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HSR Inspection Services, LLC is pleased to submit the enclosed report. This report is our professional opinion based on a visual inspection of readily accessible areas and components of the Home. This report is neither an engineering inspection nor an exhaustive technical evaluation.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not readily visible during the inspection and very little historical background information of the home is provided in advance of, or during, the inspection. While we believe we can reduce your risk in purchasing a property, we can not eliminate it, nor do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs and maintenance.

Please carefully read your copy of the Pre-Inspection Agreement, it specifically explains the scope of the inspection and the limit of our ability in performing this visual inspection. The Standards of Practice and Code of Ethics set forth by the North Carolina Home Inspection Licensing Board (NCHILB) and the International Association of Certified Home Inspectors (InterNACHI) prohibit us from making any repairs or referring any contractors for reported defects. We are not associated with any other party involved in the transaction of this property, we work solely for our clients best interest.

The information provided in this report is solely for you and your direct Real Estate representative, unless otherwise noted. HSR Inspection Services, LLC will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of inspection companies. Thank you for choosing us. We appreciate the opportunity to be your Home Inspector and will always be here for you. If you ever have any questions about the general conditions of the home, now or in the future, we're happy to answer them for you.

Haslin S. Rogers

North Carolina Licensed Home Inspector #4691

SUMMARY

"The 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".

- ⊖ 3.4.1 Roof - Shingles: Shingles- Minor Damage
- 🔧 4.2.1 Exterior - Gutters and Flashing: Downspout extensions
- 🔧 4.7.1 Exterior - Stairs/Handrails/Guardrails: Guardrail Missing 30"
- 🔧 4.10.1 Exterior - Vegetation and Grading: Reverse Perimeter
- 🔧 4.11.1 Exterior - Driveway, Walkway, Patio: Porch slab- Minor crack(s)
- ⊖ 7.1.1 Water Heater - Water Heater: Exposed Wiring
- ⚠️ 7.1.2 Water Heater - Water Heater: Water Heater- Active Leak without catch pan
- ⊖ 8.4.1 Electric Service - Electric Panel: Dead front- Missing screws
- 🔧 9.2.1 Heating/ Cooling - Condensing Unit: Exceeds Life Expectancy
- 🔧 9.2.2 Heating/ Cooling - Condensing Unit: Line-Set insulation
- 🔧 9.3.1 Heating/ Cooling - Air Handler: Exceeds Life Expectancy
- 🔧 9.3.2 Heating/ Cooling - Air Handler: Noise or Vibration
- ⊖ 9.4.1 Heating/ Cooling - Duct Work: Register not cool/ warm
- ⊖ 10.2.1 Interiors - Floors, Walls, Ceilings: Microbial growth possible
- 🔧 10.3.1 Interiors - Windows and Doors: Entry Door-Weatherstrip
- 🔧 10.3.2 Interiors - Windows and Doors: Window glazing- Damage
- 🔧 10.3.3 Interiors - Windows and Doors: Window-lock issue
- 🔧 10.3.4 Interiors - Windows and Doors: Window- minor damage
- ⊖ 10.4.1 Interiors - Electrical: Receptacle- Loose
- 🔧 11.4.1 Bathrooms - Toilets: Toilet Loose
- ⊖ 12.1.1 Laundry - General: Water valve leaking
- 🔧 12.1.2 Laundry - General: Older style 3-prong
- 🔧 14.1.1 Fireplace - General: Recommend evaluation
- 🔧 14.3.1 Fireplace - Hearth: Deteriorated
- ⊖ 15.1.1 Foundation - General Foundation: Crawl Space- Standing water
- ⊖ 15.3.1 Foundation - Ventilation-Insulation: Dryer Duct Terminated
- ⊖ 16.1.1 Well equipment - General: Well- Recommend water testing
- ⊖ 16.3.1 Well equipment - Pressure tank: Minor leak
- ⊖ 17.2.1 Manufactured Home Specific info - Anchors: Anchor strap- Broken/damaged
- ⊖ 17.4.1 Manufactured Home Specific info - Vapor barrier: Belly wrap- damaged

 17.5.1 [Manufactured Home Specific info - Cracks in masonry: Cracks in masonry/ block](#)

1: INSPECTION INFORMATION

Information

General: In Attendance Inspector, Client Representative	General: Occupancy No	General: Weather Conditions Partly Cloudy, Cool
General: Temperature (approximate) 50 Fahrenheit		

Information: Overview

A Home Inspection is not a pass or fail type of inspection. It is a visual only evaluation of the systems and accessible components of the home, designed to identify areas of concern within specific systems or components, defined by the North Carolina Standards of Practice ([View NC SOP](#)) that are both observed and deemed material by the inspector, at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic, are not addressed in this report. It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate Qualified professional (Licensed/ Insured contractor of trade) within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are not able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Information: Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories are based on the inspectors professional opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the present condition of the property and structure. They may be used in negotiations between real estate professionals and should be addressed prior to closing by a qualified professional (Licensed and insured contractor of trade).

Maintenance/Monitor = The item, component, or system is functioning as intended may be in need of minor repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category can be addressed by a homeowner or Licensed contractor and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Minor Deficiencies = The item, component, or system maybe functioning as intended; is in need of moderate repair or service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a qualified professional (Licensed contractor of trade) and are not considered routine maintenance or DIY items.

Safety & Major deficiencies/ Priority = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable at the time of the structures construction, but pose a current risk. The item, component or system is not functioning as intended, or needs further evaluation by a qualified licensed contractor of trade; possible damage to the structure, item, or component may occur. Items listed in category should be addressed prior to closing to fully evaluate concern.

Information: Structure Orientation for Comments

All points of reference with-in comment sections of the report, (Front, Back, Left and right) are made, as if, you are viewing Home from the street. (Please refer to cover photo)

Information: Notice to Third Parties

This report is the property of HSR Inspection Services, LLC and is Intended for the sole use of the Client(s) and their Direct Real Estate Representative named in this report. This document is non-transferrable, in whole or part, to any and all third-parties, including subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare for repair requests is permitted by the authorized person(s) named in this report.

Information: Report tabs within report

Please open all sectional tabs within report, as they both contain valuable information:

Information tab: includes all important component information and photos.

Limitations tab: includes any limitations due to inspection restrictions.

Information: Honor Guarantee

InterNACHI is so certain of the integrity of our members that we back them up with our \$25,000 Honor Guarantee.

For details, please visit www.nachi.org/honor.

[view InterNACHI membership](#)

Information: Buy-Back Guarantee

InterNACHI will buy your home back. [Learn more](#)
[view InterNACHI membership](#)

Excluded items: The following items have been excluded from the inspection.

Private septic system, Private well, Shed, Playground equipment, Below grade utilities (sewer line, cable, telephone, water supply, etc.)

These items are not with-in the scope of a standard home inspection per North Carolina standards of practice, recommend a separate inspection by a qualified professional prior to closing.

2: STRUCTURE DETAILS

Information

Information: Type of Structure
Manufactured Home

Information: Foundation Type
Crawlspace, Manufactured home

Information: Structures Inspected
Manufactured home

Information: Utilities
Stove circuit off
Circuit breakers off

Information: Age of the Structure
26

Information is derived from the MLS listing on the property and may not be accurate.

3: ROOF

Information

General: Roof Type Described	General: Roof covering Described	General: Roof Drainage
Gable, Cross-gable	Asphalt/Fiberglass Shingles	Gutter system

Shingles: Layers Visible
One Layer

General: Roof Was Inspected
Traversed, Roof

We attempted to inspect the roof from various locations and methods, including from the ground, ladder or drone. Inspectors are not required to walk upon any roof, although we will if it is safe to do so. We inspect for any defects that may allow any water infiltration into the structure.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose any and all information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

General: Estimated roof condition
3

(1) poor: showing significant wear and/or defects/ nearing end of life expectancy, recommend replacement as a priority.

