



FRENCH CREEK INSPECTIONS

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## NEW/WARRANTY RESIDENTIAL HOME INSPECTION

1234 Main Street  
Raleigh, NC 27614

Buyer Name

01/04/2024 9:00AM



Inspector

David Dye

A handwritten signature in black ink that reads "D. Dye".

NC License: 3752

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This report represents the findings of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice (SOP). Per the NC Home Inspector Licensure Act SOP, the word “inspect” means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive or technically exhaustive. Any use of technical aides such as thermal imaging are only to add credence to a suspicion built out of a visual observation. This report outlines inspection findings of systems or components so inspected that did not function as intended, are in need of repair, require subsequent observation or warrant further investigation by a specialist such as a contractor or engineer. The report statements describe the component or system, how the condition was defective at the time of the inspection, explain the consequences of the condition and direct a course of action. Since the inspection covers the entire home, **do not depend on this report to describe the magnitude of a particular concern.** To ensure that the buyer understands the full scope or extent of the concern, all items listed in the body and summary of the report should be reviewed, repaired or evaluated prior to purchasing the home or making any financial decision. It is the client's responsibility to read the entire inspection report and follow-up with repairs and evaluations.

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE MAIN ENTRANCE OF THE HOME.

Any graphics added to pictures of the home are meant to illustrate a point and are not meant to imply design criteria. Pictures of the home are often meant to be an example of the problem and do not necessarily represent an exhaustive list of a defect. In all cases, it is recommended that the entire system in question be evaluated thoroughly by a professional before a financial decision of consequence.

While this report may include visual observations of fungal growth the absence of such observations is not a representation that mold does not exist. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. This report makes no representation as to air quality and health issues related to the presence of mold are beyond the scope of the home inspection. Concerns should be addressed prior to purchasing the home by a certified professional such as an industrial hygienist.

This report may also include observations of signs typical of pest infiltration, but it is not a pest inspection and the absence of such observations is not a representation that pests do not exist in the home.

This report was prepared for the exclusive use of the client under the terms of a contract executed separately. The report contents remain intellectual property of French Creek Inspections. Neither its contents nor any representations made herein are assignable and may not be sold without written permission of French Creek Inspections.

The comments and descriptions are by necessity brief and somewhat prescribed. Context is not always apparent in the short written text, so **please contact me with questions** now, during the buying process, or in the future!

Note, the manufacturer's warranty for mechanical systems may not automatically transfer to new owners. Ask the seller for more information about the systems and contact the manufacturer to determine what is required to ensure the warranty remains in effect.

Assume sections listed with no comments were inspected.

# SUMMARY

Per NCGS 143-151.58 effective October 1, 2009: This summary page is not the entire report. The complete report may include additional information of interest or concern to you. 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.

Summary items are usually grouped according to the licensed trade that is recommended for further evaluation or repair. Non-licensed trades are grouped together under the heading of "General Summary."

- ⊖ 3.9.1 Exterior - Driveways/Parking: Cracked
- ⊖ 4.1.1 Structural - Foundation - Crawlspace: Block: Parge Crack
- ⊖ 4.2.1 Structural - Floor Structure: Beam: Composite Cut/Notched
- ⊖ 4.2.2 Structural - Floor Structure: Beam: Repair
- ⊖ 4.2.3 Structural - Floor Structure: I-Joist: Blocking Missing
- ⊖ 5.2.1 Roofing - Roof Drainage Systems: Extension: Pipe Exit?
- ⊖ 5.2.2 Roofing - Roof Drainage Systems: Design: Downspout Load & Overflow
- ⊖ 7.2.1 Electrical System - Main Panel: Fasteners: Missing
- ⊖ 7.6.1 Electrical System - Switches and Fixtures: Light: Room Switch Access
- ⊖ 12.2.1 Split System Cooling 2 - Cooling Equipment: Condensate: Exit?
- ⊖ 13.2.1 Interiors - Interior Doors: Hardware: Not Latching
- ⊖ 15.2.1 Garage - Overhead Door Operation: Auto-Reverse

## 1: INSPECTION DETAILS

### Information

**General: Dwelling/Insp Type**

Single Family Detached

**General: ~ Age of Dwelling**

Less Than 1 Year (warranty)

**General: Weather**

Clear

**General: Temperature**

Did Not Exceed 59 Degrees F

The temperature range reported is based on broadcasts by local media at the time of the HVAC inspection.

## Limitations

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General

### FURNISHED

Limitation: The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with the NC SOP, the inspection was limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove/rearrange items within closets or on shelving. The presence of personal items often limits the inspectors ability to inspect electric receptacles and windows. After furniture and personal belongings are removed, it is important that you or your representative inspect previously concealed or otherwise inaccessible areas.

