"Shining Above The Rest"

* * * * *

John Smith

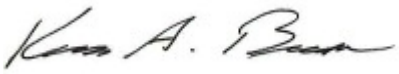
123 Main Street
USA

PO Box 2458
Cornelius, NC 28031
855-500-3744 Ext-2

May 06, 2020

Kris Brown

NCHIL # 2313 / SCHIL # 49218



If You Have Questions About Your Inspection Report Please Call 855-500-3744 Ext-2

Five Star Home Inspections is commited to providing our clients and agents with "Service That Shines Above The Rest"

We hope that we met your expectations and thank you for your business.

General Summary

"The North Carolina Home Inspection License Board requires a summary which includes only the items which are not inspected / do not function as intended or adversely affects the habitability of the dwelling and requires further investigation / evaluation by a qualified contractor. The law stipulates that the summary shall not contain recommendations to upgrade or enhance the function, efficiency or safety of the home. The following statement is required: "This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney". Furthermore by signing the FSHI Pre-Inspection agreement it is required that the client read the full version of this report. The summary includes only items, which in the inspector's opinion does not meet the state's requirements. Please call your home inspector or our office at (855-500-3744) with any concerns after review. Any questionable issues should be discussed with the home inspector of FSHI before closing.

NOTE #1: While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists and/or professional qualified contractors. FSHI highly recommends that a repair review / re-inspection be performed of any repairs to subject property after inspections to protect the client before closing.

NOTE #2: Directions are normally as though facing structure from front at street. Not all areas of concerns were photographed. Client should consider photos as a continuation, enhancement, and part of the original report. Client is advised to read the entire inspection report and any other reports performed / provided before closing. If there are any concerns with rot / decay / wood destroying insect damage of wood / elements, either on the exterior, interior or in the sub-structure, client is advised that all areas of wood were not probed, photographed, and reported. Client should infer that there are additional areas of wood rot / decay at other locations and the entire element should be evaluated by a qualified professional contractor. Any repairs made from this report should be considered a starting point and the entire element of concern should be evaluated / corrected by a qualified licensed contractor for any possible concealed, hidden, or items not reported / mentioned within this inspection report. This is also the recommendations for any other item / element / component mentioned in this report.

IMPORTANT NOTE : FSHI will assume NO liability or consider any future claims for errors within this report in regards to any and all seller made repairs / mis-handling of the recommendations or repairs preformed by unqualified contractors.

IMPORTANT NOTE : It is highly recommended that the (Client and / or the Clients Representative) follow all recommendations for repairs by qualified / licensed contractors as instructed within the contents of this report.

IMPORTANT NOTE : It is a requirement that the (Client) read the full version of this report. In addition per the FSHI Pre-Inspection agreement (which must be signed by the client) it is required that the (Client) read the following statement below.

Per the Standards Of Practice Of NC - 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 rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Offer warranties or guarantees of any kind (but can if they choose); 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.

1. ROOFING

1.0 ROOFING-MAIN

:Recommend Repair:

Observed an active leak at the right rear roof area which is being caused by improper sealing where the satellite dish attaches to the roof. Condition is conducive to further damages. Evaluation / Correction by a qualified roofing contractor is recommended for this entire condition.

Sat dish attachment

Right rear

1.4 PLUMBING STACKS

:Recommend Repair:

Observed that the plumbing vent pipe on the right side is damaged at the top. Similar damage was also seen at other vent pipes along with the exhaust piping for the tankless water heater. All of this appears to be caused by rodent damages.

Plumbing vent pipe

Plumbing vent pipe

Water heater vent pipe

1.6 DOWNSPOUTS / ROOF DRAINS

:Recommend Repair:

Downspouts terminating at foundation wall. Missing diverter / splash block / leader pipes in various locations. Condition is conducive to crawl space water penetrations. Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

Disconnected downspout

2. EXTERIOR ELEMENTS

2.2 COLUMNS

:Recommend Repair:

Observed wood damage and deterioration at one of the rear porch columns. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Right rear

2.5 STAIRS / STOOPS

:Recommend Repair:

Observed openings in the grout / calking that need to be resealed were the rear stone patio meets the exterior foundation wall. Condition is conducive to potential water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Rear stone patio

Rear stone patio

Rear stone patio

2.9 EXTERIOR MISC

:Recommend Repair:

Observed water stains on the front exterior wall on both sides of the main dining room window. Due two design of the roof valleys in relation to the upper second floor exterior walls this common for this type of condition. Moisture readings were taken in multiple locations from the inside of the dining room which revealed water penetration damages. In addition a small amount of water from this condition was found in the crawlspace. This entire wall area needs to be exposed too further evaluate and determine the extent of

the damages. Further Investigation / Evaluation / Correction by a qualified general contractor is recommended for this entire condition.

Front exterior wall

Front dining room wall

Front dining room wall

Inside dining room

Left of window

Left of window

Left of window

Right of window

Right of window

3. SITE ELEMENTS

3.2 DRIVEWAY

:Recommend Repair:

Observed typical cracking in driveway due to age and typical masonry shrinkage. No displacement was observed at the time of inspection. Recommend sealing of cracks as needed / desired and then subsequent observation. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

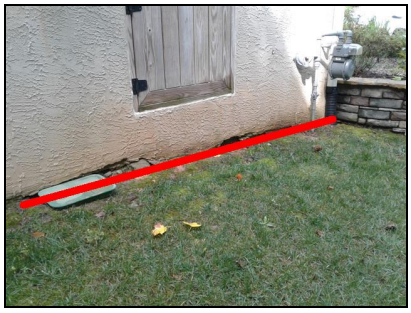
Typical cracking in driveway

3.3 GRADE SLOPE AT FOUNDATION

:Recommend Repair:

Observed negative / flat grade slope toward the left side foundation wall and also at the rear foundation wall just off of screened porch area. These conditions allows for water runoff and ponding which could lead to water penetrations into the crawl space and other concerns. Although no water was observed in the crawl space at the time of inspection. Deficiencies should be corrected and suitable drainage conditions maintained in order to prevent any future problems. Evaluation / Correction by a qualified grading contractor is recommended for this entire condition.