(2) marginal: showing moderate wear/ monitor routinely and budget for future replacement.

(3) satisfactory: showing little to no wear/ monitor annually for damages

(0) not inspected

General: Roof Photos







Flashing/Vents: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend 6 inches above the roof surface.

Flashing/Vents: Wall Intersections

I checked for flashing where roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.

Chimney: Masonry Chimney Exterior Was Inspected

General condition of factory built chimney was inspected for visual defects.

Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

Chimney: Chimney/ Flue Interior is Beyond the Scope

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue. Recommend certified chimney sweep to evaluate before use.

Gutters/drains: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter, but I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Observations

3.4.1 Shingles

SHINGLES- MINOR DAMAGE

CRACKED SHINGLE ON LEFT-SIDE OF CROSS GABLE



Minor Deficiencies

Noted one or more composition shingles were damaged/ deteriorated, which is conducive to water intrusion into the structure. Recommend a Licensed roofing contractor repair all damaged singles and evaluate surrounding areas during the repair.

Recommendation

Contact a qualified roofing professional.



4: EXTERIOR

Information

General: Exterior wall structure Manufactured home	General: Wall Covering Vinyl	General: Foundation Material Steel on Block(MFG home), Brick skirting
General: Exterior doors Standard	General: Garage Door Material N/A	General: Driveway Material Gravel
General: Sidewalk/Patio Material Gravel	General: Vehicle Parking Driveway	General: Fencing Chain Link, Chicken Wire
General: Exterior photos		



General: Exterior Photos



General: Deck Photos

Photos of exterior deck



Gutters and Flashing: Gutter downspouts

Recommend to have gutter downspout extensions added. This will direct the flow of water away from the foundation and prevent from water eroding soil near foundation over time.

Soffit and Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Siding And Trim: Inspection Was Restricted

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Stairs/Handrails/Guardrails: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Vegetation and Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

Driveway, Walkway, Patio: Walkways & Driveways Were Inspected

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Limitations

General

SIDING COVER EXTERIOR

The exterior of the home is covered by siding in several areas reducing the visibility of the structure. Any wood behind the siding cannot be evaluated.

Soffit and Fascia

FLASHING OVER WOOD

The wood trim has been covered with an aluminum or vinyl covering. The wood behind this covering can not be evaluated for rot, damage, or deterioration

Observations

4.2.1 Gutters and Flashing

DOWNSPOUT EXTENSIONS

ALL

Noted one or more down splash extension/ splash blocks were missing or misaligned, which may allow water to accumulate close to the foundation wall. Recommend correction and periodic maintenance to ensure proper drainage away from the foundation.

Recommendation

Contact a qualified professional.



Maintenance/ Monitor Items



4.7.1 Stairs/Handrails/Guardrails

GUARDRAIL MISSING 30"

Noted guard rail missing on drop off at or Higher than 30 inches, which may be a potential hazard. Recommended a qualified professional for correction.

Recommendation

Contact a qualified professional.



Maintenance/ Monitor Items



4.10.1 Vegetation and Grading

REVERSE PERIMETER

The exterior grading was sloping towards the foundation, which may allow water penetration into the crawl space. Recommend monitoring crawl space periodically, especially after heavy rains.

Recommendation

Recommend monitoring.



Maintenance/ Monitor Items



4.11.1 Driveway, Walkway, Patio

PORCH SLAB- MINOR CRACK(S)

Noted minor crack(s) in the porch slab, which is typical of minor settlement. Recommend sealing and monitoring periodically.

Recommendation

Recommend monitoring.



Maintenance/ Monitor Items



5: ATTIC

Information

General: Roof Structure Manufactured home, Not Visible	General: Ceiling Structure Manufactured home, Not visible	General: Inspection Method Not inspected
General: Insulation Depth Unknown	General: Insulation Material Unknown	

Limitations

General

NO ATTIC

No accessible attic spaces were found or inspected at this property.

6: PLUMBING

Information

General: Drain Pipe ABS	General: Interior Supply piping Plastic(PEX)	General: Location of main fuel shut off NA
General: Location of Main Shut off Crawl space	General: Location of Water meter NA	General: Service Pipe to house Not Visible
General: Vent Pipe ABS/PVC	General: Waste Pipe ABS	General: Water Pressure 0 Not tested

General: Water Source
Private Well

General: Plumbing In Walls
Typical of most buildings, the majority of supply piping is concealed from view. Basically it is installed inside the walls and under the floors, which is a visual restriction.

General: Private well
Noted home has a private well, which is not within the scope of this inspection. Recommend a separate inspection by qualified professional.

Supply Lines: Inspected Water Supply & Distribution Pipes
I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed.

Drain and Waste: Inspected Drain, Waste, Vent Pipes
I attempted to inspect the drain, waste, and vent pipes, inspecting for any defects and proper supports. Not all of the pipes and components were accessible and observed.

Drain and Waste: Septic system
Private septic system has been installed, which is not within the scope of this inspection. Recommend evaluation by North Carolina certified Septic Inspector prior to closing.

7: WATER HEATER

Information

Water Heater: Manufacturer
Rheem

Water Heater: Estimated Age
19 Years

Water Heater: Water Temperature
108 Degrees

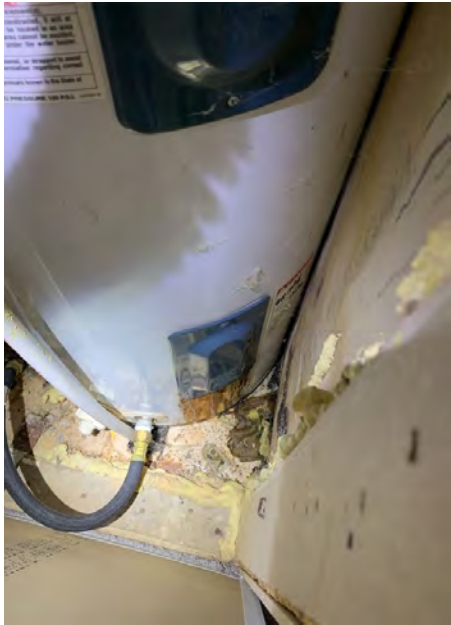
Water Heater: Capacity
40

Water Heater: Energy Source
Electric

Water Heater: Location
Enclosed panel

Water Heater: Type
Tank

Water Heater: Pictures of Unit



Observations

7.1.1 Water Heater

EXPOSED WIRING

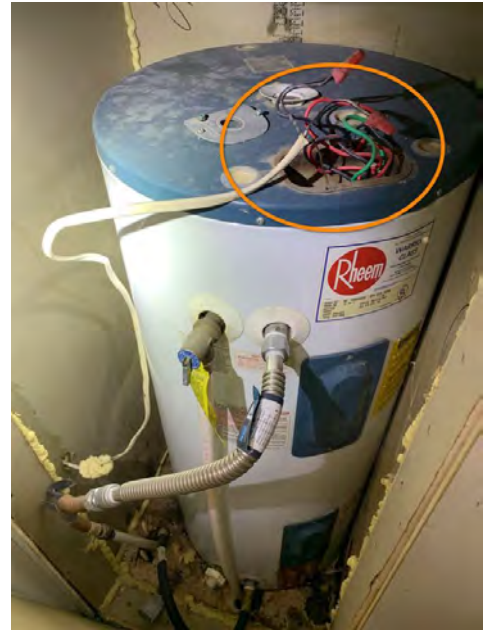
Noted exposed wiring splices, which should be contained in a junction box to avoid any potential hazards. Recommend a qualified professional for correction..

