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RESIDENTIAL REPORT

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Dr. Carl Leth
02/26/2025



Inspector
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A handwritten signature of Pete Huettner in blue ink.

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Agent

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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

SUMMARY



ITEMS INSPECTED



RECOMMENDATIONS

SAFETY HAZARD/MAJOR
CONCERNS

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- ⊖ 2.1.1 Exterior - Walkways, Patios & Driveways: Cracking
- ⊖ 2.3.1 Exterior - Decks, Balconies, Porches & Steps: Damaged/Worn Materials
- ⊖ 2.3.2 Exterior - Decks, Balconies, Porches & Steps: Loose handrail
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- ⊖ 2.4.1 Exterior - Exterior Doors: Air leakage around exterior doors
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- ⊖ 2.4.3 Exterior - Exterior Doors: Door Rubs Frame
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- ⚠ 6.2.6 Electrical - Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Sub Panel not Bonded and Separated Properly
- ⊖ 6.2.7 Electrical - Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Subpanel Cover painted over
- ⚠ 6.3.1 Electrical - Branch Circuit Conductors, Over current Devices and Compatibility of Their Amperage & Voltage: Branch Wire Exposed
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- ⚠ 6.4.2 Electrical - Connected Devices and Fixtures: Exposed Wires / open junction box
- ⊖ 6.4.3 Electrical - Connected Devices and Fixtures: Loose light Fixtures
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- ⊖ 11.2.1 Built-in Appliances - Range/Oven/Cooktop: Anti-tip Device Missing
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- ⚠ 12.2.1 Insulation and Ventilation - Vapor Retarders: Missing Vapor Barrier
- ⊖ 12.3.1 Insulation and Ventilation - Flooring Insulation: Damaged Insulation

1: INSPECTION DETAILS

Information

Approximate Age 2007 Year Built	Aprx. Square Footage 705	Ground Cover Dry
In Attendance Inspector, Client's Agent	Main Entrance Facing West	Occupancy Vacant
Style Multi-level	Temperature (approximate) 50 Fahrenheit (F)	Type of Building Single Family, Detached

Weather Conditions
Clear, Dry

2: EXTERIOR

		IN	NI	NP	R
2.1	Walkways, Patios & Driveways	X			X
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			
2.3	Decks, Balconies, Porches & Steps	X			X
2.4	Exterior Doors	X			X
2.5	Eaves, Soffits & Fascia	X			
2.6	Siding, Flashing & Trim	X			X
2.7	Gas Meter			X	
2.8	Hose Bibs	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Walkways, Patios & Driveways: Driveway/Walkway Material

Concrete

Exterior Doors: Exterior Entry Door

Steel

Siding, Flashing & Trim: Siding Material

Vinyl

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Screened Porch

Eaves, Soffits & Fascia: Material

Aluminum, Vinyl

Hose Bibs: Operates

Yes

Decks, Balconies, Porches & Steps: Material

Concrete

Siding, Flashing & Trim: Flashing/Trim Material

Vinyl, Aluminum

Limitations

General

LIMITED INSPECTION DUE TO ITEMS

Inspection limited due to homeowner items.

Recommendations

2.1.1 Walkways, Patios & Driveways

CRACKING

Exterior was inspected. There are signs of cracking in concrete. This can get worse over time, creating function issues. Contact a qualified contractor to repair.

Recommendation

Contact a qualified concrete / driveway contractor



Recommendations



2.3.1 Decks, Balconies, Porches & Steps

DAMAGED/WORN MATERIALS



Recommendations

Inspected the deck. There are multiple areas that have damaged and/or worn materials. This can get worse over time, causing possible support issues. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



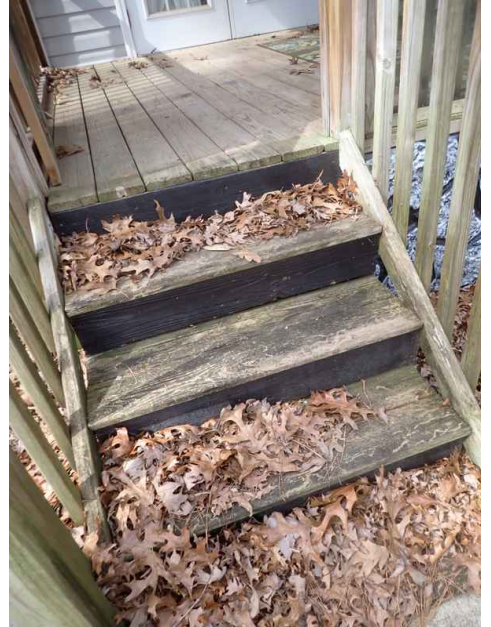
2.3.2 Decks, Balconies, Porches & Steps

LOOSE HANDRAIL

Porches and deck was inspected. There are loose handrails. This is can cause a fall hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



2.3.3 Decks, Balconies, Porches & Steps

DAMAGED/MISSING SCREEN

Screened porch was inspected. There are one or more areas where the screen is damaged/missing. This can allow wildlife to enter into porch area. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



2.4.1 Exterior Doors

AIR LEAKAGE AROUND EXTERIOR DOORS

Exterior doors were inspected. There are one or more entry doors that have gaps around the frame. This can allow air, water and/or wildlife intrusion. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.





2.4.2 Exterior Doors

DAMAGED DOOR/FRAME



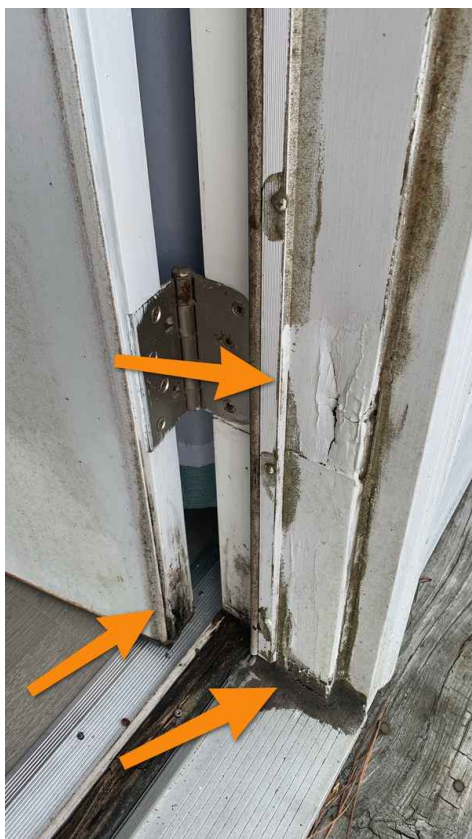
Inspected exterior doors. There are one or more doors and/or frames that have damage. This can make it difficult to properly open/close doors. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Front entry door.