## 2: APPLIANCES

### Information

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**Dishwasher: Brand**

WHIRLPOOL

**Food Waste Disposal: Brand**

WHIRLPOOL

**Range Hood or Downdraft: Brand**

WHIRLPOOL

**Cooktop Gas: Brand**

WHIRLPOOL

**Double Oven Electric: Built-in**

Oven - Electric

WHIRLPOOL

**Built-In Microwave: Brand**

WHIRLPOOL

**Refrigerator (not inspected): Brand**

LG

Per the NC Standard of Practice, the function of a refrigeration unit is not evaluated.

**Laundry: Advisory: Inspection of Laundry Appliances Not SOP**

Laundry

Advisory: Inspection of laundry appliances are outside the scope of the NC standard of practice. Refer to an appliance specialist to assess any appliances included in the purchase of the home.

If not already present, burst-resistant hoses should be installed after purchase to reduce the chance of a hose failure and damage to the underlying structure. A washing machine leak detection system that will turn off the water supply is also worth considering. Refer to an appliance installation specialist for more options.



## Limitations

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Central Vacuum

**CENTRAL VACUUM NOT SOP**

Limitation: Per the NC Standards of Practice, central vacuum systems are not inspected. Refer to a specialist if evaluation prior to purchase is desired.



### 3: EXTERIOR

#### Information

**Wall Cladding Brick Veneer:**

**Location**

Front

**Wall Cladding Fiber Cement: Style**

Horizontal, Board & Batten

**Doors (Exterior): Front**

Composite Single

**Doors (Exterior): Rear**

Sliding Patio - Vinyl

**Windows: Predominate**

Single Hung Vinyl

**Porches & Railings: Front Porch**

Masonry w/Concrete Surface  
(hollow)

**Porches & Railings: Rear Porch**

Wood Deck, Wood Columns,  
Supported by Structure Walls,  
Covered, Screened

**Driveways/Parking: Material**

Concrete

**Walks: Material/Location**

Concrete Front

#### Observations

3.9.1 Driveways/Parking

**CRACKED**

DRIVEWAY

Condition: The driveway is cracked with little opening or displacement.

Implication: Continued water infiltration will cause more damage.

Recommendation: Refer to the builder for repair.



# 4: STRUCTURAL

## Information

**Porch Columns**

Wrapped - Not Visible

**Foundation - Crawlspace: Type**

Crawl Space, Block (CMU)

**Foundation - Crawlspace: Piers/Columns**

Block Piers

**Foundation - Crawlspace: Method**

Crawled Accessible Areas

**Floor Structure: Floor Structure**

Upper Floors Finished - Not Accessible, Floor Joists: Engineered I-Joists, Subfloor: Oriented Strand Board (OSB)

**Wall Structure: Wall Structure**

Finished, Not Accessible

**Roof Structure: Roof Type**

Wood Engineered Truss, Gable

**Roof Structure: Roof Sheathing**

Oriented Strand Board (OSB)

**Roof Structure: Attic Method/Info**

Observed From Attached Platform Areas Only, Pull Down Attic Ladder

## Observations

4.1.1 Foundation - Crawlspace



**BLOCK: PARGE CRACK**

Condition: Cracks on the exterior of the foundation appear to extend only through the parge coat - a decorative coating of the foundation block. Cracks were not visible on the interior of the foundation wall.

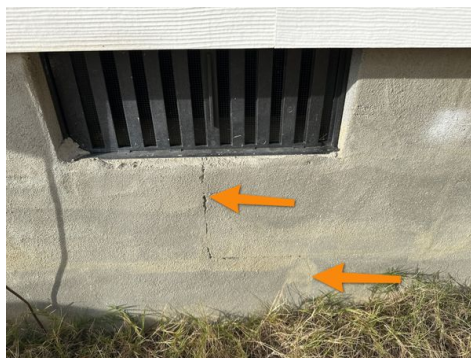
Implication: Foundation cracks can be indications of differential movement - a structural concern, but this crack does not extend through to the interior.

Recommendation: Refer to the builder for further evaluation and, if necessary, repair.

Note: Pictures are included to illustrate the concern, but do not necessarily represent an exhaustive list of problem location.



Left



Left



## 4.2.1 Floor Structure

**BEAM: COMPOSITE CUT/NOTCHED**

THROUGHOUT, PLEASE CHECK ALL

Condition: Composite floor beams are cut or notched.

Implication: The component may be unduly weakened by removing the material.

Recommendation: Refer to the builder's engineer for further evaluation and, if necessary, to prescribe repairs.

Note: Records of the engineer's findings and the builder's repairs should be maintained to support future sale.



Concern



## 4.2.2 Floor Structure

**BEAM: REPAIR**

CENTER REAR

Condition: A girder or beam previously reported as heavily notched has been repaired with "sistered" pieces of lumber.