Left side



Left side

Rear off screen porch

Observed negative / flat grade slope toward the front of the foundation at the entry stairs. This allows water runoff and ponding which could lead to water penetrations and other concerns. Although no water was observed in the basement at the time of inspection. Deficiencies should be corrected and suitable drainage conditions maintained in order to prevent any future problems. Evaluation / Correction by a qualified contractor is recommended for this entire condition.

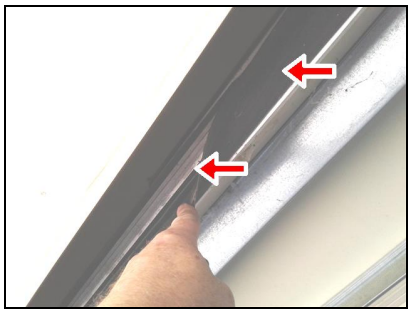
Front plant bed

4. GARAGE

4.2 VEHICLE DOOR(S)

:Recommend Repair:

Observed that the garage door bottom weather stripping is damaged / missing / short and needs to be replaced. Condition is conducive to rodent and or water penetrations under the door. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Large garage door

5. ATTIC

5.1 ROOF DECK / SHEATHING

:Recommend Repair:

Observed a hole in the roof sheathing inside the left rear attic area. This hole needs to be plugged / patched to prevent any further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

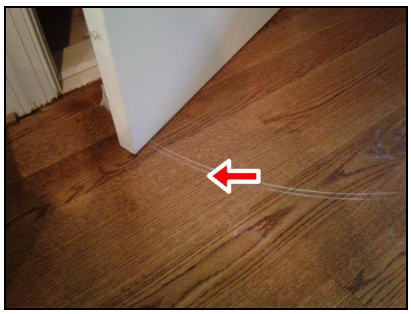
Left rear attic area

6. INTERIOR ELEMENTS

6.6 ROOM DOORS

:Recommend Repair:

Observed several interior doors that drag the floor. This can cause further damage to finished flooring materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Bonus room storage door

Observed that the entire latch assembly came out of the rear hall bath pocket door. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Rear hall bath pocket door frame

Several of the room and closet doors have malfunctioning hardware that will not latch correctly. This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all

locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Middle bedroom closet door

Laundry room door

7. KITCHEN

7.6 MICROWAVE

:Recommend Repair:

Observed that the counter light bulbs are out on the microwave. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Microwave lights

8(A) . MASTER BATH

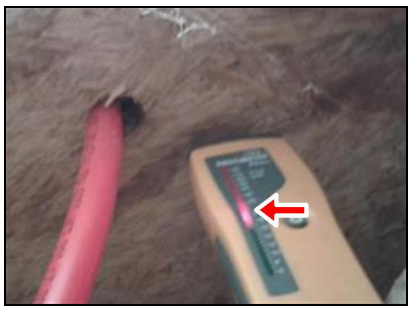
8.3.A STALL SHOWER

:Recommend Repair:

Observed active leaking underneath the master bath tile shower floor. Tile based shower floors are prone to leaking and failure typically due to poor installation procedures and or lack of maintenance. Condition is conducive to other potential damages. Evaluation / Correction by a qualified general / tile contractor is recommended for this entire condition.

Master shower floor

Under master shower



Under master shower

Under master shower

Under master shower

8(B) . SECOND FLOOR FRONT BATH

8.0.B SINK(S)

:Recommend Repair:

Observed that the hall bath drain stopper did not function properly / missing / did not hold water. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.

Front hall bath

8(C) . SECOND FLOOR REAR BATH

8.4.C STALL SHOWER

:Recommend Repair:

Observed high moisture content in the drywall outside of the tub at the second floor rear bathroom. This is typically due to the shower curtain not been close enough and water spilling out over the edge of the tub. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Right side hall bath tub

9. ELECTRICAL SYSTEM

9.4 DEVICES

:Recommend Repair:

Observed loose outlets in walls at various locations. Condition is conducive to loose connections at interior of the outlet box and other potential safety hazards. Due to furnishings / storage items not all outlets were accessible. Recommend checking all outlets in all locations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Observed a broken switch cover at the right rear bedroom closet. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

RR bedroom closet

10. PLUMBING SYSTEM

10.1 WATER PIPING

:Recommend Repair:

Observed a small amount of moisture content at the tile floor right underneath the master bathroom toilet water supply valve. Although the tile floor was wet there was no active leaking was found at the time of inspection. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Rear bath under toilet

Observed that the master bath tub spout is very loose where connects to the tub deck. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Master tub spout

10.5 EXTERIOR FAUCET(S)

:Recommend Repair:

Observed that the rear exterior water faucet that is located just off of the screened in porch was not able to be turned on due two rust and corrosion of the valve assembly. Condition is conducive to other damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.

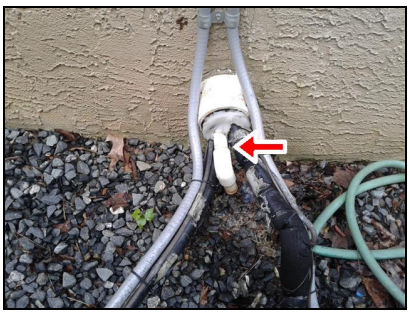
Rear off screen porch

11. COOLING SYSTEM

11.2 CONDENSATE PROVISIONS

:Recommend Repair:

Observed that the condensation drain lines need to be extended outward away from the foundation. Condition is conducive to water laying against foundation and crawl space water penetrations. This can also cause softening of the soils around the foundation and lead to other potential damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Condensation drain left side

11.4 INDOOR COOLING COIL

Not Inspected

Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards too the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. These indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings

indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection.