Front French door.





2.4.3 Exterior Doors



Recommendations

DOOR RUBS FRAME

Inspected exterior doors. One or more doors rub on the frame. This can prevent proper operation of the door. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Back entry door.

2.4.4 Exterior Doors



Recommendations

DOOR DOES NOT CLOSE OR LATCH

Inspected exterior doors. One or more doors do not close or latch properly. This can make it difficult to properly operate door. Contact a qualified contractor to repair.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified general contractor.



Passage lock does not latch at front entry door.

2.4.5 Exterior Doors

CORROSION ON DOOR

Exterior doors were inspected. There is corrosion on the door. This can cause hardware failure and limit function of door. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



2.4.6 Exterior Doors

FRENCH DOOR

Inspected exterior doors. The passive french door panel does not lock at the bottom pin. This can prevent proper operation of the door. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.





2.6.1 Siding, Flashing & Trim

LOOSE SIDING/TRIM

Inspected siding and/or trim. There are one or more areas around the home where the siding is not properly secure. This can allow the siding/trim to become detached during high winds and allow moisture penetration in the affected area. Contact a qualified contractor to repair.

Recommendation

Contact a qualified siding specialist.



Recommendations



3: ROOFING

		IN	NI	NP	R
3.1	Coverings	X			X
3.2	Valleys			X	
3.3	Flashings	X			
3.4	Skylights, Chimneys & Roof Penetrations	X			
3.5	Ventilation	X			
3.6	Roof Drainage Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Ground, Drone, Ladder

Picture of Roof

Pictures for informational purposes only.



Roof Type/Style

Gable

Coverings: Material

Asphalt

Valleys: Material

Not Present

Flashings: Material

Aluminum

Ventilation: Ventilation Type

Soffit Vents, Ridge Vents

Roof Drainage Systems: Gutter Material

Aluminum

Limitations

General

INSPECTION LIMITED

Not all areas of roof coverings and structure visible due to gutters and/or flashing.

Flashings

NOT ALL AREAS VISIBLE

Recommendations

3.1.1 Coverings

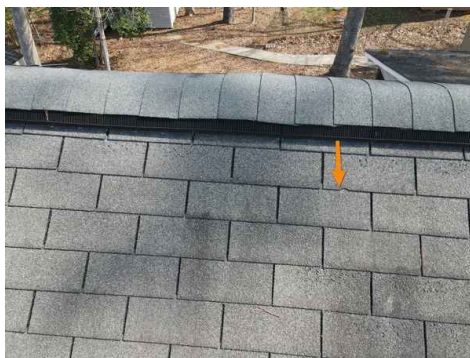
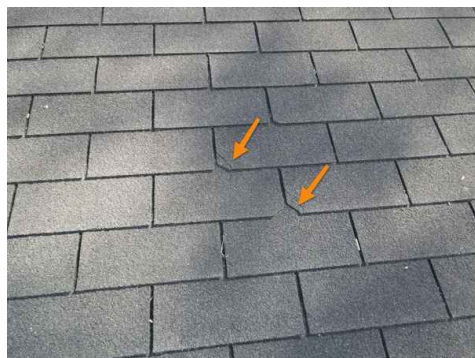
DAMAGED COVERINGS

Recommendations

Roof coverings were inspected. There is damage to one or more areas of the roof covering. Damaged coverings can allow moisture infiltration and decrease the ability to shed water. Contact a qualified contractor to repair.

Recommendation

Contact a qualified roofing contractor



3.1.2 Coverings

COVERINGS SHOWING SIGNS OF WEAR

Recommendations

Inspected roof coverings. The shingles are showing signs of wear. Excessive wear can affect the performance of the coverings and allow for leaks. Contact a qualified contractor to repair.

Recommendation

Contact a qualified roofing contractor



Shingle edges curling.

3.1.3 Coverings



Recommendations

DEBRIS ON ROOF

Inspected roof coverings. There is debris on areas of the roof. This can damage roof coverings and prevent proper water shedding, cause leaks, and also limits inspection. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



3.1.4 Coverings



Recommendations

ALGAE PRESENT ON ROOF

Inspected roof coverings. Algae growth is present on shaded areas of the roof. Algae can decrease the life of the roof coverings. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



3.6.1 Roof Drainage Systems



Recommendations

DEBRIS

Inspected the gutter system. Debris has accumulated in the gutters/downspouts. Water can roll over gutters and accumulate along the foundation. This can cause structural damage along the affected area. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



3.6.2 Roof Drainage Systems



Recommendations

GUTTERS NOT INSTALLED

Inspected gutter system. There are one or more areas where a gutter system is not installed. This can allow water run off near the foundation causing unwanted movement in structure. Contact a qualified contractor to repair.

Recommendation

Contact a qualified gutter contractor



Back side of roof.

4: STRUCTURAL COMPONENTS

		IN	NI	NP	R
4.1	Foundation, Basement & Crawlspaces	X			X
4.2	Floor Structure	X			X
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Attic Structure/Framing	X			X

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Information

Inspection Method Attic Access, Infrared, Visual, Crawlspace Access	Foundation, Basement & Crawlspaces: Foundation Type Crawl Space	Foundation, Basement & Crawlspaces: Material Wood Frame
Floor Structure: Basement/Crawlspace Floor Dirt	Floor Structure: Material Wood Beams, Wood Joist	Floor Structure: Sub-floor Plywood
Wall Structure: Material Wood	Ceiling Structure: Material Wood	Attic Structure/Framing: Material Rafters

Limitations

Foundation, Basement & Crawlspaces
INSPECTION LIMITED DUE TO LOW HEIGHT OF CRAWLSPACE
Crawlspace inspection was limited due to some sections had low clearance.