Implication: The girder/beam is a structural component that supports the floor framing and transfers loads to the foundation system. Structural repairs should be prescribed by an engineer and carried out by a licensed general contractor according to the direction of the engineer.

Recommendation: Request documentation that ensures all structural repairs were prescribed by the builder's engineer. If not available, refer to the builder's engineer for further evaluation and, if necessary, to prescribe repair.

Note: Records of the engineer's recommendations and the builder's repairs should be maintained to support future sale.



Concern



## 4.2.3 Floor Structure

**I-JOIST: BLOCKING MISSING**

FRONT AND REAR GIRDERS

Condition: The space between I-Joists where section ends overlap over a structural girder are not "blocked".

Implication: Blocking provides lateral restraint to keep the ends from moving from side to side.

Recommendation: Refer to the builder to confirm the flooring system is built as designed and blocking is not required.



Concern



## 5: ROOFING

## Information

**Roof Coverings: Covering**  
Asphalt Fiberglass Mat, Metal Standing Seam

**Roof Coverings: Viewed**  
Grnd w/Binoculars & Drone

**Roof Drainage Systems: Type**  
Metal Tray/Downspout

### Observations

#### 5.2.1 Roof Drainage Systems



#### **EXTENSION: PIPE EXIT?**

ALL EXTENDED DOWNSPOUTS

Condition: The gutter downspouts are piped underground. The exits of these pipes were not located or verified.

Implication: Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration.

Recommendation: Refer to the builder to locate the outlet ends including that of any surface drains. The underground piping should be routinely flushed to ensure it flows freely and, if necessary, repaired.



#### 5.2.2 Roof Drainage Systems



#### **DESIGN: DOWNSPOUT LOAD & OVERFLOW**

RIGHT HALF

Condition: Large roofs and gutters drain onto other roofs and/or into small section(s) of gutter/downspout. Evidence of overflow suggests the concentration of water volume is overwhelming the system during heavy rain.

Implication: The concentration of flow has overwhelmed gutters and downspouts. Direct drainage from the gutter system can lead to water penetration into and deterioration of the foundation or underlying wall structure.

Recommendation: Ask the builder to remediate.



Flow to Garage Downspouts



Surface Abrasion



Surface Abrasion

## 6: PLUMBING

### Information

**Distribution: Material(s)**

PEX with Plastic Fittings

**Drain and Waste: Material(s)**

Fixture: Plastic, Fixture: Steel,  
Waste: PVC

**Vent: Material(s)**

PVC

**Water Heating:**

**Manufacturer/DOM**

RINNAI\*, 2021

**Water Heating: Location**

Garage

**Water Heating: Fuel/Flue**

Fuel: Natural Gas, Flue: Direct  
Vent

**Water Heating: Specified Capacity**

Tankless

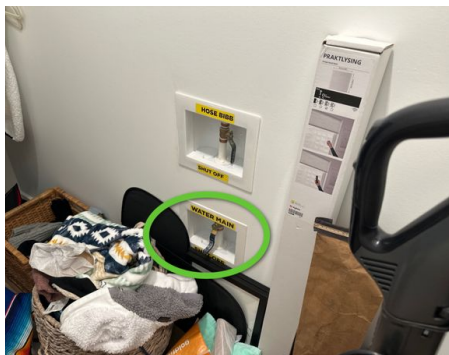
**Main Water Shut-off: Location**

Closet Under Stairs

**Main Water Shut-off: Advisory: Plumbing Main Shutoff Location**

Advisory: In case of a plumbing related emergency, it is important that family members know where the main plumbing shutoff valve is located. A second valve used to stop water flow to the exterior faucets (aka "hose bibs") may be located in the same area. When closed, this valve allows you drain the exterior faucets and prevent them from damage due to unusual cold.

Note: The valve is not tested.



## 7: ELECTRICAL SYSTEM

### Information

**Service Description: Main Conductors & System Ground**

Underground Service, Service  
Conductors: Aluminum, Ground:  
Driven Rod

**Main Panel: Amps/Volts/Location**

200 Amps, Exterior Meter,  
120/240 Volts 2 Phase

**Distribution/Sub Panel: Amps / Volts / Location**

200 Amps, 120/240Volts 2 Phase,  
Garage

**Distribution/Sub Panel: Amps / Volts / Location**

60 Amps, 120/240Volts 2 Phase,  
Exterior HVAC Disconnect

**Branch Circuits: GFCI Protection**

Exterior Kitchen Baths Garage  
Laundry

**Branch Circuits: Wiring Methods**

Non-Metallic (Plastic)

**Smoke Detectors: Description**

Hall/Bedrooms Interconnected

## Smoke Detectors: Advisory: Smoke Detector Information

Advisory: Smoke detectors should be updated every 5 to 7 years and batteries changed semi-annually. Two types of detectors - ionization or photoelectric - are generally available, but most homes have ionization. In studies, ionization detectors have been found significantly inferior to photoelectric units in both smoldering and fast-flame fire scenarios. The type of detector installed in this home is not determined.

