

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 This report is a written evaluation that represents the results of a home inspection performed according to the North Carolina Home Inspector License Act Standard of Practice. The word "inspect" per the in NCHILB SOP means the act of making a visual examination. Home inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, requires subsequent observation such as monitoring, or warrants further investigation by specialist such as a contractor or an engineer. The report statements describe component or system and how the condition is defective, explain the consequences of the condition, and direct the recipient to a course of action with regard to the condition or refer the client to a specialist. Pictures associated with comments in this report are select examples and are not a compressive representation of those comments. It is recommended that all systems listed in the body of the summary of the report be reviewed, repaired, or evaluated to determine the extent of the concern before purchasing a home. It is in the clients responsibility to read the complete inspection report and follow up with repairs and evaluations. This report is intended to be viewed in color. The directional reference of "left" and "right" from the perspective of facing the house from the front.

1.1.2 The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of the inspector does so at their own risk and by doing so without the consent of the inspector waives any claim of error or deficiency in the report.

Thank you for selecting our company!

Sincerely,

Mike Bergmann

1.1.3 The Inspection Report has been arranged in the following manner:

- Report Summary
- Scope of the inspection
- Property & Site
- Exterior Envelope (Exterior, Roof, etc.)
- Structure (Attic, Framing, Foundation, etc.)
- Systems (Electrical, HVAC, Plumbing, etc.)
- Interior
- General Comments & Limitations

1.1.4 At your request, an inspection of the listed property has been conducted. Pillar

To Post Home Inspectors, operated by The Bergmann Team, is pleased to submit this inspection report. This report is a professional opinion based on a visual inspection of the accessible components of the property. The acceptance of the inspection report binds the visual inspection agreement contract between the home inspector and the client under the guidelines of the visual inspection agreement contract which limits the inspectors liability to a time. Not to exceed one year and the paid inspection fee. This report is not an exhaustive technical evaluation.

1.2 Inspector

1.2.1 This inspection was performed by Pillar To Post Home Inspectors. Your inspector today was Mike Bergmann.



A handwritten signature in black ink, reading "Mike Bergmann".

Mike Bergmann / The Bergmann Team

Pillar To Post Home Inspectors

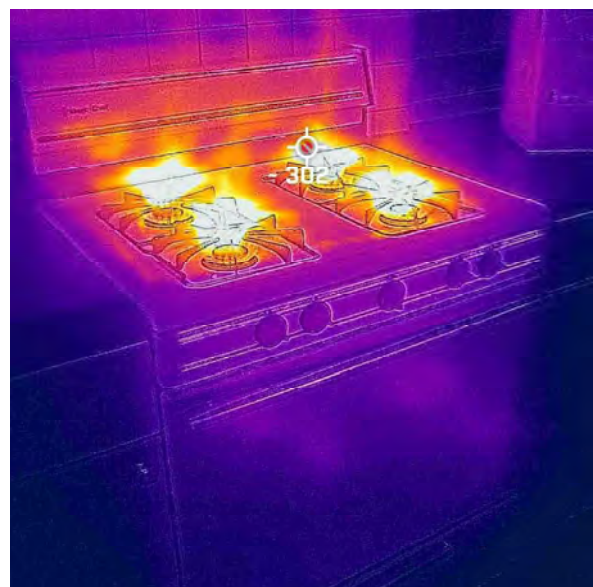
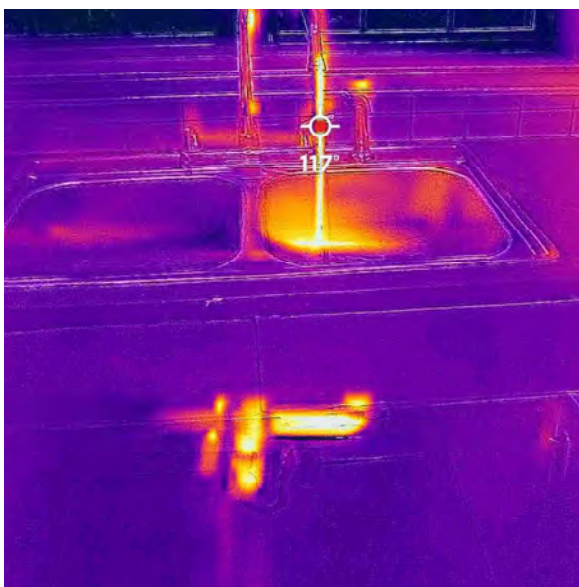
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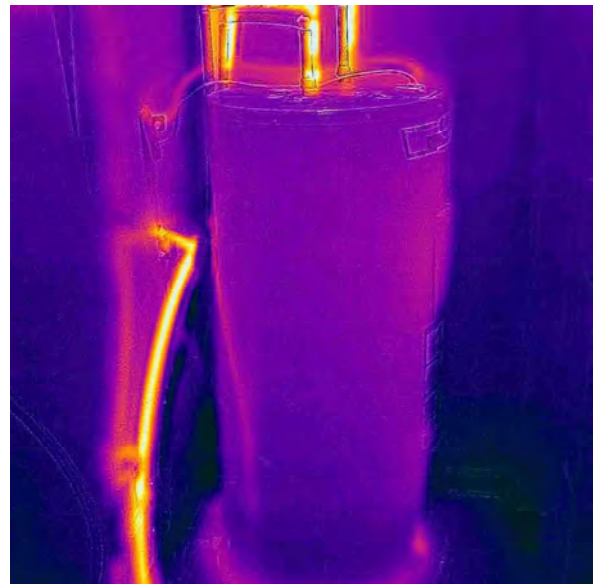
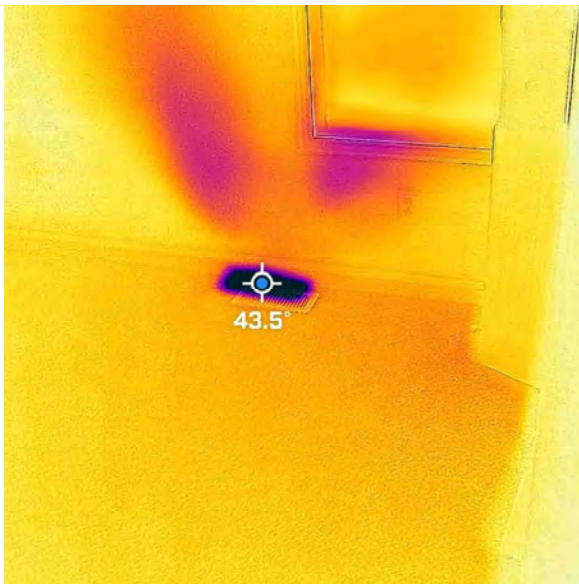
1.3 Scope of Inspection