Foundation, Basement & Crawlspaces
INSPECTION LIMITED DUE TO DUCTWORK

Foundation, Basement & Crawlspaces
ACCESS LIMITED
All areas not visible.

Wall Structure
INSPECTION LIMITED
Not all areas visible, covered by drywall/insulation.

Ceiling Structure

INSPECTION LIMITED

Not all areas visible due to drywall/insulation.

Attic Structure/Framing

INSPECTION LIMITED DUE TO ACCESS

Access limited due to insulation, framing and duct work.

Recommendations

4.1.1 Foundation, Basement & Crawlspaces

**Recommendations****WOOD IN CONTACT WITH SOIL**

Inspected foundation. There are wood supports in contact with soil. This can cause wood rot to supports. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



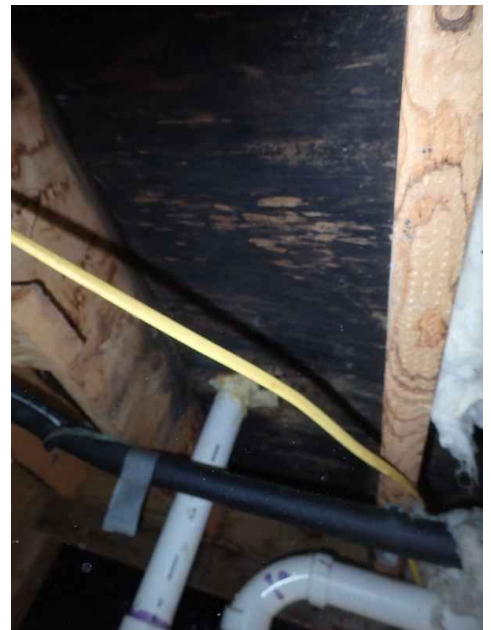
4.2.1 Floor Structure

**Recommendations****ORGANIC GROWTH**

Floor structure was inspected. There are signs of organic growth in one or more areas. Certain types of growth can damage floor structure materials. Contact a qualified contractor to repair.

Recommendation

Contact a qualified environmental contractor



Back right corner of crawlspace.

4.5.1 Attic Structure/Framing

**Recommendations****MISSING FASTENERS**

Inspected attic structure. There are missing fasteners on trusses. This can decrease the structural integrity of support beam. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Rafter ties missing on rafters at back side of attic.

5: GARAGE/CARPORT

		IN	NI	NP	R
5.1	Floor			X	
5.2	Garage Service Door			X	
5.3	Electricity Present			X	
5.4	Automatic Opener			X	
5.5	Fire Separation Walls and Ceilings			X	
5.6	Overhead Doors			X	

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Information

Type None	Floor: Type NA	Electricity Present: GFCI NA
Automatic Opener: Sensor Eyes Present NA	Overhead Doors: Material NA	

6: ELECTRICAL

		IN	NI	NP	R
6.1	Service Entry	X			X
6.2	Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels	X			X
6.3	Branch Circuit Conductors, Over current Devices and Compatibility of Their Amperage & Voltage	X			X
6.4	Connected Devices and Fixtures	X			X
6.5	Polarity and Grounding of Receptacles	X			X
6.6	GFCI & AFCI	X			X
6.7	Smoke Detectors			X	X
6.8	Carbon Monoxide Detectors			X	X

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Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

Service Entry: Electrical Service Conductors

Overhead, Aluminum

Service Entry: Exterior Outlets

Yes, Operative

Service Entry: G.F.C.I Present

Yes, Operative

Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Appears Grounded

Yes, Yes

Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Main Wire

Aluminum

Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Panel Capacity

200 AMP, 240 voltz

Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Panel Locations

Main Level, Exterior, Meter base

Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Panel Manufacturer

Murray

Unknown

Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels: Panel Type

Circuit Breaker

Smoke Detectors: Smoke Detector Tested

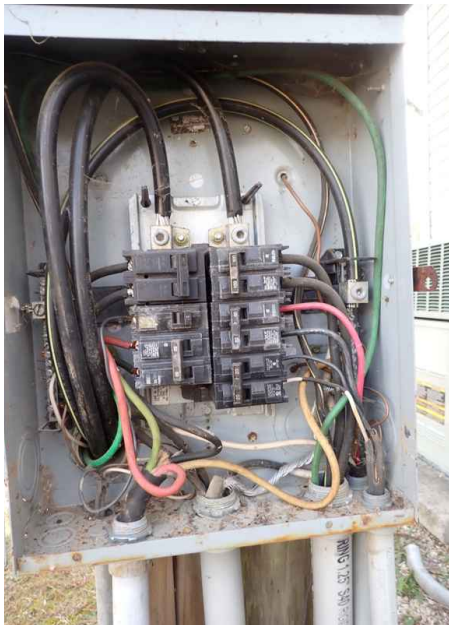
Not Present

Carbon Monoxide Detectors: Carbon Monoxide Detector Tested

Not Present

Pictures of panel

Pictures for informational purposes only.



Limitations

General

NOT ALL AREAS VISIBLE

Inspection limited due to homeowners items.

Branch Circuit Conductors, Over current Devices and Compatibility of Their Amperage & Voltage

NOT ALL AREAS VISIBLE

Not all areas of wires and electrical components visible due to coverings.

Recommendations

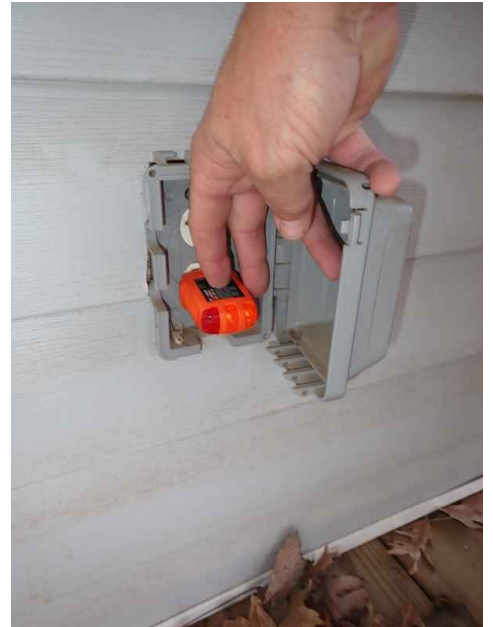
6.1.1 Service Entry

RECEPTACLES NON-GFCI PROTECTED**Safety Hazard/Major Concerns**

Inspected exterior receptacles. The receptacles around the exterior of the home are not GFCI protected. This can cause a shock hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Screen porch receptacle is non GFCI protected.