Refer to a licensed electrical contractor for further evaluation.

The home inspection does NOT include removing the unit(s) from their mounting bracket, nor checking its manufacturing date. When moving into a new home, this information should be reviewed.

## CO Detectors: Description

Interconnected

## CO Detectors: Advisory: Interconnected CO Not Tested

Advisory: The home does include a carbon monoxide detector(s) that is interconnected with all alarms. Be advised that the inspection does not include testing the ability of the CO detector to adequately measure carbon monoxide levels.

The home inspection does NOT include removing the unit(s) from their mounting bracket, nor checking its manufacturing date. When moving into a new home, this information should be reviewed.

## Observations

### 7.2.1 Main Panel

#### **FASTENERS: MISSING**



Condition: The cover of an electrical panelboard is held in place with an insufficient number or incorrect type of fastener(s).

Implication: The cover must be secured with the correct type, size and number of fasteners to prevent direct contact with electrical circuits and contain energy released in the event of a short or explosion.

Recommendation: Refer to to the builder for further evaluation of the entire electrical system and remediation as necessary to deem it safe.



### 7.6.1 Switches and Fixtures

#### **LIGHT: ROOM SWITCH ACCESS**



Condition: A room light fixture is not operated by a switch from all entrances to the room.

Implication: For safe access, lights should be controlled from all points of access.

Recommendation: Refer to the builder for repair.



Family

## 8: GAS SUPPLY

## Information

### Gas Type

Natural Gas

### Gas Piping

Black Steel, CSST

### Gas Appliances

Furnace(s), Water Heater,  
Cooking, Fireplace(s)

### Fuel Shutoff

Meter & Appliances, Range Not  
Visible

### Grounding: Advisory: CSST

Advisory: Corrugated stainless steel (CSST) piping is used to transport natural or propane gas throughout the home. This type of gas line requires installation without exceeding bend radius allowances, support, protection and electrical bonding to the house electrical ground. The bonding is designed to reduce the probability of lightning related electrical arcing which can perforate the tubing and cause gas leakage/fire. During the home inspection the bonding attachment **WAS found** at the gas meter **as expected**. This is **NOT a defect**, but it is important that this bond is maintained and inspected regularly for corrosion.



Bond



CSST

## 9: HEATING

## Information

### Heat Type

High Efficiency Furnace (cover  
removed)

### Energy Source

Natural Gas

### Brand/DOM

Carrier, 2022

### Location

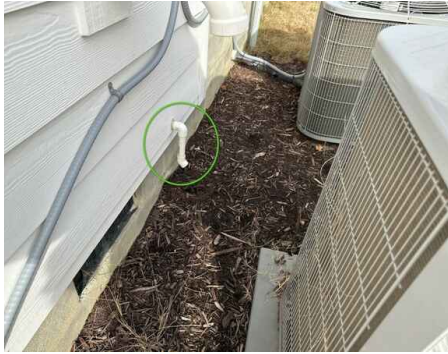
Crawl Space

### HVAC Distribution: Description

Forced Air: Metal Box with  
Flexible Branch

### Heating Equipment: Advisory: High Efficiency Gas Furnace

Advisory: High efficiency gas furnaces recirculate the products of combustion through a secondary coil to add more heat to the home. As a result, the temperature of flue gases are brought below the "dew point" causing these systems to produce condensation while operating. This condensation is drained away from the home in the same fashion as with the cooling cycle and must be maintained to avoid damage to the system components. Diligent observation is required during especially cold weather. If the outlet freezes, water will backup into the unit, causing the unit to shut down and possibly damaging the cabinet.



## 10: SPLIT SYSTEM COOLING

### Information

#### General: Type

Condensing AC

#### General: Location

Condenser Left, Evaporator Coil  
w/Furnace

#### General: Coil Brand/DOM

Carrier, 2022

#### General: Condenser Brand/DOM

Carrier, 2022

#### General: Distribution

Same As Heating

### Cooling Equipment: Advisory: Vegetation

Advisory: While it is not an issue today, landscaping around the HVAC unit will eventually encroach on the unit and block air flow. Proper clearance is required to ensure airflow and efficient operation. Keep vegetation trimmed away from the HVAC unit.



### Limitations

General

### OUTSIDE TEMPERATURE

Due to low outdoor temperatures, the HVAC unit was not tested in the cooling mode. Testing at this time risks damaging older equipment and newer systems prevent operation at low temperature. Even if the system could be warmed, analysis is still indeterminate because there is insufficient "loading" to assess its operation.