Second floor indoor AC coil unit

First floor indoor AC coil unit

13. WATER HEATERS

13.2 VENT CONNECTOR

:Recommend Repair:

Observed that the exhaust pipe for the tankless water heater needs to be sealed around to prevent any water penetrations into the foundation wall. Condition is conducive to other damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Tankless water heater vent

14. FOUNDATION / SUBSTRUCTURE

14.0 FOUNDATION WALLS

:Recommend Repair:

Observed that caulk sealing needed at all pipes / wires were they pass through the foundation walls. Condition are conducive to water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Gas line left side

14.5 CRAWLSPACE VENTILATION

:Recommend Repair:

Some foundation vents were found closed. This condition restricts proper air flow and cross ventilation for crawlspace. Recommend keeping open all foundation vents open all year round to allow for proper cross ventilation. Foundation vents that are broken / missing need to be repaired / replaced. Vents that are below grade need to have vent wells installed.

Closed vents

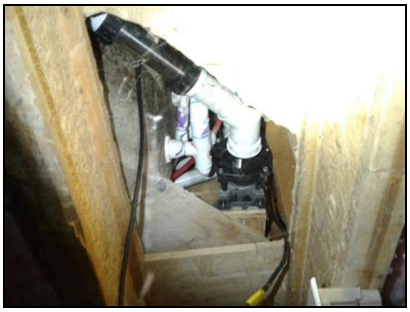
14.7 CRAWL SPACE MISC

:Recommend Repair:

Observed wood debris and other trash items in the crawl space. All wood, trash or cardboard debris must be kept out of crawl space areas. Condition is conducive to wood destroying insects and other potential concerns.

Wood The products in crawlspace

Observed access areas underneath the master bath tub that were open to the crawlspace. These areas need to be blocked off to prevent any potential rodent penetrations up into the living space of the home. In addition once these areas are blocked off the floor system underneath the bath tub needs to also be insulated. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Under master tub

Under master tub

15. FOUNDATION WATER PENETRATIONS

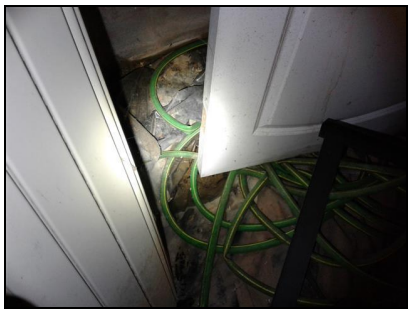
15.0 CRAWLSPACE

:Recommend Repair:

Observed evidence of active water penetrations at the foundation wall under the dining room that is collecting and the left front corner. This water penetration is directly related to the conditions at the front dining room area of the home. (See Exterior). Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper or negative grading / drainage and crawl space vents at or below grade can cause water penetrations. All deficiencies must be corrected to prevent problems. Evaluation / Correction by a qualified contractor is recommended for this entire condition.

Foundation wall under dining room

Foundation wall under dining room



Left front crawlspace area

Left front crawlspace area

Observed evidence of previous water penetrations along the left rear foundation wall area. Evidence shows that water has been coming through the crawlspace vent. No standing water was observed at the time of inspection but evidence shows that water had penetrated recently. Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper or negative grading / drainage and crawl space vents at or below grade can cause water penetrations. All deficiencies must be corrected to prevent problems. Evaluation / Correction by a qualified contractor is recommended for this entire condition.

Rear foundation wall

Date: 5/1/2020	**Time:** 09:00 AM	**Report ID:** 00000
Property: 123 Main Street USA	**Customer:** John Smith	

Ratings and Comment Key

Five Star Home Inspections certifies that this inspection was conducted pursuant to the NC / SC Home Inspection License Board Standards of Practice & applicable home inspection industry standards. Furthermore **Five Star Home Inspections** has **no** interest, present or contemplated, in this property and neither the retention of the inspection company or compensation paid is contingent on report findings.

Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. If there are any questions on the need for further inspections or other work please contact **Five Star Home Inspections @ (704) 622-4723**

The following definitions of comment descriptions represent this inspection report. All comments by **Five Star Home Inspections** 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.

Satisfactory (S) = I visually observed the item, component or unit to be functioning for which the purpose it is intended allowing for normal wear and tear with **no visible** signs of defects.

Fair (F) = Items that still function as intended but conditions may be **typical due to age / are a safety concern / or need subsequent observation or service.**

Note: Some items in the body of the report are rated "Fair Due To Age" in regards to the Five Star Home Inspections Limited Warranty Program.

Recommend Repair (RR) = The item, component or unit **does not** functioning as intended. Is unable to perform its intended function and requires further inspection by a **qualified contractor or specialist**. Items / components or units that can be repaired to satisfactory condition may not need replacement.

Not Applicable (NA)= This item, component or unit is not in this home or applicable to this report.

AGE OF HOME / BUILDING:	**TYPE OF INSPECTION:**	**STATUS OF HOME:**
11 - 15 years	Standard Home Inspection	Occupied
POEPLE PRESENT:	**TEMPERATURE:**	**WEATHER:**
Client's, Buyers Agent	60 to 70 Degrees	Cloudy

TYPE OF STRUCTURE:
Two story single family

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.