6.1.2 Service Entry

THROW SWITCH PANEL BOX COVER NOT SECURE**Safety Hazard/Major Concerns**

Inspected electrical system. The throw switch panel box cover door is not secure. This can allow access to energized components. Contact qualified electrical contractor to repair.

Recommendation

Contact a qualified electrical contractor.



6.2.1 Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels

**Recommendations****ELECTRICAL PANEL NOT PROPERLY LABELED**

Inspected the electrical panel. There are breakers that are not labeled. This can cause a safety hazard to contractors working with breakers and wiring. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



6.2.2 Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels

 Safety Hazard/Major Concerns

CORROSION ON ELECTRICAL COMPONENTS

Inspected electrical panels. There is corrosion on components in the panel. This can create a short and safety hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



6.2.3 Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels

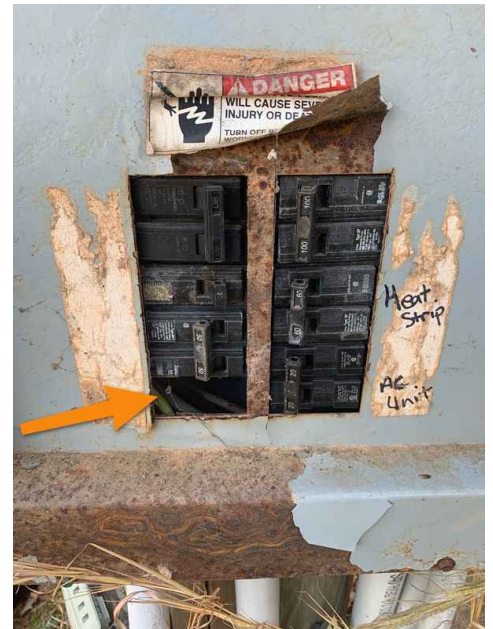
 Recommendations

OPEN KNOCK-OUT

Electrical panel was inspected. There is a open spot (missing knock-out) on the front panel cover. This is a safety/shock hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



6.2.4 Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels

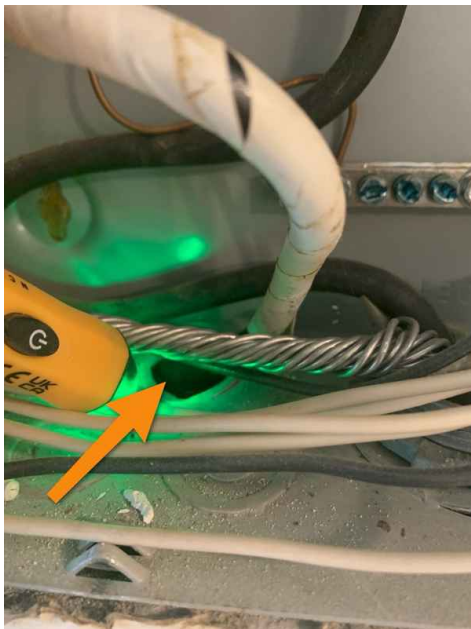


MISSING GROMMET AT PANEL BOX

Inspected panel boxes. There is a missing grommet at the panel box. Sharp edges can fray wire jackets causing a shock and/or fire hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Dining room sub panel box.



Laundry sub panel box.

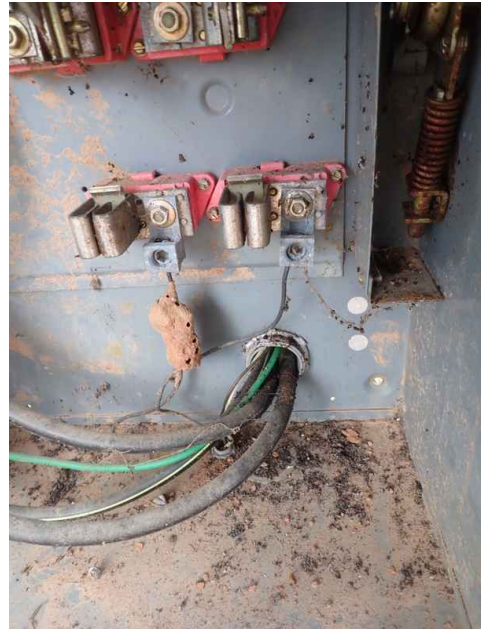
6.2.5 Service and Grounding Equipment, Main Over current Device, Main and Distribution Panels

DEBRIS IN ELECTRICAL PANEL

Inspected main electric panel. There is debris in the electrical panel. This can cause shorts in the panel. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



6.2.6 Service and Grounding
Equipment, Main Over current
Device, Main and Distribution Panels



Safety Hazard/Major Concerns

SUB PANEL NOT BONDED AND SEPARATED PROPERLY

Inspected the sub panel. A sub panel is not bonded and separated properly. The ground wires and neutral wires should be on separate bus bars. This can cause a safety hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Neutral and ground wires on same bus bar at laundry sub panel box.

6.2.7 Service and Grounding Equipment, Main Over current Device, Main and Distribution
Panels



Recommendations

SUBPANEL COVER PAINTED OVER

Inspected electrical system. The panel cover appears to be painted and/or caulked to the drywall. This can make it difficult to remove panel without causing damage to the wall. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



6.3.1 Branch Circuit Conductors, Over current Devices and Compatibility of Their Amperage & Voltage



Safety Hazard/Major Concerns

BRANCH WIRE EXPOSED

Inspected branch wiring. There is branch wiring exposed. This can cause safety hazard if grabbed. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Circuit wiring not protected in conduit.

6.3.2 Branch Circuit Conductors, Over current Devices and Compatibility of Their Amperage & Voltage



Recommendations

EVALUATE ELECTRICAL SYSTEM AND COMPONENTS

Inspected electrical system and components. There are added accessory items to the home's electrical system. The accessory items were not part of the general home inspection. These items can cause a shock hazard if not installed correctly. Contact a qualified contractor to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Generator receptacle.