Recommendation

Contact a qualified professional.



Minor Deficiencies



7.1.2 Water Heater

WATER HEATER- ACTIVE LEAK WITHOUT CATCH PAN

FLOOR AND WALL WERE WET.

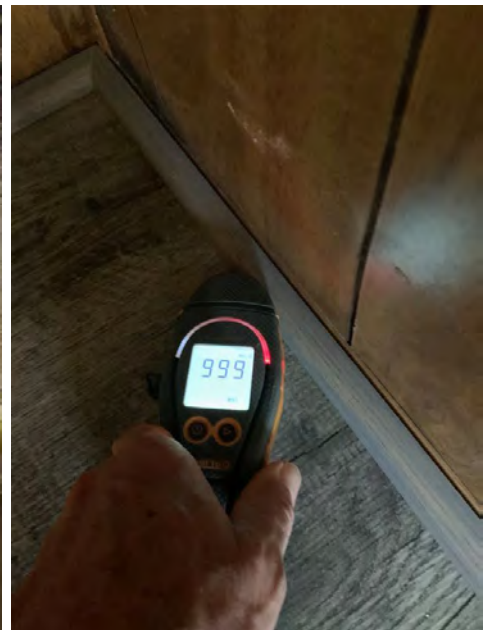
Noted water heater tank had an active leak without an emergency catch pan, which could possibly cause major damage to the floor structure and should be an immediate priority. Recommend a qualified professional evaluate all surrounding areas for damage after removal and make all repairs before new heater replacement. Emergency catch pan with a drain to the outside should be installed as an upgrade.

Recommendation

Contact a qualified professional.



Safety Concerns/ Major Deficiencies





8: ELECTRIC SERVICE

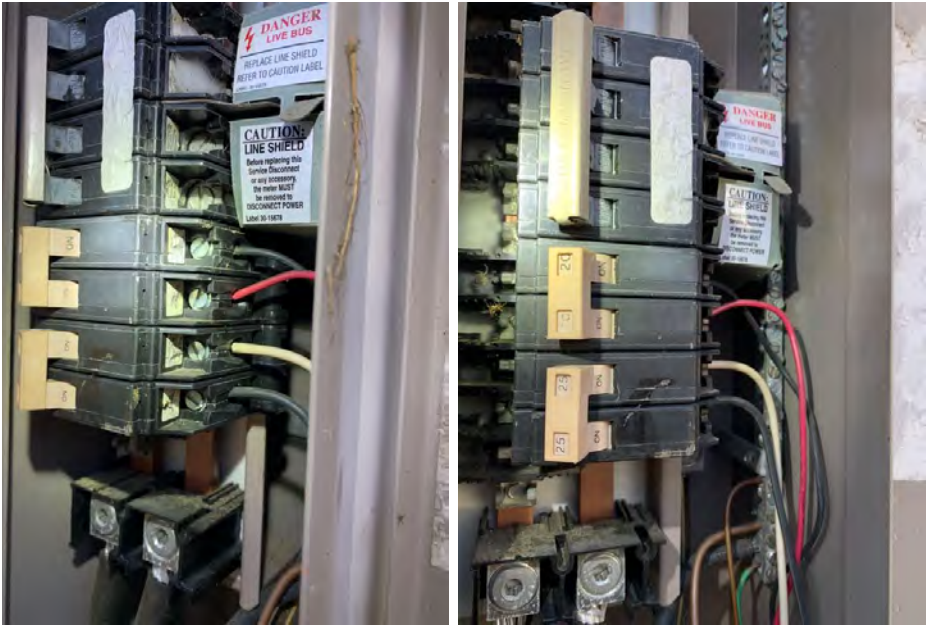
Information

Service : Service Type Underground	Service : Service Voltage 120/240	Electric Panel: Location of Main Panel Back exterior
Electric Panel: Amperage Capacity 200	Electric Panel: Panel Manufacturer Culter Hammer, Eaton	Electric Panel: Branch Wiring Copper, Aluminum multi-strand
Electric Panel: Location of Main Disconnect Middle	Electric Panel: Protection Breakers	Electric Panel: Service Conductor Multi-strain Aluminum
Electric Panel: System Grounding Grounding Rod	Sub-Panel: Panel Location Master bedroom closet	Sub-Panel: Panel Manufacturer Culter Hammer
Sub-Panel: Branch Wiring Copper, Aluminum multi-strand	Sub-Panel: Protection Breakers	Sub-Panel: Service Conductor Multi-strain Aluminum, In line feeder
Sub-Panel: Amp 200		

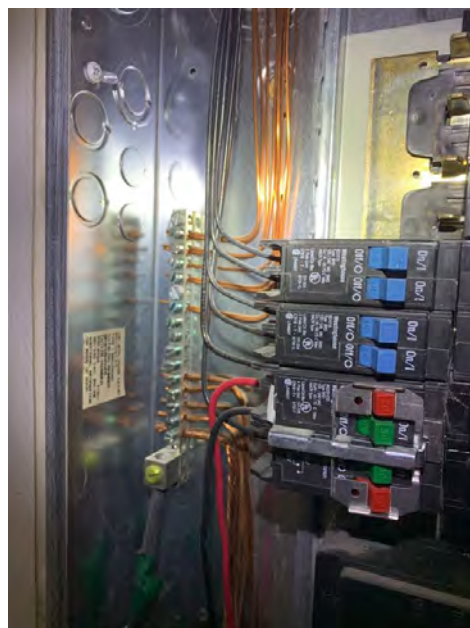
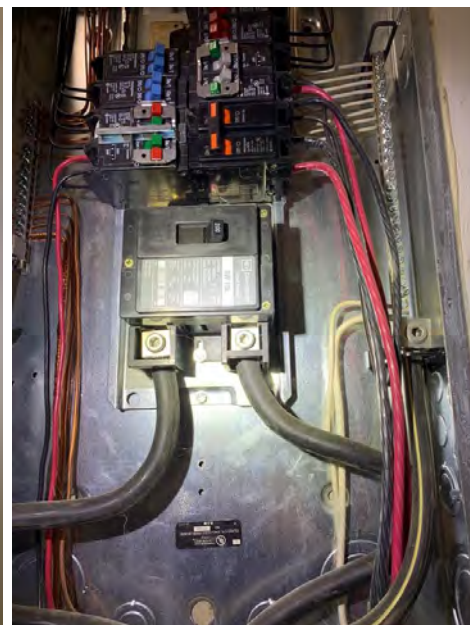
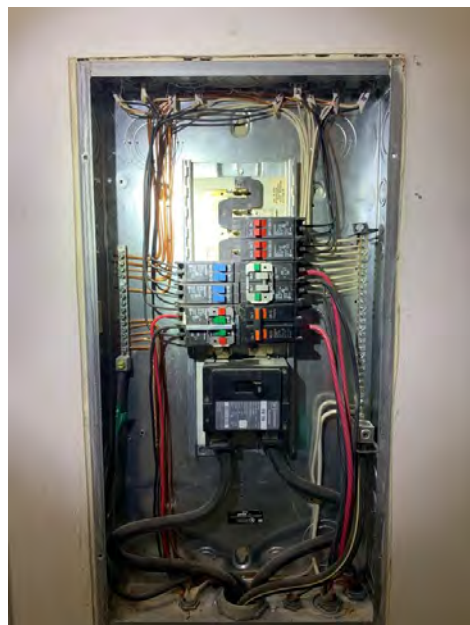
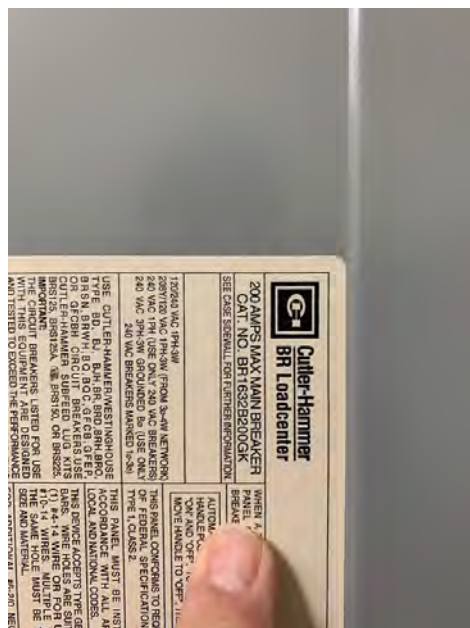
General: Electrical Photos