- ⊙ A PREMIUM inspection was selected for today's inspection.
- ⊙ Radon Test - A radon test is being performed for this home. The results of this test take a minimum of 48 to collect. These results will be emailed/delivered in a detailed report after the results have been downloaded and prepared. This may take up to 3-5 business days. Additional information can be found at: <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- ⊙ Termite Inspection - The WDIR (Wood Destroying Insect Report) will be performed as scheduled and can take up to 2 business days to be delivered via email.
- ⊙ Water Quality Test - The water samples will be taken as scheduled during regular business hours Monday through Thursday and overnight shipped to the lab for testing. Once the lab has received the water sample, the results will be delivered via email in approximately 3 business days, unless otherwise requested for expedited results at an additional cost.

1.3.1 A thermal camera has been utilized to aid in the visual inspection. The Pillar To Post © Professional Home Inspection STANDARDS OF PROFESSIONAL PRACTICE FOR THE USE OF AN INFRARED CAMERA ON A HOME INSPECTION have been used.

• Below are some examples of thermal images taken in this house Other thermal images can be found throughout the Report.





1.4 Approximate Year Built

1.4.1 This house is approximately 80 years old and was built in 1946

1.5 Inspection / Site Conditions

- ⊙ Temperature at the time of the inspection: 81-90 degrees fahrenheit
- ⊙ Partly Cloudy

2.0 EXTERIOR

2.1 Exterior General Comments

2.1.1 All concerns related to exterior items listed on the summary or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor or Specialist in the area of concern. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and/or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

2.2 Foundation Surface

2.2.1 **Crawl space vent has a loose cover. Have a qualified contractor repair/correct to prevent rodent and pest intrusion. (Exterior Rear)**



2.2.2 Around the rear of the home, they were exposed boards between the foundation and siding. This is not consistent with typical building practices. Current configuration could lead to accelerated deterioration of the wood and surrounding components. Have a licensed general contractor assess to determine level of concern and what remedies are needed. All work performed should be conducted by qualified contractor and supervise by licensed general contractor. (Exterior Rear)



2.2.3 Crawl space opening is covered with OSB, which is not a material design for exterior exposure. Current configuration will decay. Have a qualified contractor correct as needed. (Exterior Left)



2.2.4 The crawlspace vent(s) are / is at the same level as the grade of the landscape. Have a qualified contractor install window wells or provide clearance to reduce moisture intrusion into the crawlspace and subsequent damages. (Exterior Front)



2.3 Wall Surface

⊙ Vinyl siding

2.3.1 Exterior exhaust vent is not opening when in use and may be obstructed or clogged. A non-functioning vent could prevent moist air from exiting the bathroom and lead to undesirable living conditions. Have a qualified contractor correct to ensure proper functionality. (Exterior Rear)



2.3.2 The substructure underneath the electrical panel and side door is exposed. Proper siding and covering and flashing as needed to prevent subsequent damages. Have a licensed general contractor evaluate, investigate for hidden damage and correct as needed. (Exterior Left)



2.3.3 The dryer vent has a damaged louver. Have a qualified contractor, correct as needed for proper condition and to prevent pest entry (Exterior Left)



2.4 Windows

2.4.1 Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection.