Styles & Materials

DESCRIPTION:
Medium Slope

MATERIAL:
Asphalt Shingles

LOCATION:
House / Garage

ESTIMATED AGE:
10 to 15 years

INSPECTION METHOD:
Ground / With Binaculors

CHIMNEY/VENT:
Metal Flue Pipe

DESIGN LIFE:
20 to 25 years

SPECIAL LIMITATIONS:
Height/Design
Limited Access

		S	F	RR	NI
1.0	ROOFING-MAIN			•	
1.1	FASCIA / SOFFITS	•			
1.2	EXPOSED FLASHING (s)	•			
1.3	CHIMNEYS / VENTS	•			
1.4	PLUMBING STACKS			•	
1.5	RAIN GUTTERS / EAVETROUGHS	•			
1.6	DOWNSPOUTS / ROOF DRAINS			•	
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

1.0 Observed an active leak at the right rear roof area which is being caused by improper sealing where the satellite dish attaches to the roof. Condition is conducive to further damages. Evaluation / Correction by a qualified roofing contractor is recommended for this entire condition.


Sat dish attachment


Right rear

1.4 Observed that the plumbing vent pipe on the right side is damaged at the top. Similar damage was also seen at other vent pipes along with the exhaust piping for the tankless water heater. All of this appears to be caused by rodent damages.

Plumbing vent pipe

Plumbing vent pipe

Water heater vent pipe

1.6 Downspouts terminating at foundation wall. Missing diverter / splash block / leader pipes in various locations. Condition is conducive to crawl space water penetrations. Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

Disconnected downspout

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 ELEMENTS

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.

Styles & Materials

SIDING:
Stone
Hard Coat Stucco

PORCH:
Masonry / Concrete
Covered porch
Front

DECK-PATIO:
Patio
Rear

COLUMNS:
Wood

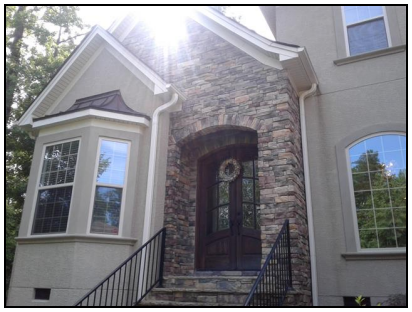
SPECIAL LIMITATIONS:
Vegetation
Leaves / Debris

		S	F	RR	NI
2.0	SIDING - Stucco		•		
2.1	SIDING - Stone		•		
2.2	COLUMNS			•	
2.3	WINDOWS	•			
2.4	ENTRY DOORS	•			
2.5	STAIRS / STOOPS			•	
2.6	DECK	•			
2.7	RAILINGS	•			
2.8	VENTILATION COVERS / GRILLS	•			
2.9	EXTERIOR MISC			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

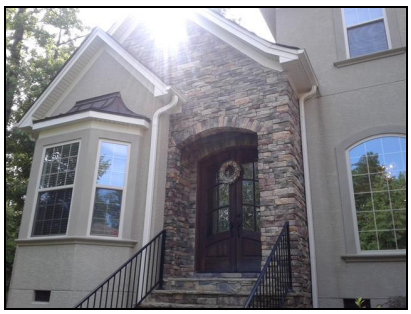
Comments:

2.0 Observed that the exterior of this home is clad with a hard coat stucco. Although the hard coat stucco system It is generally a better product, there have been some documented concerns in regards to the potential for water penetrations. The client is advised to seek further consultation from a qualified stucco contractor in regards to continual maintenance.



Hard coat stucco

2.1 Observed some but not all portions of this home are clad with a manufactured stone product. There have been several documented concerns of this type of manufactured stone system in regards to installation procedures and potential water penetrations. Although no water damages or evidence of water penetrations were found (behind the stones areas of the home) the client is advised to seek further consultation from a qualified stone contractor in regards to further evaluation and continual maintenance.



Stone veneer

Stone veneer

2.2 Observed wood damage and deterioration at one of the rear porch columns. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Right rear

2.5 Observed openings in the grout / calking that need to be resealed were the rear stone patio meets the exterior foundation wall. Condition is conducive to potential water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.


Rear stone patio

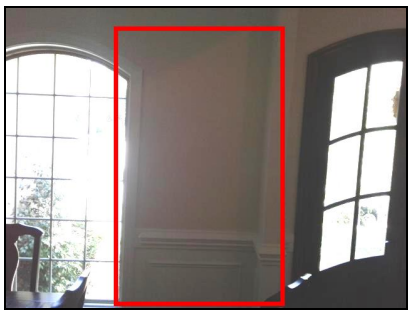

Rear stone patio


Rear stone patio

2.9 Observed water stains on the front exterior wall on both sides of the main dining room window. Due two design of the roof valleys in relation to the upper second floor exterior walls this common for this type of condition. Moisture readings were taken in multiple locations from the inside of the dining room which revealed water penetration damages. In addition a small amount of water from this condition was found in the crawlspace. This entire wall area needs to be exposed too further evaluate and determine the extent of the damages. Further Investigation / Evaluation / Correction by a qualified general contractor is recommended for this entire condition.


Front exterior wall


Front dining room wall


Front dining room wall


Inside dining room


Left of window


Left of window


Left of window


Right of window


Right of window

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. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected.**Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

WALKWAY:
Concrete

DRIVEWAY:
Concrete

RETAINING WALLS:
Stone

RETAINING WALL LOCATION:
Rear

SPECIAL LIMITATIONS:
Vegetation
Leaves / Debris

		S	F	RR	NI
3.0	PATIO(S)	•			
3.1	WALKWAYS	•			
3.2	DRIVEWAY			•	
3.3	GRADE SLOPE AT FOUNDATION			•	
3.4	SITE GRADING	•			
3.5	VEGETATION	•			
3.6	RETAINING WALL(S)	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

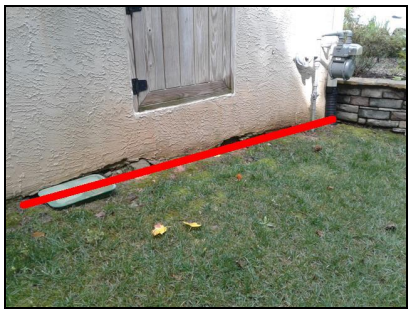
3.2 Observed typical cracking in driveway due to age and typical masonry shrinkage. No displacement was observed at the time of inspection. Recommend sealing of cracks as needed / desired and then subsequent observation. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Typical cracking in driveway

3.3 Observed negative / flat grade slope toward the left side foundation wall and also at the rear foundation wall just off of screened porch area. These conditions allows for water runoff and ponding which could lead to water penetrations into the crawl space and other concerns. Although no water was observed in the crawl space at the time

of inspection. Deficiencies should be corrected and suitable drainage conditions maintained in order to prevent any future problems. Evaluation / Correction by a qualified grading contractor is recommended for this entire condition.