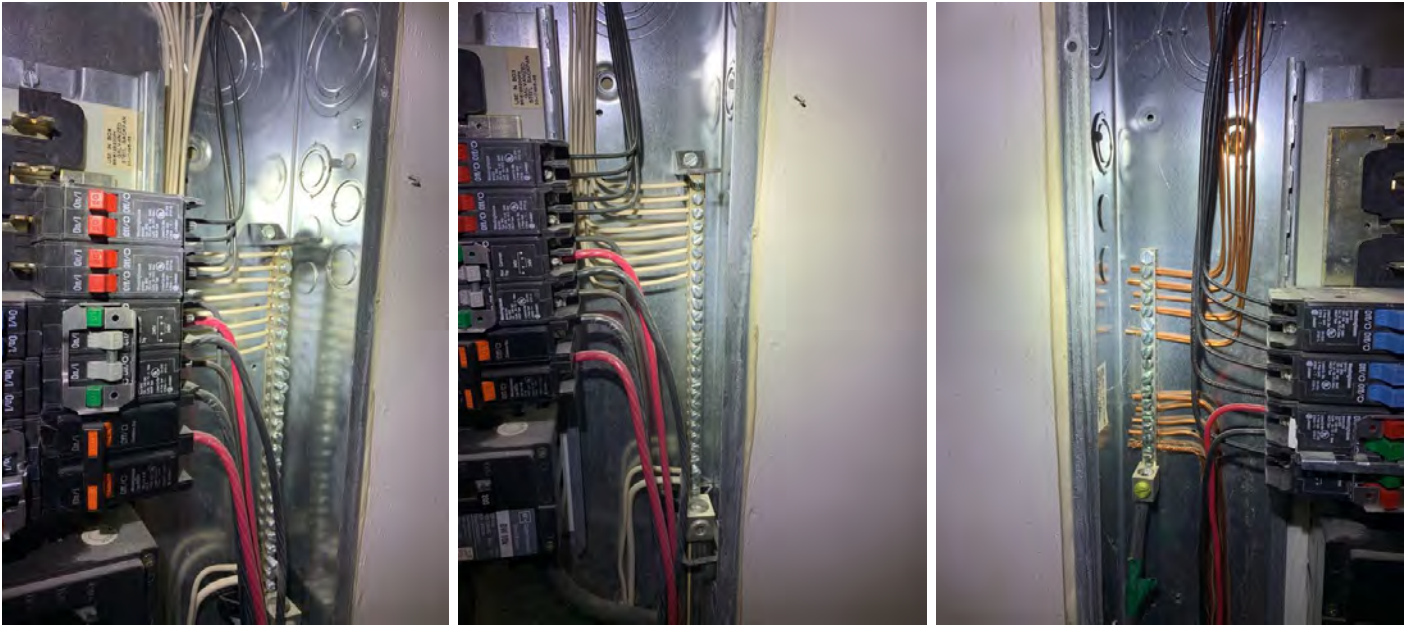
Electrical photos included if visible: Service entry/ Meter base/ Main panel/ Sub-panel.





General: Photos sub panel





Service : Inspected Service-Entrance Conductors

I did inspect service entry conductors according to NC standards of practice

Observations

8.4.1 Electric Panel

DEAD FRONT- MISSING SCREWS

Noted missing panel screws, which may not allow proper seating. Recommend qualified contractor to repair as necessary.

Recommendation

Contact a qualified professional.

 Minor Deficiencies



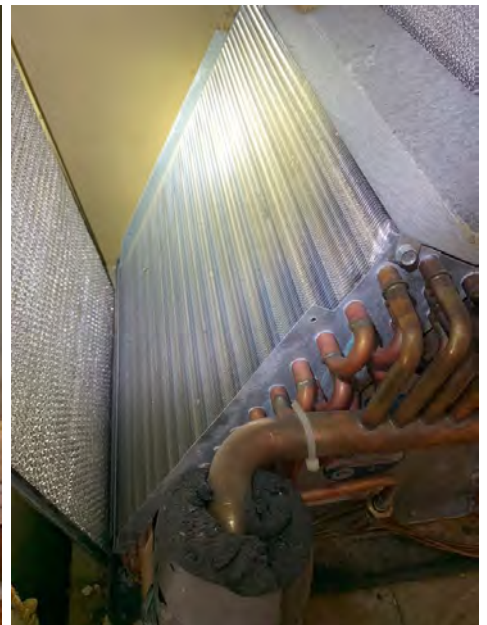
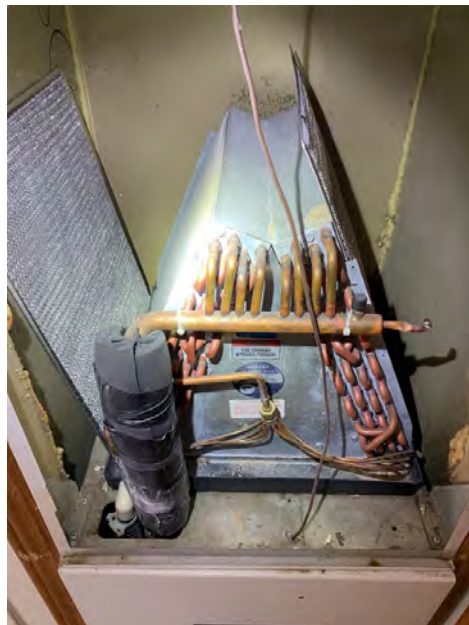
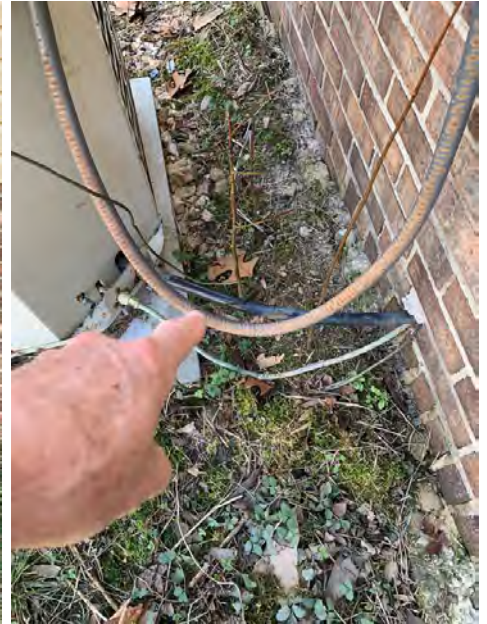
9: HEATING/ COOLING

