including:(A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan- coil units; and(B) The presence or absence of an installed cooling source for each habitable space.

(b) The home inspector shall describe the:(1) Energy sources; and(2) Cooling equipment type.

(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air conditioning system and whether or not access panels were removed.

(e) The home inspector is not required to:(1) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;(2) Inspect window air conditioners; or(3) Inspect the uniformity or adequacy of cool-air supply to the various rooms.

Fireplaces and Solid Fuel Burning Equipment

From .1111 HEATING

(a) The home inspector shall inspect permanently installed heating systems including:...(4) Chimneys, flues, and vents, where readily visible;(5) Solid fuel heating devices;...

(b) The home inspector shall describe the:(1) Energy source; and(2) Heating equipment and distribution type.

(e) The home inspector is not required to:...(3) Ignite or extinguish solid fuel fires; or(4) Ignite a pilot light; or(5) Inspect:(A) The interior of flues;(B) Fireplace insert flue connections;...