Left side


Left side


Rear off screen porch

3.3 Observed negative / flat grade slope toward the front of the foundation at the entry stairs. This allows water runoff and ponding which could lead to water penetrations and other concerns. Although no water was observed in the basement at the time of inspection. Deficiencies should be corrected and suitable drainage conditions maintained in order to prevent any future problems. Evaluation / Correction by a qualified contractor is recommended for this entire condition.


Front plant bed

3.6 .


Rear stone retaining wall

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and un compacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service persons is recommended prior to closing.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house,**garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:
Two Car
Attached
Side Load

ROOF DESCRIPTION:
Refer to Roofing Section

ROOF MATERIAL:
Refer to Roofing Section

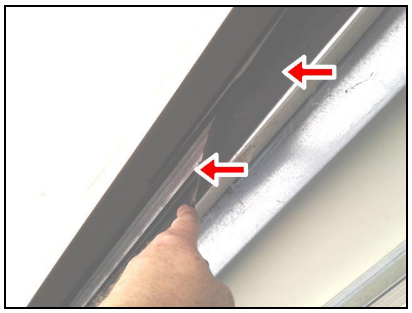
SPECIAL LIMITATIONS:
Finished Materials
Storage / Belongings

		S	F	RR	NI
4.0	FLOOR SLAB	•			
4.1	WALLS / CEILINGS	•			
4.2	VEHICLE DOOR(S)			•	
4.3	DOOR OPERATOR		•		
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

4.2 Observed that the garage door bottom weather stripping is damaged / missing / short and needs to be replaced. Condition is conducive to rodent and or water penetrations under the door. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Large garage door

4.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc.,**many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:
Exposed Framing
Pull Down Stairs
Walk In

INSPECTION METHOD:
Entered

FRAMING:
Rafters

SHEATHING:
Structural Panels

INSULATION:
Blankett/Batt
Loose Fill
Fiberglass
6 to 8 Average Inches

SPECIAL LIMITATIONS:
Excess Storage
Floored Areas
Height / No Walkway
Inaccessible areas
Insulation

TOOLS USED FOR ATTIC INSPECTION:
Flashlight
Camera
Moisture Meter
Outlet Tester

		S	F	RR	NI
5.0	ROOF FRAMING	•			
5.1	ROOF DECK / SHEATHING			•	
5.2	VENTILATION PROVISIONS	•			
5.3	INSULATION	•			
5.4	FOLDING STAIRS/ATTIC ACCESS	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

5.1 Observed a hole in the roof sheathing inside the left rear attic area. This hole needs to be plugged / patched to prevent any further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Left rear attic area

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

6. INTERIOR ELEMENTS

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.

Styles & Materials

PREDOMINANT CEILINGS:
Wood Framed / Drywall

PREDOMINANT WALLS:
Wood Framed / Drywall

PREDOMINANT FLOORS:
Wood Framed Both Floors

INTERIOR DOORS:
Hollow core

PREDOMINANT WINDOWS:
Single-hung
Vinyl Clad

DETECTOR(S):
Battery
Hard Wired

DETECTOR LOCATION(S):
Hall / Bedrooms

FIREPLACE(S):
Gas Burning

FIREPLACE LOCATION:
Family Room

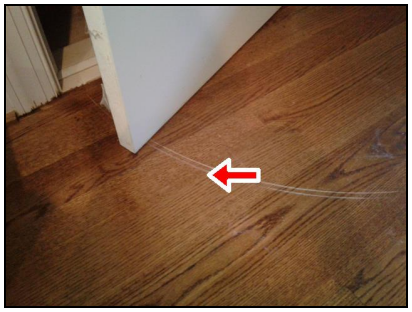
SPECIAL LIMITATIONS:
Appliances
Furnishing/Storage
Finish Materials
Evidence of possible recent interior painting

		S	F	RR	NI
6.0	CEILINGS	•			
6.1	WALLS	•			
6.2	FLOORS	•			
6.3	STAIRS	•			
6.4	RAILINGS	•			
6.5	WINDOWS	•			
6.6	ROOM DOORS			•	
6.7	SMOKE DETECTOR TEST		•		
6.8	CARBON MONOXIDE DETECTOR TEST		•		
6.9	FIREPLACE(S)		•		
6.10	FIREPLACE GAS BURNERS		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

6.6 Observed several interior doors that drag the floor. This can cause further damage to finished flooring materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Bonus room storage door

6.6 Observed that the entire latch assembly came out of the rear hall bath pocket door. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Rear hall bath pocket door frame

6.6 Several of the room and closet doors have malfunctioning hardware that will not latch correctly. This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Middle bedroom closet door

Laundry room door

6.7 Replacement of all smoke / carbon detector unit batteries is recommended. Smoke / fire detection systems and fire extinguishers are generally recommended for all homes. Any installed systems should be checked / serviced at least monthly. Conditions conducive to safety concerns.

6.9 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

6.10 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

Fireplace running at inspection

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.

7. KITCHEN

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.