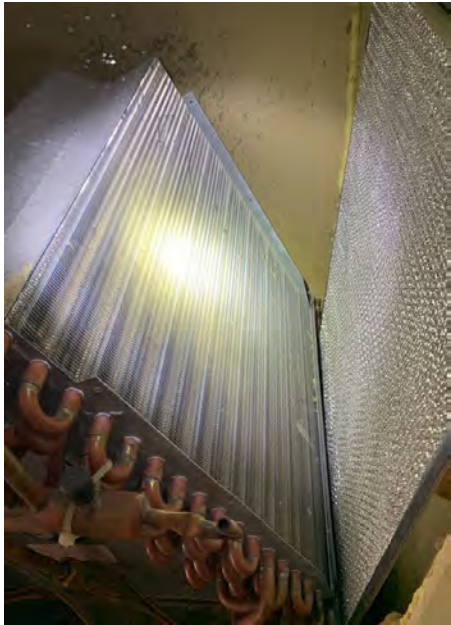
Information

General: A/C Type Heat Pump	General: Cooling source Electric	General: Distribution Flex Duct
General: Heat Source Electric	General: Heat Type Heat Pump	General: Last Service Date NA
Condensing Unit: Age 0 Not able to determine age	Condensing Unit: Manufacturer Intertherm	Air Handler: Manufacturer Nordyne
Air Handler: Age 27 Year(s)	Air Handler: Filter Location On coils	
General: Temperature Differential 20 Degrees heating This is the number of degrees the system is cooling (or heating) the house air, which is the measured temperature difference between the return and the supply register. Normal range for this number is 14-24 degrees when operating the system, ambient outside temperature may affect the measurement. Higher temperature differentials are expected when run in the heat mode with a gas furnace. As with all mechanical equipment, the unit may fail at any time without warning.		
General: Recommend evaluation Recommend evaluation of Hvac due to age/ inspection restriction or not operating as intended.		

General: HVAC System Photos

HVAC system photos included if visible: Condenser/ Air handler/ Duct work/ Package unit.





General: Photos temp differential



Master Bedroom



Duct Work: Ductwork Installed

Insulated, Hidden by belly wrap

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if each room has a heat source, but I may not be able to find every duct register.

Limitations

General

TEMPERATURE RESTRICTION (COOLING)

The outdoor air temperature was close to or below 60 degrees Fahrenheit for (24) hours before or during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Duct Work

INSPECTION RESTRICTION

Majority of ductwork hidden by belly wrap underneath Manufactured Home.

Observations

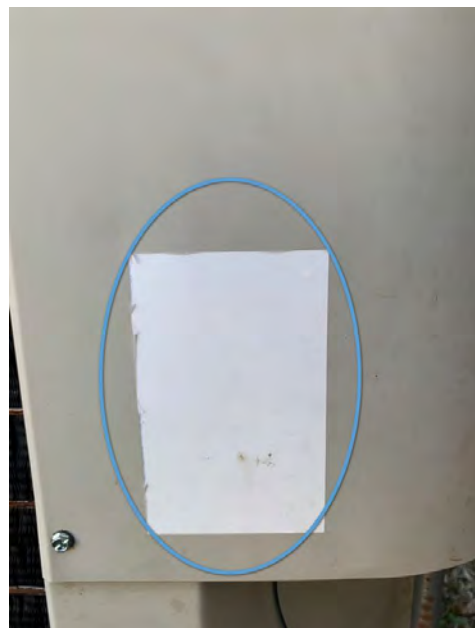
9.2.1 Condensing Unit

EXCEEDS LIFE EXPECTANCY

The estimated useful life for air conditioning/heat pump compressors is 8 to 15 years. This unit appears to have exceeded this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Recommend monitoring.



9.2.2 Condensing Unit

LINE-SET INSULATION

Noted Insulation was damaged/ deteriorated/ missing on the refrigerant lines, which may allow energy loss and allow mechanical damage to line-set. Recommend licensed HVAC technician repair or replace insulation.

Recommendation

Contact a qualified professional.



9.3.1 Air Handler

EXCEEDS LIFE EXPECTANCY

A-COIL APPEARS TO HAVE BEEN REPLACED SINCE ORIGINAL MANUFATRE DATE

Noted unit appears to have exceeded its normal life expectancy, which unit may fall in the near future. Recommend a qualified professional for further evaluation and budgeting for future replacement.

Recommendation

Recommend monitoring.



9.3.2 Air Handler

NOISE OR VIBRATION

FAN MOTOR

The air handler is noisy or is vibrating excessively when operating. A qualified heating and cooling contractor should evaluate and repair as necessary.



9.4.1 Duct Work

REGISTER NOT COOL/ WARM

MASTER BEDROOM

Register was not producing enough warm/cool air compared with the other registers in the home, which may indicate a issue in the ductwork distribution system. Recommend HVAC contractor evaluate and repair as necessary.

Recommendation

Contact a qualified heating and cooling contractor



10: INTERIORS

Information

Floors, Walls, Ceilings: Wall material/covering

Manufactured home, Paneling

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. also, a representative number of ceiling fans were inspected. I looked for material defects according to the North Carolina [Standards of Practice](#).

Floors, Walls, Ceilings: Room Photos



Windows and Doors: Doors Inspected

I inspected a representative number of doors according to the North Carolina [Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows and Doors: Windows Inspected

I inspected a representative number of windows according to the North Carolina [Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Electrical: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

Stairs/Handrails/Guardrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

Stairs/Handrails/Guardrails: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of this home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Smoke and CO alarms: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Observations

10.2.1 Floors, Walls, Ceilings

MICROBIAL GROWTH POSSIBLE

SEE LAUNDRY ROOM SECTION

There is possible microbial growth on the ceiling/wall in one or more areas, which did not show elevated moisture levels at time of inspection. Areas like this may need to be further evaluated, cleaned and monitored.

Recommendation

Contact a qualified professional.



10.3.1 Windows and Doors

ENTRY DOOR-WEATHERSTRIP

LEFT

The weatherstrip around one or more exterior entry doors is missing and/or deteriorated, which may cause excessive energy loss. Weatherstrip should be installed where missing and/or replaced where deteriorated by a qualified contractor.

Recommendation

Contact a qualified professional.





10.3.2 Windows and Doors

WINDOW GLAZING- DAMAGE

MULTIPLE WINDOWS HAD MINOR CRACKS

Noted glazing in one or more windows is broken/ scratched or cracked, which may require professional restoration. Recommend a qualified contractor replace/ correct glazing where necessary.

Recommendation

Recommend monitoring.



10.3.3 Windows and Doors

WINDOW-LOCK ISSUE

KITCHEN

Lock mechanisms on one or more windows are missing and/or damaged so that they are difficult/inoperable, which may cause egress and security issues. Repairs should be made by a qualified contractor so that windows lock and unlock easily.

Recommendation

Contact a qualified professional.



10.3.4 Windows and Doors

WINDOW- MINOR DAMAGE

DRY AT TIME OF INSPECTION

Noted minor Damage to the window/ locks or sill was observed, which may cause improper air sealing issue or require professional restoration. Recommend qualified professional make the necessary repairs or replace.

Recommendation

Recommend monitoring.



10.4.1 Electrical

RECEPTACLE- LOOSE

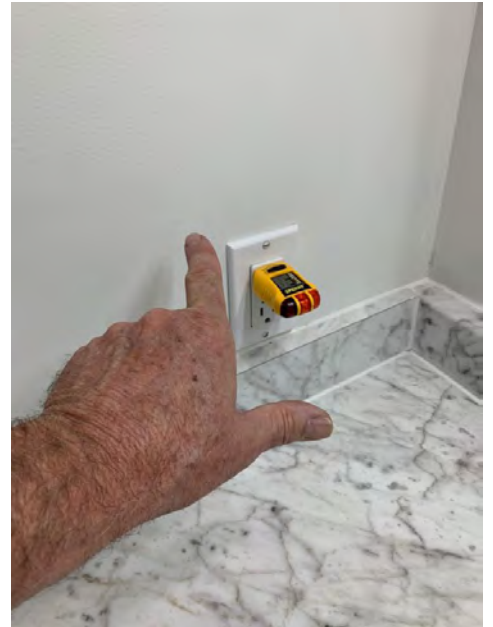
MASTER BATHROOM



Noted one or more electric receptacles were loose, which may stress wiring connections due to excessive movement. Recommend a Licensed electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



11: BATHROOMS

Information

General: Heat Source was Inspected

I inspected for the presence of a heat source in the bathroom.