## 11: HEATING 2

### Information

<b>Heat Type</b> Furnace (cover removed)	<b>Energy Source</b> Natural Gas	<b>Brand/DOM</b> Carrier, 2022
<b>Location</b> Attic	<b>HVAC Distribution: Description</b> Forced Air: Metal Box with Flexible Branch	

## 12: SPLIT SYSTEM COOLING 2

### Information

<b>General: Type</b> Condensing AC	<b>General: Location</b> Condenser Right, Evaporator Coil w/Furnace	<b>General: Coil Brand/DOM</b> Carrier, 2022
<b>General: Distribution</b> Same As Heating	<b>General: Condenser Brand/DOM</b> Carrier, 2022	

### Limitations

General

#### **OUTSIDE TEMPERATURE**

Due to low outdoor temperatures, the HVAC unit was not tested in the cooling mode. Testing at this time risks damaging older equipment and newer systems prevent operation at low temperature. Even if the system could be warmed, analysis is still indeterminate because there is insufficient "loading" to assess its operation.

### Observations

## 12.2.1 Cooling Equipment

**CONDENSATE: EXIT?**

Condition: The point of exit of a condensation drain(s) was not located.

Implication: Condensation must drain to the exterior to avoid deterioration of the underlying structure.

Recommendation: Ask the builder to identify the drain path and ensure it is functioning properly.

## 13: INTERIORS

### Information

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**Interior General: Description**

Heat/Cool Source Noted,  
Furniture/Storage

### Limitations

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Interior General

**FURNISHED**

The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with the NC SOP, the inspection was limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove/rearrange items within closets or on shelving. The presence of personal items often limits the inspectors ability to inspect electric receptacles and windows. After furniture and personal belongings are removed, it is important that you or your representative inspect previously concealed or otherwise inaccessible areas.

### Observations

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## 13.2.1 Interior Doors

**HARDWARE: NOT LATCHING**

Condition: The door latch assembly of an interior door(s) is not aligned with its opposing striker.

Implication: The latch does not "catch" on the striker to secure the door, meaning the door can be pushed open without turning the handle.

Recommendation: Refer to the builder for repair.

Note: Pictures provided are not necessarily an exhaustive list of affected doors.



Office



## 14: INSULATION AND VENTILATION

### Information

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**Attic Insulation: Description  
(where visible)**

Blown Fiberglass

**Attic Ventilation: Description**

Soffit, Ridge

**Bath Ventilation: Via Electric Fan**

Owner's Bath, Hall, Half Bath(s), Shared, Guest Suite

It is important to vent humid air from the home, especially shower areas, to decrease the likelihood of fungal growth or deterioration of underlying structures.

**Floor System Ventilation:  
Description**

Foundation Vents

**Floor System Insulation:  
Description (where visible)**

Fiberglass Batt

## 15: GARAGE

### Information

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**Garage Size**

Two Plus One

**Overhead Door: Material**

Metal

**Overhead Door Operation: Type**

Electric

**Floor: Material**

Concrete

**Door To Interior: Material**

Composite Single

### Limitations

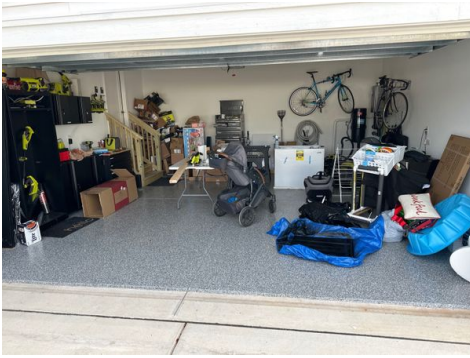
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General

**PERSONAL ITEMS STORAGE**

GARAGE

Limitation: Inspection of the garage floor, walls and foundation was greatly impaired by the storage of personal items.



## Observations

### 15.2.1 Overhead Door Operation

#### **AUTO-REVERSE**

##### GARAGE



Condition: The garage door operator does not automatically reverse or stop when meeting a reasonable resistance during closing.

Implication: The ability to reverse or at least stop when meeting a reasonable resistance is important to the safe enjoyment of the garage door.

Recommendation: Refer to the builder for repair.



Right



Left

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# STANDARDS OF PRACTICE

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## **Appliances**

### **Introduction**

Built-in appliances are operated and observed while operating on normal settings. Determining the effectiveness of the appliance, such as the cleaning ability of the dishwasher, grinding efficiency of the disposal or calibration of the oven is beyond the scope of this home inspection. Countertop microwaves, refrigeration units, clothes dryers and washing machines are also beyond the scope of this inspection. Any concerns identified below that are limited to the appliance require evaluation by an appliance specialist. Any concerns beyond the appliance, such as a water leak, require evaluation by a licensed general contractor. Unless otherwise noted, appliances are located in the kitchen.