6.4.1 Connected Devices and Fixtures

LIGHT INOPERABLE

Inspected lights throughout the home. One or more lights are not operating at the interior/exterior of the home. The non functioning lights can be a electrical issue. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Recommendations



6.4.2 Connected Devices and Fixtures



Safety Hazard/Major Concerns

EXPOSED WIRES / OPEN JUNCTION BOX

Inspected electrical devices and connections. There are exposed wires outside of a junction box/receptacle. Exposed wires can cause a shock hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Crawlspace

6.4.3 Connected Devices and Fixtures



Recommendations

LOOSE LIGHT FIXTURES

Inspected light fixtures. There are one or more fixtures that are not fully attached. The loose fixtures can detach completely and/or damage fixtures. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



6.4.4 Connected Devices and Fixtures



Recommendations

LIGHT COVER MISSING

Inspected light fixtures. There is one or more fixtures missing light covers. This can decrease protection of light bulbs. Contact qualified electrical contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Stairway

6.5.1 Polarity and Grounding of Receptacles



Safety Hazard/Major Concerns

OPEN NEUTRAL/GROUND

Electrical was inspected. There are one or more outlets that have an open neutral / ground. This is a safety / shock hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Kitchen

6.5.2 Polarity and Grounding of Receptacles



Safety Hazard/Major Concerns

HOT/NEUTRAL REVERSED / REVERSE POLARITY

Receptacles were inspected. One or more outlets have the hot wire and neutral wire reversed - known as 'reversed polarity'. This is a safety/shock hazard. This can cause the receptacle to arc when in use. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



Light pattern indicates hot and neutral reversed at bathroom GFCI receptacle.

6.6.1 GFCI & AFCI

GFCI PROTECTION NOT PRESENT

Inspected GFCI protection. GFCI protection is not present in some locations. No GFCI protection can cause shock hazard. Contact a qualified contractor to repair.

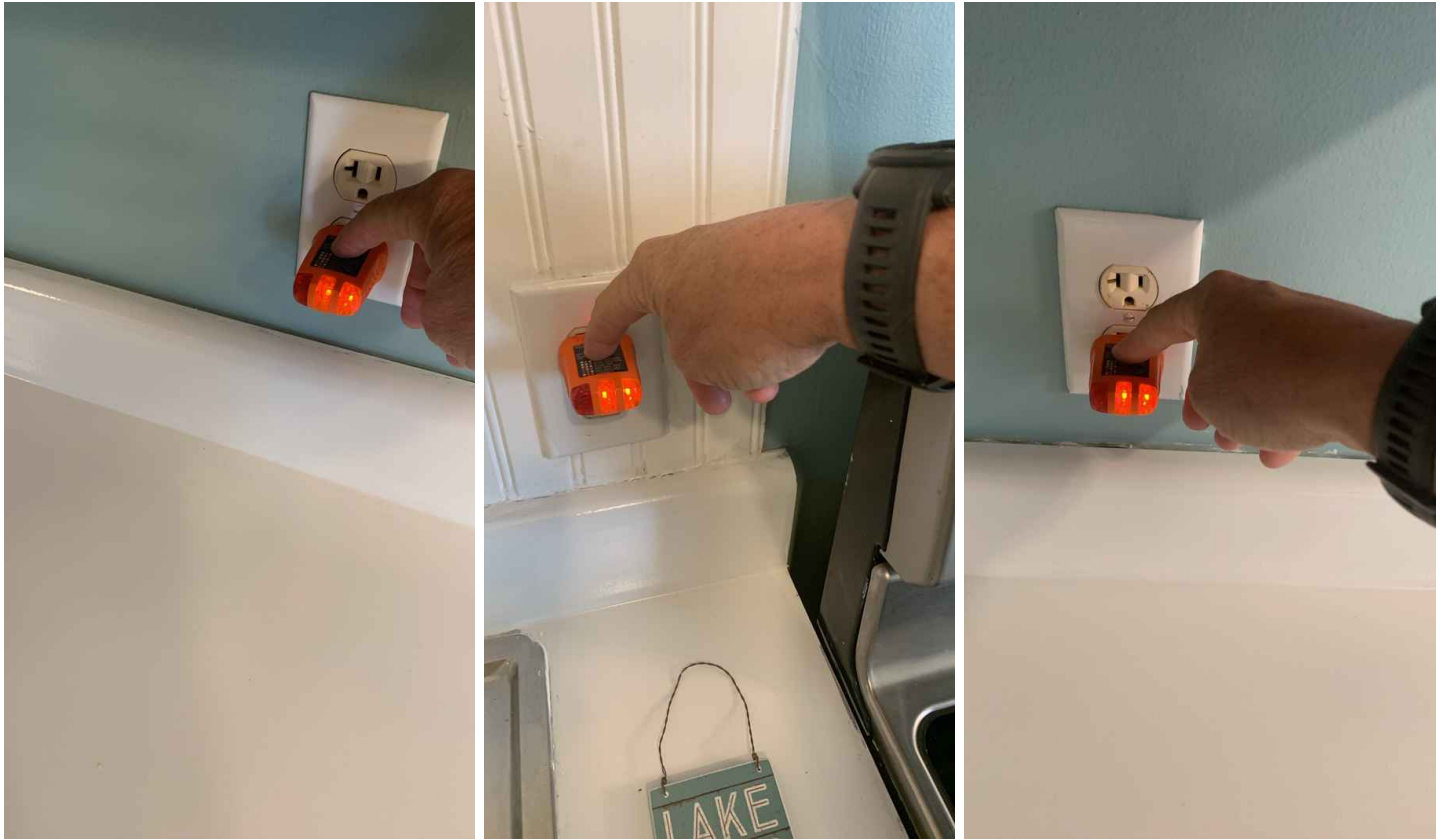
[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard/Major Concerns



Kitchen receptacles on outside wall are non GFCI protected.

6.7.1 Smoke Detectors

SMOKE DETECTOR MISSING

 Safety Hazard/Major Concerns

Inspected smoke alarms. There are no smoke detectors present in some locations at the time of inspection. In case of fire there would be no early warning to occupants. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.