2.5 Porch(es)

2.5.1 The wood entry stairs have some noted safety and/or structural concerns that could lead to personal injury. Further evaluation by a licensed general contractor is required to assess the deck and to determine appropriate corrective actions to provide adequate functionality and safety.

These include, but are not limited to:

- The handrails and posts on the staircase to the porch are loose/wobbly and present a safety hazard
- Open risers present trap hazard
- Damage was noted at the bottom of a post (Exterior Rear)

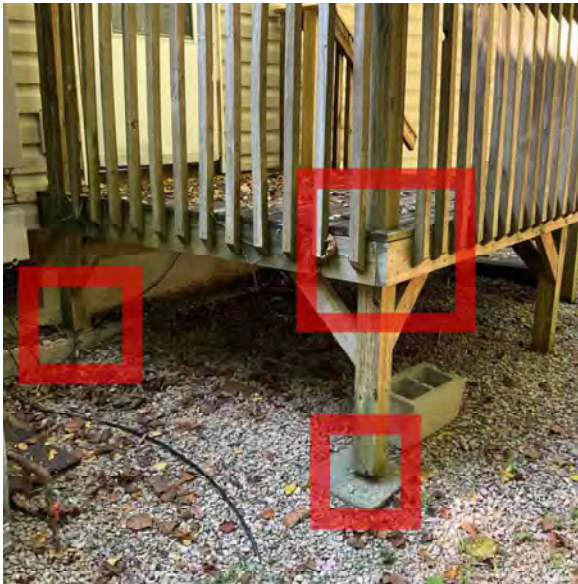




2.5.2 The side wood porch has some noted safety and/or structural concerns that could lead to personal injury. Further evaluation by a licensed general contractor is required to assess the deck and to determine appropriate corrective actions to provide adequate functionality and safety.

These include, but are not limited to:

- The footings are above grade, and the posts are not properly secured
- The joist are supported by nails alone. Typically hangers or ledger are required for proper support and strength.
- Support posts were not attached using bolts or bearing directly under girder which is needed for intended support
- There are open risers in the staircase, which presents a trap hazard, and the handrail is too wide and not graspable.
- Damaged boards were noted on the stairs and platform (Exterior Left)



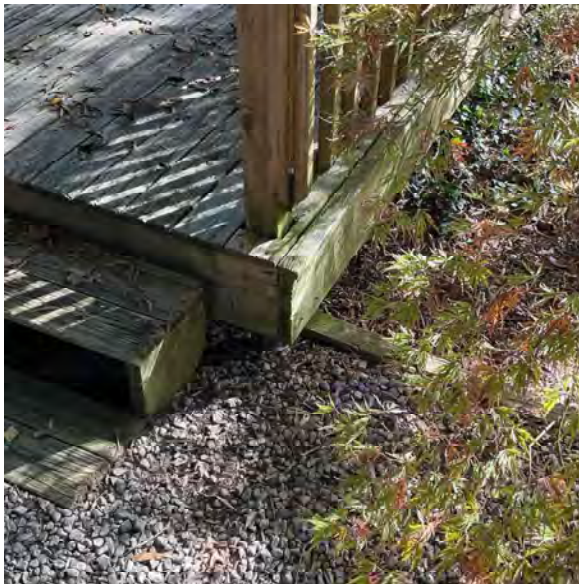


2.6 Deck(s)

2.6.1 The wood deck has multiple noted safety and/or structural concerns that could lead to personal injury. Further evaluation by a licensed general contractor is required to assess the deck and to determine appropriate corrective actions to provide adequate functionality and safety.

These include, but are not limited to:

- There were "open risers" present between the stair treads creating a potential trip/fall hazard.
 - Support posts were not attached using bolts or bearing directly under girder which is needed for intended support
 - There were damaged boards noted on the deck floor
 - Underneath the deck, there were multiple stacks of blocks and bricks suggesting there is overspend joists, damaged wood, and or deflection.
 - Rust and corrosion was noted on and around several bolts / fasteners that can lead to weakening and failure
- Exterior Front
 - Exterior Right







3.0 ROOFING SYSTEM

3.1 Roofing General Comments

- ⦿ Gable
- ⦿ Valley

3.1.1 The roof covering, flashings, and roof drainage items listed on the summary or identified below as deficient were found to be of concern and in need of further evaluation and repair by an experienced roofing contractor or a licensed general contractor. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and/or undesirable environmental conditions. The verification of fastener type and count for the roof and covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying systems such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining life of the roof covering system is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

3.1.2 Roofing General Photos.



3.2 Roofing Inspection Method

- ⦿ Walked on roof surface.