### **Method**

The dishwasher is operated through the "Normal" Cycle" or until a defect is discovered. Observations include checks for leaks, sound and smooth operation of components and confirming the soap tray opens during the cycle. The effectiveness of the unit with respect to cleaning is not determined. Electric cook top and oven burners are operated on a high setting until it exhibits a bright red glow or a defect. Gas burners are ignited and then operated with the control set to high until it demonstrates an even burn or a defect. The calibration of the controls to the actual temperature produced by the burner is not verified. Refer to an appliance specialist to verify and adjust temperature calibration. The garbage disposal is operated with cold water running for a short time or until a defect is discovered. The grinding effectiveness or the feasibility of use for the waste system is not determined. The microwave is operated on high until water is warmed or until a defect is discovered, but no longer than one minute. The effectiveness of cooking or wattage is not verified. Refer to an appliance specialist to verify wattage. Trash compactors are visually inspected, but not operated. Laundry appliances including gas dryers are not inspected.

## **Exterior**

### **Introduction**

Even slight water penetration into the building envelope can result in structural damage or undesirable (sometimes health related) conditions. To ensure that the buyer understands the full scope or extent of the concern, repairs and evaluations should be assigned to a licensed contractor prior to closing. An engineer should evaluate anything identified in this report or by a licensed contractor as a structural concern. While some repairs (e.g. trim rot) may be assigned to a non-licensed specialist, the client takes responsibility for ensuring that any further issues uncovered during the process (e.g. decay of underlying structure) are addressed. To accommodate additional loads, structural modifications such as additions to a porch or deck may require reinforcement of the original structure. It is outside the scope of a home inspection to determine if the requisite modifications were included. The buyer is encouraged to request records such as building permits relating to the construction.

### **Method**

The exterior of the home and its immediate structures (e.g. sidewalk and driveway) are visually examined from ground level. Unless otherwise noted, nothing outside of the home including retaining walls and detached buildings are included in the inspection. The lot is evaluated with respect to drainage toward or away from the home. Windows are operated per the SOP. Where applicable, only the lower sash is operated, but not tilted.

## **Structural**

### **Introduction**

Where accessible, foundations, piers, columns, roof and floor framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members. However, the evaluation of these systems with respect to design (e.g. span, load transfer, building code compliance) is beyond the scope of this home inspection. It is not determined whether or not a home is within a designated flood plain and it is not inspected for flood resistance. Structural concerns relate to the durability and stability of the home. Items in need of repair should be referred to a licensed General Contractor. Items that require determination of design adequacy, evaluation of significance or determination of cause should be referred to a Structural Engineer. Records of these evaluations and subsequent repairs will be helpful to support future sale of the property. Inspection of the attic area is limited to the line of sight from the stated access point or area. HVAC distribution, insulation, structural components, and limited platform inhibit inspection of the entire roof structure. The potential for leakage due to hidden construction defects increase during heavy and wind driven rain. Mitigation of damage due to leaks is improved with diligent monitoring. Since the inspection covers the entire home, do not depend on this report to describe the magnitude of a particular concern. To ensure that the you understand the full scope or extent of the concern, repairs and evaluations should be completed prior to completing an investment.

### **Method**

When accessible/applicable and safe, the inspector enters attic and crawl space (basement) inspection areas with a small probe, camera, and a standard flash light. The inspection of the attic is limited to available walking surfaces and does not include crossing unfloored rafter or truss areas. Visual inspection is also inhibited by the presence of insulation covering wood components. For safety reasons, inspections during especially hot weather are time limited.

Crawlspace vents are not operated.

The structure of interim floors are hidden and not available for inspection.

Most of a slab foundation cannot be evaluated or inspected due to construction methods and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation.

Multi-unit buildings such as a town house or condominium share many systems and components that are sometimes not accessible for inspection.

## **Roofing Introduction**

Water penetration into the building envelope can result in structural damage and an undesirable/unhealthy environment. During the home inspection, identification of water penetration through the roofing system is usually limited to evidence of prior leaks (e.g. water stains) by way of a visual inspection of accessible surfaces and systems including covering, flashings, chimneys, skylights and drainage systems. The following are beyond the scope of the home inspection: Verification of roof covering fastener type and cou

Inspection of hidden or underlying components such as nails, underlayment and flashings Determining the age or remaining service life of the roof covering Flue liners and caps Chimney caps/crowns Roof covering, flashings and drainage items listed here are of concern and in need of further evaluation and/or repair by licensed roofing or General Contractor. Employ a specialist to inspect and evaluate chimney and flue components prior to purchase and annually thereafter.