General: Ran Water at Sinks, Tubs & Showers

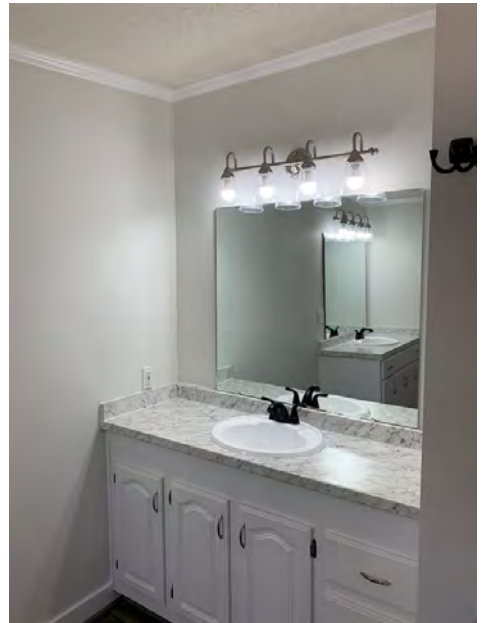
I ran water at all bathroom sinks, bathtubs, and showers. I inspected for any signs of water leaks and deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Important Note: The inspector runs the water at each fixture for a few minutes, this can in no way simulate the actual water usage of a typical homeowner. Some leaks only present themselves when exposed to large amounts of water, which is a limitation of this home inspection.

General: Inspection restriction

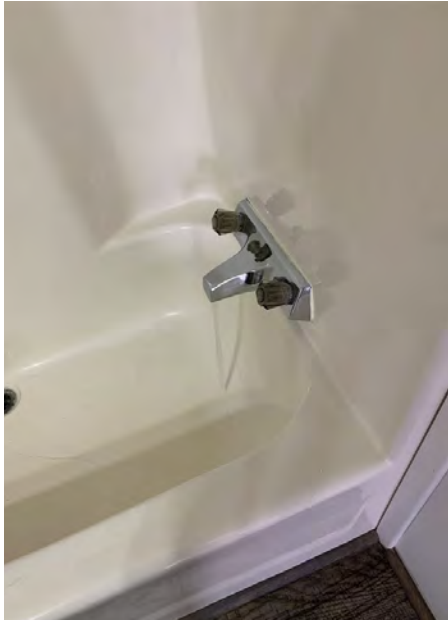
Personal items limited my visual inspection, which is an inspection restriction and damage may be found after items are removed.

General: bathroom photos



General: Inspection photos

Running water at sinks/ showers/ bathtubs, under sink plumbing and supply lines, toilet leaks, Electrical.sm





Electrical: Receptacles Inspected

I inspected for GFCI-protection at every receptacle near the bathroom sink by operating the test button at the GFCI device or using a GFCI testing instrument. *No defects were found unless otherwise noted.*

Sink/countertop: Sink/ vanity Inspected

I inspected the bathroom sink for the following: Any fixture issues, counter-top/ vanity damage. *No defects were found unless otherwise noted.*

Toilets: Flushed Toilets

I inspected the toilets by operating the normal flushing mechanism. I checked for each of the follow: Functional flow, proper re-filling and secure mounting to the flange and surrounding flooring for any leakage using a non-invasive moisture meter. *No defects were found unless otherwise noted.*

Exhaust Fan: Inspected Bath Exhaust Fans

I inspected the bathroom exhaust fans for the following: Proper operation using normal controls, excessive noise and if they are not present. *No defects were found unless otherwise noted.*

Cabinets: Cabinets Inspected

I inspected the cabinets for the following: Damage, loose counter tops. ***No defects were found unless otherwise noted.***

Observations

11.4.1 Toilets

TOILET LOOSE

Noted One or more toilets were not securely fastened to floor, which may cause leakage due to wax seal failure. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



12: LAUNDRY

Information

General: Dryer vent cleaning

Recommend to clean dryer vent after moving in and before use.

General: Valves inspected

Valves inspected for leaks

General: Laundry room Photos



Observations

12.1.1 General

WATER VALVE LEAKING

COLD SIDE

One of the water valves is leaking, which may cause damage to structure. Inspector does not operate shut off valves and valves may not be closed/ open all the way. Recommend evaluation and replacement as necessary.

Recommendation

Contact a qualified plumbing contractor.



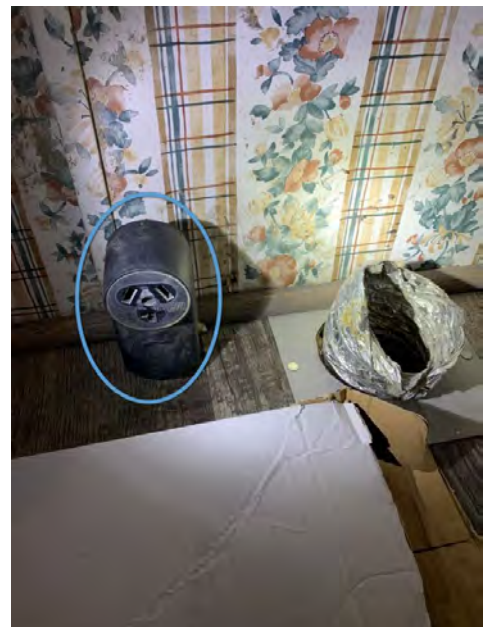
12.1.2 General

OLDER STYLE 3-PRONG

Dryer receptacle is an older style 3-prong, which may require changing of the dryer's power cord on newer models.

Recommendation

Contact a qualified professional.



13: KITCHEN

Information

Cabinets: Cabinets inspected

Cabinets were inspected only to make sure they were secure.

Countertops-Backsplash: Countertops
laminare**Flooring: Flooring**

Flooring was inspected for defects, cosmetic issues may not be reported on.

Built in appliances: refrigerator

Not inspected (per NC SOP), I did open to see if running.

Built in appliances: Range light/Exhaust vent

inspected range light and exhaust vent

Sink: Running water and below sink

Ran water and checked for leaks underneath. Piping inspected for defects.

Walls: Walls Inspected

Walls were inspected for defects, cosmetic issues may not be reported on.

General: Kitchen Photos

General: Inspection photos



Electrical: Outlets inspected

Outlets were inspected, All outlets with-in six feet of water should be GFCI protected.

Electrical: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Limitations

Built in appliances

CIRCUIT BREAKERS- OFF

OVEN CIRCUIT BREAKER OFF

Noted circuit breakers off , which is a inspection restriction. I do not turn on/off circuit breakers under any circumstances, unless catastrophic damage property is imminent. I don't know the *reason for them being turned off*.

14: FIREPLACE

Information

General: Chimney type Metal	General: Fireplace type Metal pre-fabrication, Vented	General: Woodstove type N/A
Flue and damper: Damper inspected Inspector operated damper and it functioned as intended.	Hearth: Hearth inspected Health was inspected for proper size and condition	Liner, Firebricks, Panels: Firebox inspected Firebox was inspected for safety and defects
Liner, Firebricks, Panels: Inspection restriction Glass Enclosure/ logs/ etc., inspected to the best of my ability.		