Styles & Materials

LOCATION:
Main Level

VENTILATOR:
Integral w/ Microwave

RANGE:
Estimated Age: 0 to 5 years
Gas

OVEN:
Estimated Age: 0 to 5 years
Gas

DISHWASHER:
Estimated Age: 0 to 5 years

DISPOSAL:
Estimated Age: 10 to 15 years

MICROWAVE:
Estimated Age: 0 to 5 years

SPECIAL LIMITATIONS:
Personal Belongings / Storage

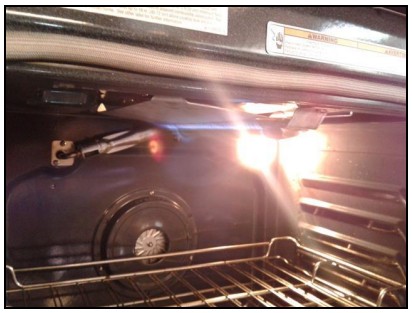
		S	F	RR	NI
7.0	SINK	•			
7.1	CABINETRY	•			
7.2	COUNTERTOP	•			
7.3	RANGE / OVEN		•		
7.4	DISHWASHER		•		
7.5	DISPOSAL		•		
7.6	MICROWAVE			•	
7.7	VENTILATOR		•		
7.8	DRYER EXHAUST VENT		•		
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

7.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

Gas range on



Broiler element on

7.4 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

7.5 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

7.6 Observed that the counter light bulbs are out on the microwave. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Microwave lights

7.7 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

7.8 Due to construction / storage items and or lack of visibility, determination of lint inside the dryer vent piping was not possible to see. All dryer vents need to be checked / serviced annually. Conditions are conducive to potential safety hazards.

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.

8(A) . MASTER BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

DESCRIPTION:
Full Bath

LOCATION:
First Floor
Master Bedroom
Rear

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
Under Tub not accessible for inspection.
Under Shower not accessible for inspection.
Storage

		S	F	RR	NI
8.0.A	SINK(S)	•			
8.1.A	TOILET	•			
8.2.A	VENTILATION		•		
8.3.A	STALL SHOWER			•	
8.4.A	SURROUNDS / ENCLOSURES	•			
8.5.A	FLOORING	•			
8.6.A	JETTED BATH		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

8.2.A Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

8.3.A Observed active leaking underneath the master bath tile shower floor. Tile based shower floors are prone to leaking and failure typically due to poor installation procedures and or lack of maintenance. Condition is conducive to other potential damages. Evaluation / Correction by a qualified general / tile contractor is recommended for this entire condition.


Master shower floor


Under master shower


Under master shower

Under master shower

Under master shower

8.6.A Per the FSHI Warranty Program this item is rated fair due to age but functions as intended.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

8(B) . SECOND FLOOR FRONT BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

DESCRIPTION:
Full Bath
Jack & Jill

LOCATION:
Second Floor
Front

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
Under Tub not accessible for inspection.
Under Shower not accessible for inspection.
Storage

		S	F	RR	NI
8.0.B	SINK(S)			•	
8.1.B	TOILET	•			
8.2.B	VENTILATION		•		
8.3.B	BATHTUB	•			
8.4.B	STALL SHOWER	•			
8.5.B	SURROUNDS / ENCLOSURES	•			
8.6.B	FLOORING	•			
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

8.0.B Observed that the hall bath drain stopper did not function properly / missing / did not hold water. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.

Front hall bath

8.2.B Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

8(C) . SECOND FLOOR REAR BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

DESCRIPTION:
Full Bath
Jack & Jill

LOCATION:
Second Floor
Rear

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
Under Tub not accessible for inspection.
Under Shower not accessible for inspection.
Storage

		S	F	RR	NI
8.0.C	SINK(S)	•			
8.1.C	TOILET	•			
8.2.C	VENTILATION		•		
8.3.C	BATHTUB	•			
8.4.C	STALL SHOWER			•	
8.5.C	SURROUNDS / ENCLOSURES	•			
8.6.C	FLOORING	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

8.2.C Per the FSHI Warranty Program this item is rated fair due to age but functions as intended.

8.4.C Observed high moisture content in the drywall outside of the tub at the second floor rear bathroom. This is typically due to the shower curtain not been close enough and water spilling out over the edge of the tub. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Right side hall bath tub

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

8(D) . POWDER ROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection.**Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

DESCRIPTION:
Half Bath

LOCATION:
First Floor
Hallway
Left

VENTILATOR(S):
Exhaust Fan

SPECIAL LIMITATIONS:
Bathroom installed on slab
Storage

		S	F	RR	NI
8.0.D	SINK(S)	•			
8.1.D	TOILET	•			
8.2.D	VENTILATION		•		
8.3.D	FLOORING	•			
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

8.2.D Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

9. 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.

Styles & Materials

SERVICE LINE:
Under Ground

ENTRANCE LINE:
4/0 Aluminum

SERVICE DISCONNECT(S):
Right Side Exterior
Estimated: Amps 200

DISTRIBUTION PANEL:
Circuit Breaker
Location: Garage

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):
Aluminum & Copper

HOUSEHOLD (120 VOLT) CIRCUITS:
Copper

GFCI:
At Receptacle(s)

AFCI:
In Panel

SPECIAL LIMITATIONS:
Appliances
Finished Materials
Personnal Belongs/Furniture

		S	F	RR	NI
9.0	SERVICE ENTRANCE LINE	•			
9.1	SERVICE GROUNDING PROVISIONS	•			
9.2	MAIN DISCONNECTS	•			
9.3	DISTRIBUTION PANEL	•			
9.4	DEVICES			•	
9.5	WIRING	•			
9.6	GFCI OUTLET TEST	•			
9.7	AFCI BREAKER TEST	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

9.4 Observed loose outlets in walls at various locations. Condition is conducive to loose connections at interior of the outlet box and other potential safety hazards. Due to furnishings / storage items not all outlets were accessible. Recommend checking all outlets in all locations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

9.4 Observed a broken switch cover at the right rear bedroom closet. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

RR bedroom closet

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.

10. PLUMBING SYSTEM

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.