## **Method**

Unless specified otherwise, the roof covering was inspected using binoculars and zoom camera. A drone is used occasionally at the discretion of the inspector. Walking on the roof surface is beyond the scope of the home inspection and unwise given the potential for harm to the inspector or damage to the property. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

## **Plumbing Introduction**

Proper configuration of plumbing systems should prevent water damage to the home and ensure comfort, safety and proper sanitation. However, the majority of water supply and waste lines are concealed from visual inspection. Plumbing issues are usually identified via secondary indications such as stains and damage. Water heaters are inspected visually, but the continuity of electric elements are not measured. Areas of the appliance covered by low clearance or other obstructions are not included. Consult a licensed plumbing contractor to evaluate the venting, sizing and design of the plumbing system. Other concerns outside the scope of this home inspection are:

- on-site water supply (well) and septic systems
- fire suppression and lawn irrigation systems
- operation of the water heater Pressure Relief Valve
- verification of anti-scald or anti-siphon fixtures
- evaluation of water quality such as pH, mineral content, or the presence of bacteria or radon
- cosmetic concerns such as hard water/mineral stains or surface defects
- effectiveness of the toilet flush
- verification of the washing machine drain
- condition of the inside of pipes (corrosion, dezincification)
- determining presence or absence of backflow protection
- operation of whirlpool tubs
- evaluation of water filtration and conditioning systems

The main water turn off valve location is identified if located, but not operated. Note: Water quality testing, well and septic inspections are sometimes provided by a subcontractor. Those results are reported in a separate document and are the responsibility of the subcontractor.

## **Method**

Where possible, plumbing components are operated and evaluated for "functional flow," but not under the load of multiple family members using the system simultaneously. Valves other than those used to operate the fixtures are not opened or closed. Fixtures within a given area (room) are operated and drained simultaneously. Where visible, supply and drains are visually observed, usually after water has been run through from fixtures above. Water heaters are observed for visual indications of degraded performance or safety concerns. When available, expansion tanks are tapped with a metal object to determine if the internal bladder has failed. Insulation is not removed from water heaters or expansion tanks. Exposed sump pumps are operated by raising the float and listening for the pump to actuate. It's not possible to ensure the pump's performance is sufficient to accommodate the load applied. The temperature of water supplied to fixtures commonly supplied with cold water (e.g. exterior faucet) is not evaluated. Plumbing issues often cause deterioration of the underlying structure which should be evaluated by a licensed general contractor.

## **Electrical System Introduction**

During a home inspection, it is not possible to place the home under a full load that would evaluate the capacity of the electrical system and no consideration is made of future expansion. The addition of new systems and appliances may require electrical system modifications. Where the ground system is described as "driven rod," a proper ground wire was found leading to what is assumed to be a rod of proper type, size length and depth. This assumption is necessary given that a properly installed rod should be driven beneath the

surface and out of view. Grounds to the home's foundation are also out of view. The presence and nature of smoke and carbon monoxide detectors are reported below. The units are confirmed as operating when a test function is available and within 9' of floor level and testing will not alert public safety services via a central alarm system. The home inspection only confirms the presence of a unit and, when possible, that it responds to a test feature. It **does NOT warrant the unit's ability to detect smoke or CO.**

Electrical issues are safety concerns and should be repaired immediately. Items listed below require further evaluation and repair by a Licensed Electrical Contractor. When evaluation/repairs are made the contractor should also evaluate the entire electrical system.

### **Method**

Inspection of the electrical system includes a visual inspection of components and operation of a representative number of outlets, light switches, GFCI and AFCI protection (except where failure of the circuit might harm personal property such as food storage or computers). Inspection of a buried ground is limited to ground level. If the wire is attached, it is assumed to be properly connected to an appropriate ground rod. Panelboard covers of distribution or sub panels in dangerous areas (e.g. crawlspace) are not removed. Protective covers over the main lugs of a service panel are not removed. If present, the inspection cannot include the security of the lugs or proper termination of the wires. Where applicable and accessible (within 9' of floor level), the test button of smoke detectors are activated and the response (or lack of) by the alarm is reported. Inspection of solar energy systems are beyond the scope of a NC home inspection and should be referred to a licensed electrical contractor who has relevant experience.

### **Gas Supply Introduction**

Visual inspection of the gas delivery system is limited to areas available for evaluation of other systems. Gas pressure is not measured and the adequacy of the delivery system for appliances served is not calculated. Where applicable, the inspector looks for the presence of a grounding bond, but does not test the ground for continuity.

### **Heating Introduction**

Inspection of the HVAC system(s) by a home inspector is visual, non-invasive and limited by the temperature and humidity conditions of the day/season. The findings are as of the day of inspection. Unfortunately, signs of impending failure of HVAC systems are often not visible and can occur rapidly. Comfort level is also a function of user preference and cooling system performance will degrade when outside temperatures are excessive. For a more in-depth evaluation, request an invasive inspection by a licensed HVAC contractor and seller's disclosure of prior system performance, service and maintenance.