General: Fireplace Photos



Flue and damper: Recommend cleaning before first use

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected and cleaned before first use and annually by a qualified chimney service contractor.

Limitations

General

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Flue and damper

STANDARDS OF PRACTICE LIMITATION

NC standards of Practice don't allow home inspectors to evaluate the condition of the flue, which requires special tools to fully determine if the conditions are safe for use. Recommend a qualified contractor for evaluation and proper cleaning.

Observations

14.1.1 General

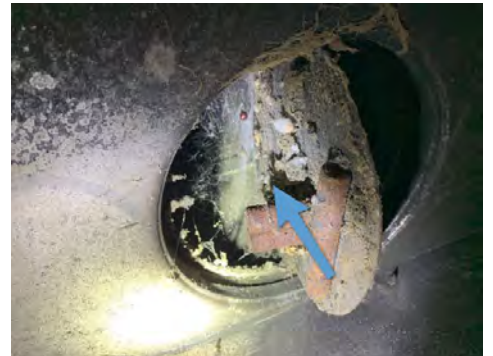
RECOMMEND EVALUATION

DIRTY

Recommend further evaluation by a qualified contractor prior to use to fully determine safe operation. Inspector was unable to fully evaluate at time of inspection. Interior flues are beyond the scope of the inspection.

Recommendation

Contact a qualified professional.



14.3.1 Hearth

DETERIORATED

MINOR CRACKING IN TILE

One or more fireplace and/or woodstove hearths are damaged and/or deteriorated. For example, loose or broken tiles and/or bricks. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

Recommend monitoring.