Styles & Materials

WATER PIPING:
Pex

WATER SHUT-OFF LOCATION:
Crawl Space

GAS SHUT-OFF LOCATION:
At Meter

DRAIN/WASTE LINES:
PVC

MAIN WATER LINE:
PVC

SPECIAL LIMITATIONS:
Finished Areas
Personnel Belongings
Insulation

		S	F	RR	NI
10.0	MAIN WATER CUTOFF	•			
10.1	WATER PIPING			•	
10.2	WATER FLOW AT FIXTURES	•			
10.3	DRAIN / WASTE PIPING	•			
10.4	GAS PIPING	•			
10.5	EXTERIOR FAUCET(S)			•	
10.6	WASHER SUPPLY	•			
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

10.1 Observed a small amount of moisture content at the tile floor right underneath the master bathroom toilet water supply valve. Although the tile floor was wet there was no active leaking was found at the time of inspection. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Rear bath under toilet

10.1 Observed that the master bath tub spout is very loose where connects to the tub deck. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Master tub spout

10.5 Observed that the rear exterior water faucet that is located just off of the screened in porch was not able to be turned on due two rust and corrosion of the valve assembly. Condition is conducive to other damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.

Rear off screen porch

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.

11. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected.**A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

Styles & Materials

ESTIMATED AGE:
10 to 15 Years

SYSTEM MAKE:
Lennox

SYSTEM TYPE:
Electric Central Air Conditioning

SYSTEM LOCATION:
Left Side for
Whole House

INSPECTION METHOD:
Panels Not Removed

DESIGN LIFE:
15 to 20 years

GENERAL DISTRIBUTION:
Ducted/Registers
Individual Room Supply

SPECIAL LIMITATIONS:
Cool/Cold Weather
Storage / Belongings

		S	F	RR	NI
11.0	COOLING SYSTEMS		•		
11.1	CONDENSOR UNITS		•		
11.2	CONDENSATE PROVISIONS			•	
11.3	INDOOR BLOWER FAN		•		
11.4	INDOOR COOLING COIL				•
11.5	DISTRIBUTION SYSTEM		•		
11.6	THERMOSTAT		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

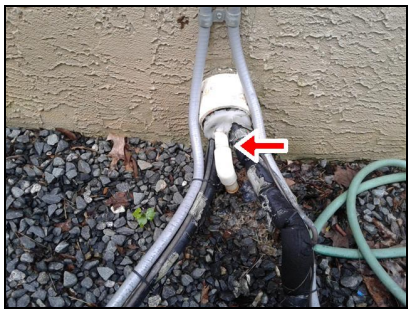
Comments:

11.0 Evaluations are usually restricted to the basic operation of electric central air conditioning and cooling systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool / cold weather operation / evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant. Client should consider having cooling system serviced by a qualified HVAC contractor. System rated fair due to age and functions as intended.

Second floor AC temperature

First floor AC temperature

11.2 Observed that the condensation drain lines need to be extended outward away from the foundation. Condition is conducive to water laying against foundation and crawl space water penetrations. This can also cause softening of the soils around the foundation and lead to other potential damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Condensation drain left side

11.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

11.4 Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards too the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. These indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection.

Second floor indoor AC coil unit

First floor indoor AC coil unit

11.5 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

11.6 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

12. HEATING SYSTEM

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.

Styles & Materials

ESTIMATED AGE:
10 to 15 Years

SYSTEM MAKE:
Lennox

SYSTEM TYPE:
Natural Gas

SYSTEM LOCATION:
Attic
Crawl Space

INSPECTION METHOD:
Panels Removed

DESIGN LIFE:
15 to 20 years

GENERAL DISTRIBUTION:
Ducted/Registers
Individual Room Supply

SPECIAL LIMITATIONS:
Cool/Cold Weather
Storage / Belongings

		S	F	RR	NI
12.0	HEATING UNITS		•		
12.1	GAS FIRED BURNERS		•		
12.2	GAS FUEL LINES AT UNIT		•		
12.3	COMBUSTION AIR PROVISIONS		•		
12.4	VENT CONNECTOR		•		
12.5	BLOWER		•		
12.6	THERMOSTAT		•		
		S	F	RR	NI

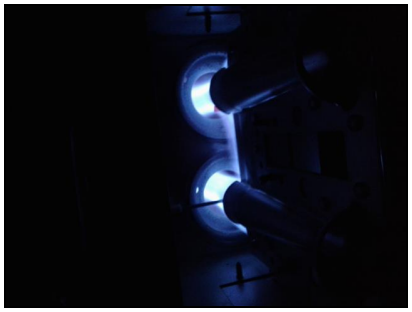
S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

12.0 Evaluations are usually restricted to the basic operation of gas or electric heating systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. Client should consider having heating system serviced by a qualified HVAC contractor.

12.1 Heat exchangers / burner compartments are not inspected except thru available grille. System has to be dismantled for this type of inspection and is technically exhaustive. Some systems do not have available access to visually see thru grille to view burner compartment. Client should consider having heating system serviced by a qualified HVAC contractor.

First floor unit



Second floor unit

12.2 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

12.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

12.4 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

12.5 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

12.6 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

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.

13. WATER HEATERS

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.**An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

ESTIMATED AGE:
10 to 15 years

SYSTEM MAKE:
Rinnai

WATER HEATER LOCATION:
Crawl Space

WATER HEATER TYPE:
Natural Gas
Tankless

ESTIMATED CAPACITY:
6 Gallons

DESIGN LIFE:
15 to 20 years

		S	F	RR	NI
13.0	WATER HEATER		•		
13.1	GAS FUEL LINES AT UNIT		•		
13.2	VENT CONNECTOR			•	
13.3	SAFETY VALVE PROVISIONS		•		
13.4	EXPANSION TANK		•		
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

13.0 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

13.1 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

13.2 Observed that the exhaust pipe for the tankless water heater needs to be sealed around to prevent any water penetrations into the foundation wall. Condition is conducive to other damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

Tankless water heater vent

13.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

13.4 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

14. FOUNDATION / SUBSTRUCTURE

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.