### **Method**

HVAC inspection does not include removing unit covers inaccessible by hand, measurement of system parameters (e.g. refrigerant levels, system pressures, electrical metrics) or operation of the cooling system when the outside temperature is below 60 degrees. A/C coils are sealed within the air handler and, therefore, not available for inspection. Heat pumps are not operated in heating or emergency heat mode when temperatures exceed 69 degrees (F). The chamber and burners of gas pack (combined heating and cooling units on the exterior) are not accessible for inspection. Operable registers are not opened/closed. Refer to a licensed HVAC contractor if a more thorough examination is desired.

### **Heating 2 Introduction**

Inspection of the HVAC system(s) by a home inspector is visual, non-invasive and limited by the temperature and humidity conditions of the day/season. The findings are as of the day of inspection. Unfortunately, signs of impending failure of HVAC systems are often not visible and can occur rapidly. Comfort level is also a function of user preference and cooling system performance will degrade when outside temperatures are excessive. For a more in-depth evaluation, request an invasive inspection by a licensed HVAC contractor and seller's disclosure of prior system performance, service and maintenance.

### **Method**

HVAC inspection does not include removing unit covers inaccessible by hand, measurement of system parameters (e.g. refrigerant levels, system pressures, electrical metrics) or operation of the cooling system when the outside temperature is below 60 degrees. A/C coils are sealed within the air handler and, therefore, not available for inspection. Heat pumps are not operated in heating or emergency heat mode when temperatures exceed 69 degrees (F). The chamber and burners of gas pack (combined heating and cooling units on the exterior) are not accessible for inspection. Operable registers are not opened/closed. Refer to a licensed HVAC contractor if a more thorough examination is desired.

### **Interiors Introduction**

Interior rooms were visually inspected. At least one window and one outlet was opened/tested and light fixtures were operated from at least one switch. Findings related to systems or components such as plumbing are covered within those sections of this report. Practical considerations prevent the following: The home inspection is not invasive and therefore limited by obstructions such as wall, floor and ceiling coverings. Multiple switch locations for a single fixture may not be identified if switches are improperly installed or the fixture is inoperable. To avoid damage or injury, personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore also limit the inspection. The buyer should view the home and garage prior to the purchase when furnishing and personal items have been removed. Evidence of window hazing varies with season and time of the day. Therefore, a "cloudy" appearance of multi-pane windows may not be evident and is beyond the scope of a home inspection. If any are noted in this report, it is only an indication that a specialist should evaluate all windows.

The bulb type and size (wattage) present in light fixtures at the time of inspection is not confirmed to have met the manufacturer's specification. To prevent fixture damage and ensure proper operation, homeowners should verify bulb type and wattage for each fixture.

Cosmetic concerns are beyond the scope of the home inspection. This includes, but is not limited to items such as worn carpet, diminished floor finish, open/raised seams in hardwoods, torn wallpaper, evidence of pets, poor/damaged paint, worn hinges, damaged window blinds/shades or indications of smoking.

The adequacy of materials and construction that inhibit fire and smoke infiltration between the house and garage is beyond the scope of the home inspection.

The clothes washer and dryer are personal property and beyond the scope of the home inspection. Their presence also inhibits inspection of the dryer vent and surrounding area. Since washers may leak and the resulting damage may not be visible to the home inspector, the buyer should view the laundry area and dryer vent after these items are removed and before the home is purchased. Before the installation of a washer/dryer, the installer should inspect and verify the adequacy of the washer drain, dryer exhaust duct, and electrical service receptacles.

## **Insulation and Ventilation**

### **Introduction**

While insulation is often associated with energy efficiency, it must be applied properly and work in concert with the ventilation system to avoid condensation or dampness within the home. Concerns listed in this section should be referred to a licensed general contractor (GC) for full evaluation and correction as needed to ensure the integrity of the thermal envelope. The GC will identify and address any additional concerns discovered during the process. Determining the energy rating of the home in toto or of a specific area is beyond the scope of the home inspection. The adequacy of ventilation systems depend on design specifications that are beyond the scope of a visual home inspection. The inspection will report damage to or signs of inadequate ventilation, but calculating the adequacy of air flow is determined by structural engineers.

### **Method**

By visual examination, it is not possible to determine the absence or adequacy of insulation in concealed areas (e.g. wall cavities). Where commonly present in accessible areas (attic, crawl space), the report will comment on the absence of or clearly marginal quantity of insulating material.

Insulation is not moved in the attic and is only moved from below where accessible areas include:

- plumbing drain/waste floor penetrations
- earth-filled stoops or porches
- exterior doors

The presence of insulation will prevent inspection of the ceiling, roofing, and floor components.

Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

## **Garage**

### **Introduction**

The garage usually contains the largest moving object in the home. Therefore, the operation of the garage door is evaluated for safety, as well as "normal" wear and tear. The garage is also evaluated for potential hazards associated with the operation of combustion engines and storage of flammable materials.