6.8.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTORS NOT PRESENT

 Safety Hazard/Major Concerns

Carbon monoxide detectors were inspected. There are missing permanently installed carbon monoxide detectors in home at time of inspection. Missing detectors can limit the response time to exit home in case of an emergency. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.

		IN	NI	NP	R
7.1	Cooling Equipment	X			X
7.2	Distribution System	X			

Information

Limitations

NOT ALL AREAS VISIBLE

HVAC material inspection limited due to coverings.

Distribution System

INACCESSIBLE

Inspection limited due to not all areas of ducts are accessible.

Recommendations

7.1.1 Cooling Equipment

EVALUATION OF HVAC UNIT



Inspected HVAC unit. Unit shows signs of age. An older unit can have worn/damaged components. Contact a qualified contractor to repair.

Recommendation

Contact a qualified hvac contractor



7.1.2 Cooling Equipment

R-22 REFRIGERANT USED



Cooling system was inspected. The refrigerant used in this air conditioner is R-22, which has been phased out and no longer produced. Servicing this unit's refrigerant can be difficult and costly. Contact a qualified contractor to repair.

Recommendation

Contact a qualified hvac contractor



7.1.3 Cooling Equipment

CONDENSATION NOT DRAINING PROPERLY



Air handler was inspected. There is condensation leaking at the unit. This can cause issues with internal components and/or add unwanted moisture to system, possibly causing organic growth. Contact a qualified contractor to repair.

Recommendation

Contact a qualified hvac contractor



8: HEATING

		IN	NI	NP	R
8.1	Heating Equipment	X			
8.2	Distribution System	X			
8.3	Flue & Vents			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Furnace / Air Handler Picture

Pictures for informational purposes only.



Method of inspection

Visual only

Heating Equipment: Brand

Trane

Heating Equipment: Energy Source

Electric

Heating Equipment: Heat Type

Heat Pump

Limitations

General

FURNACE INTERNALS NOT INSPECTED

Inspection limited.

General

NOT ALL AREAS VISIBLE

Inspection limited.

Distribution System

INACCESSIBLE

Inspection limited due to not all areas of ducts are accessible.

9: PLUMBING

		IN	NI	NP	R
9.1	Fixtures / Faucets	X			X
9.2	Drain, Waste, & Vent Systems	X			X
9.3	Water Heater	X			
9.4	Sump Pumps / Sewage Ejectors			X	
9.5	Fuel Storage & Distribution Systems	X			X
9.6	Water Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters

Sediment Filter

Main Fuel Shut-Off (Location)

Exterior

Main Water Shut-Off Device (Location)

Crawlspace

Material - Distribution

Copper

Material - Water Supply

Pex

Source

Public

Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Heater: Capacity

- Tankless

Water Heater: Location

Exterior

Water Heater: Manufacturer

Noritz

Water Heater: Pictures of water heater

Pictures for informational purposes only.



Water Heater: Power Source

Propane

Water Heater: Venting System

Natural Vent

Limitations

General

NOT ALL FUEL AND WATER LINES VISIBLE

Fuel and water line material inspection limited due to coverings.

Drain, Waste, & Vent Systems

NOT ALL AREAS OF DRAINAGE VISIBLE

Drainage material inspection limited due to coverings.

Fuel Storage & Distribution Systems

NOT ALL AREAS OF FUEL PIPING VISIBLE

Inspection limited

Water Distribution System

NOT ALL AREAS OF SUPPLY LINES VISIBLE

Inspection limited

Recommendations

9.1.1 Fixtures / Faucets

LOOSE SHOWER/TUB/SINK FIXTURE

Inspected plumbing fixtures. There are one or more loose shower/tub/sink fixtures at time of inspection. This can get worse over time and cause leaks. Contact a qualified contractor to repair.

Recommendation

Contact a qualified plumbing contractor.

 Recommendations



Shower faucet loose.



Shower arm post loose.

9.1.2 Fixtures / Faucets

SINK LEAKING

Plumbing system was inspected. There is a leak under a sink. Water can damage cabinetry and cause other issues. Contact a qualified contractor to repair.

Recommendation

Contact a qualified plumbing contractor.

**Safety Hazard/Major Concerns**

Left sink drain leaking under kitchen sink.



Right sink in kitchen.



Bathroom sink.

9.2.1 Drain, Waste, & Vent Systems

**"S" DRAIN PIPE CONFIGURATION USED**

Drain pipes were inspected. An "S" trap configuration is present. This configuration can siphon water from trap and allow waste water gases into home. Contact a qualified contractor to repair.

Recommendation

Contact a qualified plumbing contractor.



Kitchen sink



Bathroom



9.5.1 Fuel Storage & Distribution Systems

GAS LINES NOT BONDED

Gas piping was inspected. The gas piping system of this home includes corrugated stainless steel tubing (CSST). The bonding of this piping not visible. This flexible gas line has specific installation requirements related to electrical bonding designed to reduce the potential for lightning related electrical arcing. This is a safety concern due to the small holes that can develop from arcing. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



9.5.2 Fuel Storage & Distribution Systems

UNCAPPED GAS LINE

Inspected fuel distribution system. There is an uncapped / cut gas line present. Uncapped lines can allow gas to escape causing a safety hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified plumbing contractor.



10: INTERIORS

		IN	NI	NP	R
10.1	Walls	X			
10.2	Ceilings	X			
10.3	Floors	X			X
10.4	Steps, Stairways & Railings	X			X
10.5	Countertops & Cabinets	X			X
10.6	Doors	X			X
10.7	Windows	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Laminate, Laminate Tile

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Laminate

Windows: Material

Vinyl

Windows: Window Type

Double-hung, Thermal

Recommendations

10.3.1 Floors

HUMP/DIP IN FLOOR

Flooring was inspected. There is a high point and/or dip in the flooring. This can cause issues and/or damage with flooring material. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Recommendations



10.3.2 Floors

FLOOR DEFLECTION (SPONGY FEEL)



Recommendations

Inspected floor coverings. There are one or more areas of floor deflection (spongy feel). This can get worse over time causing floor squeaks and/or damage to hard surface material. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Laundry

10.4.1 Steps, Stairways & Railings



Recommendations

LOOSE HANDRAIL

Inspected stairs. The handrail for the stairs is loose at time of inspection. This can be a possible fall hazard. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