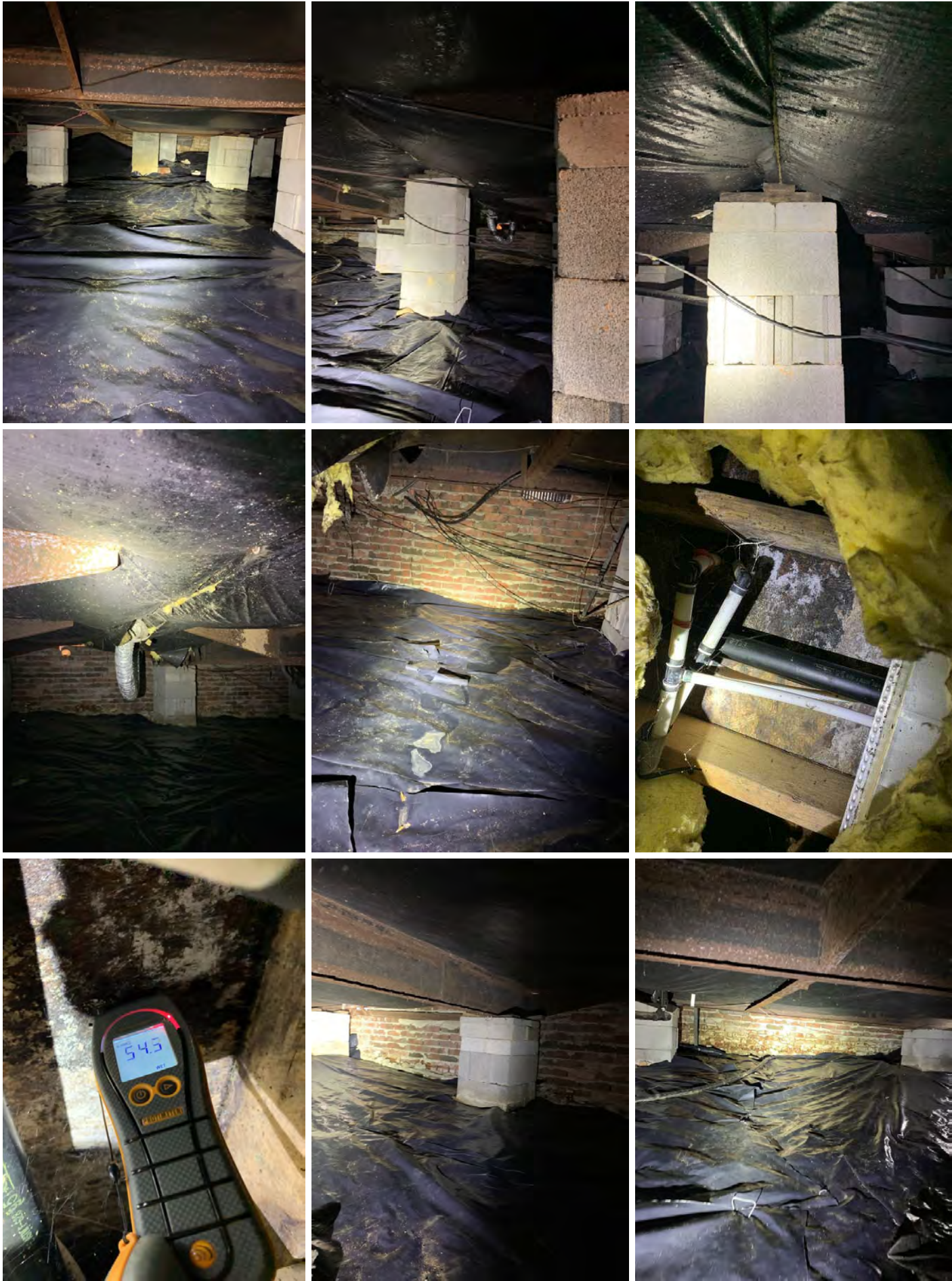
15: FOUNDATION

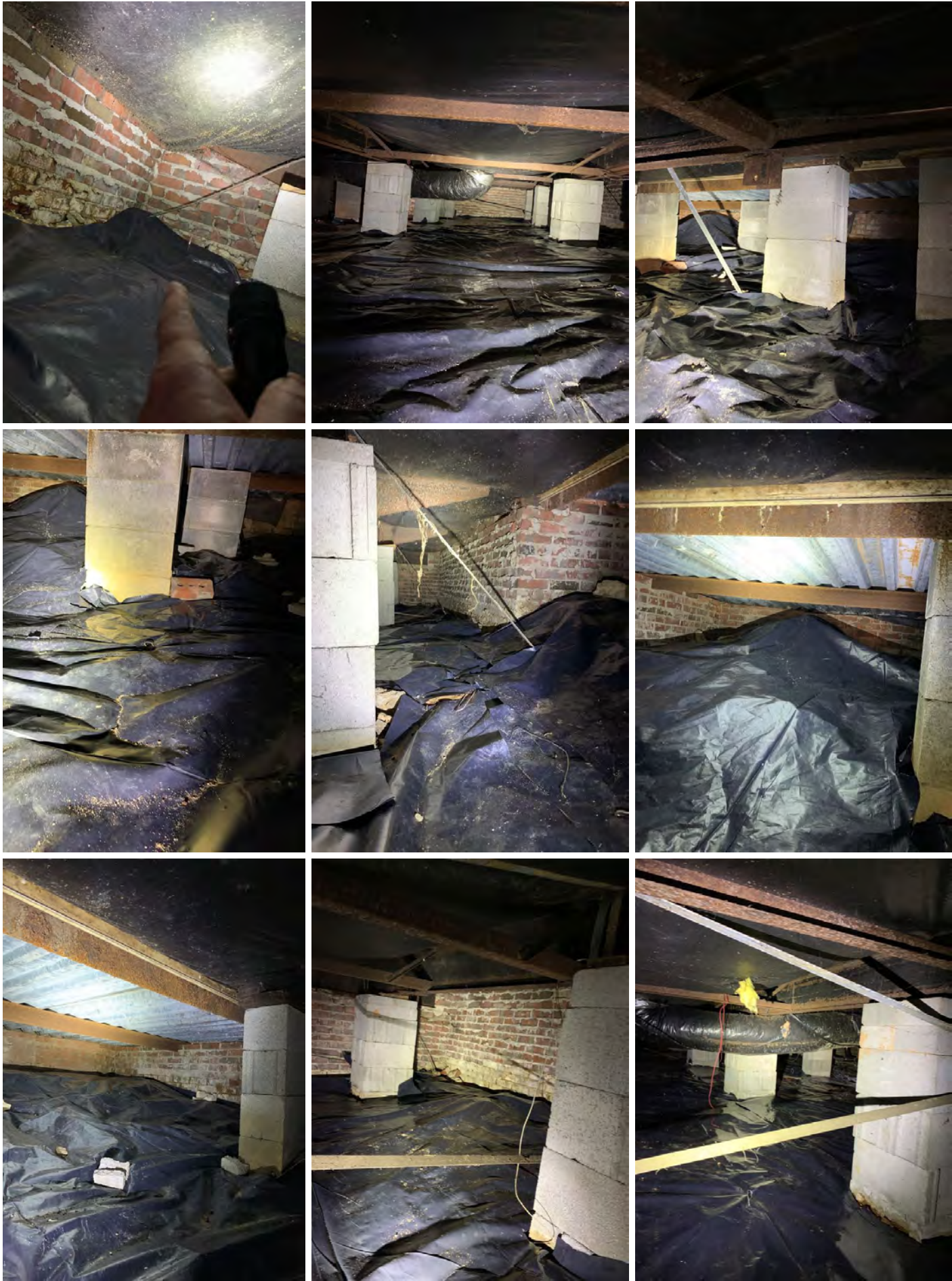
Information

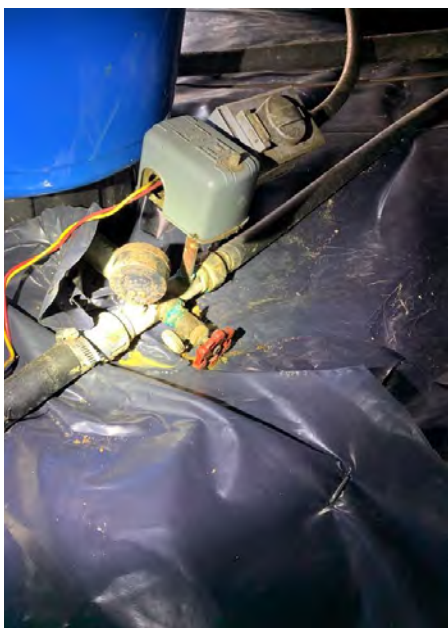
General Foundation: Inspection Method Traversed	General Foundation: Beam Material Steel, Manufactured Home	General Foundation: Type of Basement/ crawlspace Foundation Described Manufactured home, Brick skirting
General Foundation: Floor structure Manufactured home	General Foundation: Foundation Was Inspected The foundation was inspected according to the NC SOP .	General Foundation: Insulation material Batt, Manufactured home vapor barrier, Where visible
General Foundation: Pier/Support material Concrete Block, Manufactured Home	General Foundation: Vapor Barrier present Yes	Ventilation-Insulation: Insulation Type Not visible
Plumbing-Electrical: Plumbing inspected We attempted to inspect all visible plumbing for leaks and defects,		
General Foundation: Structural Components Were Inspected Structural components were inspected according to the NC Standards of Practice , including readily observed floor joists/ Beams.		

General Foundation: Crawl space Photos









General Foundation: Belly wrap

Belly wrap was installed as a vapor barrier on the underside of the floor joist, which is a inspection restriction of the floor structure/ insulation and plumbing.

Ventilation-Insulation: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the under floor area. I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces. R19 in under floor areas is recommended for our climate zone, anything <R19 will be noted as a defect.

Ventilation-Insulation: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. I report as in need of correction the general absence of ventilation in unfinished spaces. Exhaust venting to the outside of home was also inspected.

Ventilation-Insulation: Approximate Average Depth of Insulation

Manufactured home vapor barrier, 3-6 inches, Where visible

Determining how much insulation should be installed in a house depends upon where a home is located. Proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located. This house is located in a climate zone that requires an R-value of 19.

Limitations

General Foundation

INACCESSIBLE AREAS

Some areas of the crawl space were inaccessible due to height restrictions/ ductwork or plumbing.

General Foundation

PERSONAL STORAGE RESTRICTION

Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice.

Substructure

INSPECTION RESTRICTION

Not inspected due to being inaccessible, which is a inspection restriction.

Ventilation-Insulation

INSPECTION RESTRICTION

Not inspected due being inaccessible, which is a inspection restriction.

Plumbing-Electrical

INSPECTION RESTRICTION

Plumbing pipes were not inspected due to being inaccessible.

Observations

15.1.1 General Foundation

CRAWL SPACE- STANDING WATER

UNDER FRONT PORCH/ RIGHT SIDE OF CRAWL SPACE

Noted standing water in one or more areas of the crawl space, which may lead to excessive water vapor/ moisture issues that negatively affect the dwelling. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Under front porch

15.3.1 Ventilation-Insulation

DRYER DUCT TERMINATED

The dryer duct terminated in the crawl space. Recommend a qualified person install a hard line duct to the exterior wall to avoid accumulation of moisture, lint and dust in the crawlspace area.

Recommendation

Contact a qualified professional.



16: WELL EQUIPMENT

Information

General: Location of equipment

Crawl space

General: Maintain

The water system should be maintained on a regular basis. A certified well company should evaluate and maintain the system to ensure proper functionality.

Observations

16.1.1 General

WELL- RECOMMEND WATER TESTING

BEACH SMELL/ WATER CLARITY

Recommend having the well water tested by a qualified professional.

For more information, visit <http://www.wellowner.org>

Recommendation

Contact a qualified professional.

16.3.1 Pressure tank

MINOR LEAK

Noted minor leak in pressure tank, which may lead to numerous moisture problems. Recommend qualified professional to repair as necessary.

Recommendation

Contact a qualified professional.



17: MANUFACTURED HOME SPECIFIC INFO

Information

General: HUD Certificate Missing	General: Modular certification Data tags provided if visible
--	--

General: HUD Manufactured Home Construction and Safety Standards

Client is provided this information as a courtesy only and is not guaranteed this document has not been updated recently.
View: [Link](#)

General: HUD Data Plate
Present

The Data Plate includes the manufacturer name, serial number model and date of manufacture, as well as wind, rood load and thermal zone maps. If the Data Plate is missing or the Inspector is unable to locate it, the Inspector must report this in the report and is not required to secure the Data Plate information from another source.

General: Photos



Observations

17.2.1 Anchors

ANCHOR STRAP- BROKEN/DAMAGED

FRONT LEFT CORNER

Noted strap for anchor tie was damaged/ broken, which may compromise stability of the home in high wind events. Recommend repair by qualified contractor.

Recommendation

Contact a qualified professional.



17.4.1 Vapor barrier

BELLY WRAP- DAMAGED

Noted damaged belly wrap underneath the manufactured home, which may affect air quality in dwelling. Recommend a qualified professional repair as needed.

Recommendation

Contact a qualified professional.



17.5.1 Cracks in masonry

**CRACKS IN MASONRY/
BLOCK**

RIGHT EXTERIOR- AREA HAS BEEN SEALED

Noted cracks in masonry, which is typically not a structural concern. Recommend sealing all cracks to prevent moisture intrusion by a qualified contractor and monitor periodically.

Recommendation

Recommend monitoring.