Styles & Materials

FOUNDATION:
Masonry block
Brick

FLOOR STRUCTURE:
2 X 10
Wood beams

INSPECTION METHOD CRAWLSPACE:
Crawled

COLUMNS OR PIERS:
Brick piers
Masonry block

		S	F	RR	NI
14.0	FOUNDATION WALLS			•	
14.1	PIERS / COLUMNS / FOOTINGS	•			
14.2	FLOOR FRAMING	•			
14.3	INSULATION	•			
14.4	MOISTURE BARRIER	•			
14.5	CRAWLSPACE VENTILATION			•	
14.6	CRAWL SPACE ENVIROMENT		•		
14.7	CRAWL SPACE MISC			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

14.0 Observed that caulk sealing needed at all pipes / wires were they pass through the foundation walls. Condition are conducive to water penetrations. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

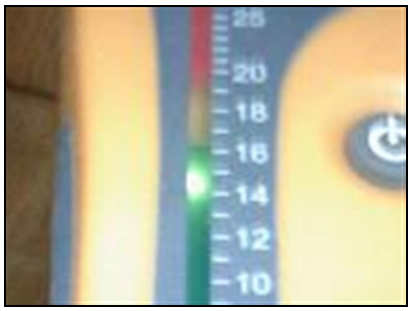
Gas line left side

14.5 Some foundation vents were found closed. This condition restricts proper air flow and cross ventilation for crawlspace. Recommend keeping open all foundation vents open all year round to allow for proper cross ventilation.

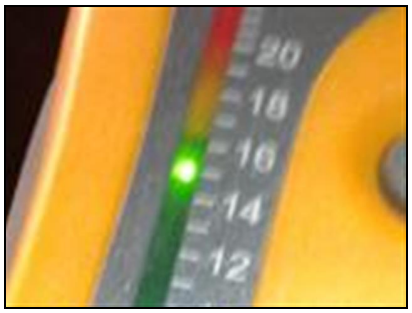
Foundation vents that are broken / missing need to be repaired / replaced. Vents that are below grade need to have vent wells installed.

Closed vents

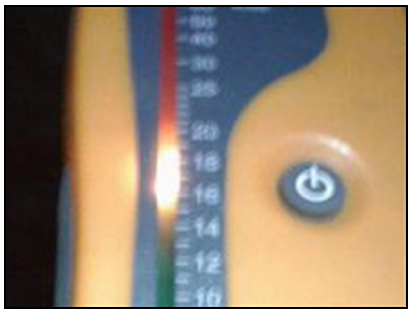
14.6 Documented moisture readings from the substructure at the time of inspection.



14% moisture



15% moisture

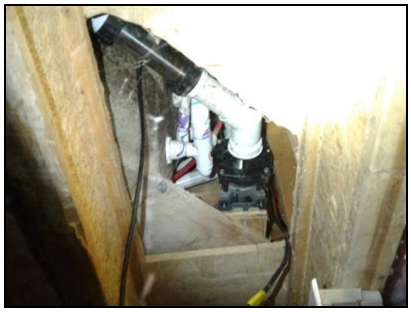


18% moisture

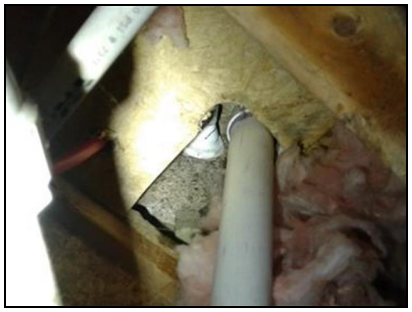
14.7 Observed wood debris and other trash items in the crawl space. All wood, trash or cardboard debris must be kept out of crawl space areas. Condition is conducive to wood destroying insects and other potential concerns.

Wood The products in crawlspace

14.7 Observed access areas underneath the master bath tub that were open to the crawlspace. These areas need to be blocked off to prevent any potential rodent penetrations up into the living space of the home. In addition once these areas are blocked off the floor system underneath the bath tub needs to also be insulated. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Under master tub



Under master tub

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.

15. FOUNDATION WATER PENETRATIONS

The inspection for water penetration issues as addressed in this section of the report is generally limited to readily visible and accessible at-grade/subgrade areas of the house as listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection;**it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and present water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

DESCRIPTION: Crawl Space Area(s)

SPECIAL LIMITATIONS: Moisture Barrier

		S	F	RR	NI
15.0	CRAWLSPACE			•	
		S	**F**	**RR**	**NI**

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

15.0 Observed evidence of active water penetrations at the foundation wall under the dining room that is collecting and the left front corner. This water penetration is directly related to the conditions at the front dining room area of the home. (See Exterior). Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper or negative grading / drainage and crawl space vents at or below grade can cause water penetrations. All deficiencies must be corrected to prevent problems. Evaluation / Correction by a qualified contractor is recommended for this entire condition.

Foundation wall under dining room

Foundation wall under dining room

Left front crawlspace area

Left front crawlspace area

15.0 Observed evidence of previous water penetrations along the left rear foundation wall area. Evidence shows that water has been coming through the crawlspace vent. No standing water was observed at the time of inspection

but evidence shows that water had penetrated recently. Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper or negative grading / drainage and crawl space vents at or below grade can cause water penetrations. All deficiencies must be corrected to prevent problems. Evaluation / Correction by a qualified contractor is recommended for this entire condition.

Rear foundation wall

NOTE: Many at-grade and subgrade water penetration concerns are related to exterior and site conditions including inadequate or malfunctioning roof drainage provisions, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or conditions conducive wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.