10.4.2 Steps, Stairways & Railings



Recommendations

OPEN RISER

Inspected stairs. The stairs have open risers. This is a safety issue due to falls through the openings. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



10.4.3 Steps, Stairways & Railings



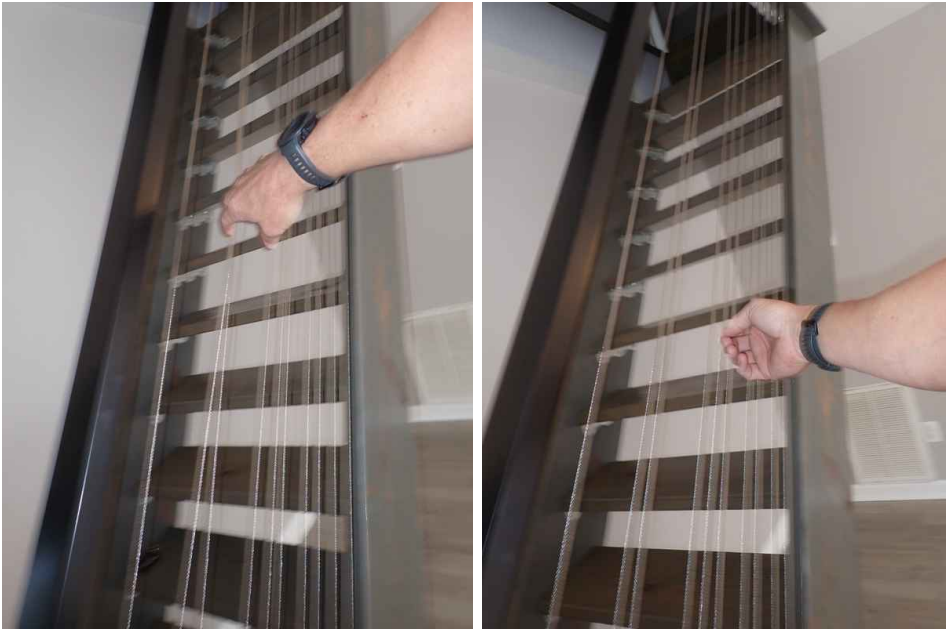
Recommendations

LOOSE COMPONENTS

Inspected stairs. There are loose components on the handrail. This can cause handrail to detach. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Handrail cables not taught.

10.4.4 Steps, Stairways & Railings

MOVEMENT OF STAIRS

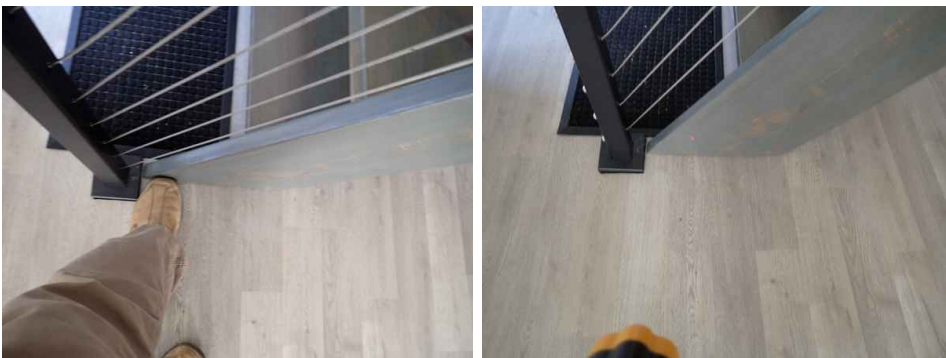


Recommendations

Stairs were inspected. There is movement when walking on the stairs. This could get worse over time if stairs are not supported properly. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Bottom stair landing not secure.

10.4.5 Steps, Stairways & Railings

NARROW STAIRWELL



Recommendations

Inspected stairwell. The stair well is narrow and steep. This can cause trip/fall hazard. Contact qualified general contractor to repair.

Recommendation

Contact a qualified general contractor.



10.5.1 Countertops & Cabinets

MISSING/POOR CAULKING

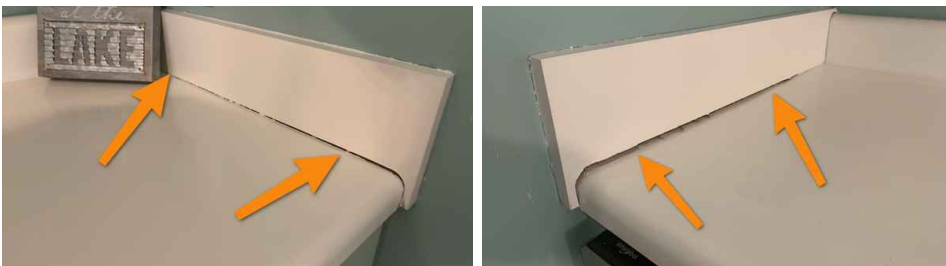


Recommendations

Cabinets and countertops were inspected. There is missing/deteriorated caulk around cabinets/countertops. This can allow water to get behind cabinet/countertop and damage wall and/or flooring. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Kitchen

10.6.1 Doors

DOOR RUBS FLOORING



Recommendations

Inspected interior doors. One or more doors are rubbing on the flooring. Door rubbing can deteriorate floor in this area. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



10.7.1 Windows

WINDOWS HARD TO OPEN/CLOSE

 Recommendations

Inspected windows. One or more windows were hard to open/close at time of inspection. This can prohibit proper operation of the window and can cause damage. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Living Room



Living Room

10.7.2 Windows

BROKEN GLASS WINDOW

 Safety Hazard/Major Concerns

Inspected windows. There are one or more windows that are cracked or broken. The broken glass is a safety hazard to the occupants. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



Living Room

11: BUILT-IN APPLIANCES

		IN	NI	NP	R
11.1	Dishwasher	X			
11.2	Range/Oven/Cooktop	X			X
11.3	Garbage Disposal			X	
11.4	Microwave			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Brand
Whirlpool

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Pictures of Appliances

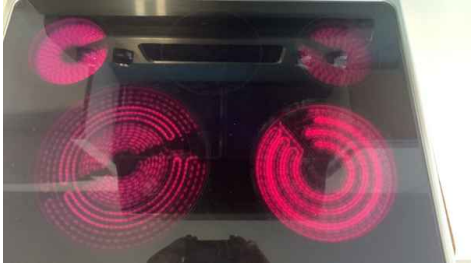
Pictures for informational purposes only.

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Garbage Disposal: Brand
NA

Range/Oven/Cooktop:
Range/Oven Brand
Kitchenaid

Microwave: Brand
NA



Recommendations

11.2.1 Range/Oven/Cooktop



Recommendations

ANTI-TIP DEVICE MISSING

Inspected range. Anti-tip device is missing. This can cause a safety concern if range is tipped forward. Contact a qualified contractor to repair.

Recommendation

Contact a qualified general contractor.



11.2.2 Range/Oven/Cooktop



Recommendations

EXHAUST FAN LIGHT INOPERABLE

Inspected exhaust hood above range. The light is not functioning. This can prevent visibility during cooking. Contact a qualified contractor to repair.

Recommendation

Contact a qualified electrical contractor.



12: INSULATION AND VENTILATION

		IN	NI	NP	R
12.1	Exhaust Systems	X			
12.2	Vapor Retarders			X	X
12.3	Flooring Insulation	X			X
12.4	Attic Insulation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Exhaust Systems: Exhaust Fans
Fan Only

Flooring Insulation: Installed In
Between Floor Joist

Flooring Insulation: Insulation Type
Batt, Fiberglass

Attic Insulation: Installed In
Walls, Between ceiling joists

Attic Insulation: Insulation Type
Batt, Fiberglass

Limitations

General

DRYER VENT DUCTWORK NOT VISIBLE

The dryer vent ducting in behind the wall and is not visible for inspection.

Attic Insulation

NOT ALL AREAS VISIBLE

Insulation covered by decking material and duct work.

Recommendations

12.2.1 Vapor Retarders

MISSING VAPOR BARRIER

 Safety Hazard/Major Concerns

Inspected vapor barrier. There is no vapor barrier in the crawlspace. This can allow moisture to buildup and damage flooring structure. Contact a qualified contractor to repair.

Recommendation

Contact a qualified insulation contractor.



12.3.1 Flooring Insulation

DAMAGED INSULATION

 Recommendations

Inspected flooring insulation. There are one or more areas of damaged/missing insulation. This can decrease energy efficiency and promote organic growth. Contact a qualified contractor to repair.

Recommendation

Contact a qualified insulation contractor.



13: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	R
13.1	Fireplaces, Stoves & Inserts			X	
13.2	Fuel-buring Accessories			X	
13.3	Vents, Flues, & Chimneys			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Type	Fireplaces, Stoves & Inserts: Type	Vents, Flues, & Chimneys: Type
NA	NA	NA

Limitations

General
INTERNALS NOT VISIBLE
Inspection limited

STANDARDS OF PRACTICE

Inspection Details

Exterior

2.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and drive-ways. B. describe wall coverings. 2.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing

3.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 3.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, flues, and chimneys that are not readily accessible. C. other installed accessories.

Structural Components

4.1 The inspector shall: A) inspect structural components including the foundation and framing. B) describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 4.2 The inspector is NOT required to: A) provide engineering or architectural services or analysis. B) offer an opinion about the adequacy of structural systems and components. C) enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D) traverse attic load-bearing components that are concealed by insulation or by other materials.

Garage/Carport

5.1 The home inspector shall A. inspect: 1. garage door operator, 2. overhead doors, 3. presence of electricity/GFCI, 4. fire separation walls and ceilings, 5. service doors. B. operate: 1. entryway/service doors, 2. operate garage doors manually or by using permanently installed controls for any garage door operator, 3. report whether any garage door operator will automatically reverse or stop. 5.2 The home inspector is NOT REQUIRED to A. inspect: 1. the presence of safety glazing in doors and windows, 2. garage door operator remote control transmitters.

Electrical

6.1 The inspector shall: A) inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub-panels. 6. conductors. 7. over current protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B) describe: 1. amperage rating of the service. 2. location of main disconnect(s) and sub-panels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 6.2 The inspector is NOT required to: A) inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B) measure amperage, voltage, and impedance. C) determine the age and type of smoke alarms and carbon monoxide alarms.

Air Conditioning

7.1 The inspector shall: A) open readily openable access panels. B) inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C) describe: 1. energy source(s). 2. cooling systems. 7.2 The inspector is NOT required to: A) inspect electric air cleaning and sanitizing devices. B) determine cooling supply adequacy and distribution balance. C) inspect cooling units that are not permanently installed or that are installed in windows. D) inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Heating

8.1 The inspector shall: A) open readily openable access panels. B) inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution systems. C) describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A) inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. heat exchanger. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B) determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Plumbing

9.1 The inspector shall: A) inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B) describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 9.2 The inspector is NOT required to: A) inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B) determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C) measure water supply flow and pressure, and well water quantity. D) fill shower pans and fixtures to test for leaks.

Interiors

10.1 The inspector shall inspect: A) walls, ceilings, and floors. B) steps, stairways, and railings. C) counter tops and a representative number of installed cabinets. D) a representative number of doors and windows. E) garage vehicle doors and garage vehicle door operators. F) installed ovens, ranges, surface cooking appliances, microwave ovens, dish washing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A) paint, wallpaper, and other finish treatments. B) floor coverings. C) window treatments. D) coatings on and the hermetic seals between panes of window glass. E) central vacuum systems. F) recreational facilities. G) installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F) H) appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I) operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

11.1 The inspector shall inspect: F) installed ovens, ranges, surface cooking appliances, microwave ovens, dish washing machines, and food waste grinders by using normal operating controls to activate the primary function. 11.2 The inspector is NOT required to inspect: G) installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F) H) appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I) operate, or confirm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation

12.1 The inspector shall: A) inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B) describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 12.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances

13.1 The inspector shall: A) inspect: 1. fuel-burning fireplaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B) describe systems and components listed in 13.1. A) .1 and .2. 13.2 The inspector is NOT required to: A) inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning fireplaces and appliances located out- side the inspected structures. B) determine draft characteristics. C) move fireplace inserts and stoves or firebox contents.