3.3 Sloped Surface(s)

⦿ Asphalt shingles

3.3.1 There is tree debris in the roof valleys. Have a qualified contractor remove tree debris off roof to prevent accelerated shingle deterioration and damage.



3.3.2 There are tree limbs in contact or hanging over the roofing surface. This can lead to accelerated deterioration and promote animal / pest activity. Have a qualified contractor assess and trim back the tree limbs that are touching the rear slope of the house to reduce damage to the roof covering and accessories. (Exterior Rear)



4.0 ATTIC

4.1 Attic General Comments

4.1.1 When accessible and safe, the inspector entered the attic inspection areas with a small probe, a camera, and a standard flashlight. Roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and/or building code compliance is beyond the scope of the home inspection. The home inspection of the attic was limited to available walking surfaces and the presence of insulation (when present) covering wood components.

4.2 Attic Access

4.2.1 Limitation: due to the type of construction, there is no attic

5.0 STRUCTURE

5.1 Limitations

- △ Subflooring not visible, covered by insulation and interior finishings.
- △ Frame walls are partially concealed by finished wall surface areas, limiting a visual inspection of foundation / frame wall surface. Inspection of framing is limited to exposed areas.

5.2 Structure General Comments

5.2.1 All concerns related to structural components identified to be deficient in the following section are in need of further evaluation by a licensed general contractor or engineer. Items in need of repair should be referred to a general contractor. Items in need of design consideration, evaluation of significance/cause, and/or determination of adequacy should be referred to an engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

5.3 Foundation

- Concrete block

5.4 Support - Post / Beam / Column

- Masonry support columns

5.5 Floor Structure

- Wood - dimensional lumber.

5.6 Wall Structure

- Wood frame

5.7 Roof Structure

- Rafters

5.8 Ceiling Structure

- Wood ceiling joists
- Wood rafters

5.9 Radon Mitigation System

- A radon test is being performed for this home by the request of the home buyer. The results of this test take a minimum of 48 to collect. These results will be emailed/delivered in a detailed report after the results have been downloaded and prepared. More information can be found at:
<https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>

6.0 CRAWLSPACE**6.1 Limitations**

- △ Crawlspace inspection was limited by insulation and air ducts.

6.2 Access

- Crawl space was inspected by entering and using a small probe, camera, and a flashlight.

6.2.1 Limitation: The inspector could not enter the front and middle part of the crawlspace due to low hanging wood members and air ducts. Therefore, structural concerns and plumbing in that area could not be inspected. If the buyer wishes further evaluation, consult a licensed general contractor that specializes in crawlspaces.



6.3 Insulation

6.3.1 Have a qualified contractor resecure fallen/missing insulation batts between joists and replace any that are damaged to improve heating and cooling efficiency. (Crawlspace)



7.0 ELECTRICAL SYSTEM

7.1 Limitations

△ Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection.

7.2 Electrical General Comments

7.2.1 All electrical items listed in the summary were found to be a concern and in need of further evaluation and repair by licensed electrical contractor. When repairs are made, the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During the home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on the current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and/or upgrades.

7.2.2 During the inspection, a numbers of electrical deficiencies/conditions were identified. Potential problems associated with these electrical concerns could affect the safety and habitability of the home. An licensed electrician should be consulted to assess the entire electrical system and make any needed repairs for safety and functionality. Examples of these concerns are noted below:

7.3 Service Entrance

- ⊙ Electrical service to the home is by underground cables.
- ⊙ Electrical service voltage is 240 volts.

7.4 Main Disconnect(s)

- ⊙ The main electrical disconnect is located on the left outside of the house
- ⊙ Main disconnect is located at the service meter.

7.5 Distribution Panel(s)

7.5.1 The door to the electrical panel was unable to be opened during the inspection. Signs of forced entry were noted at the top of the distribution panel. Through a slight opening, it was noted that there was no cover plate protecting the exposed wires behind the panel door. Have a licensed electrician gain access and fully evaluate the electrical panel. Any deficiencies found should be corrected by a licensed electrician.

Limitation: due to the lack of access to the distribution panel, determining the service size, conduction material, and observations of potential deficiencies were unable to be completed. These exclusions are not limited to examples provided. (Exterior Left)



7.6 Branch Circuit Wiring

⦿ Copper wire branch circuits.

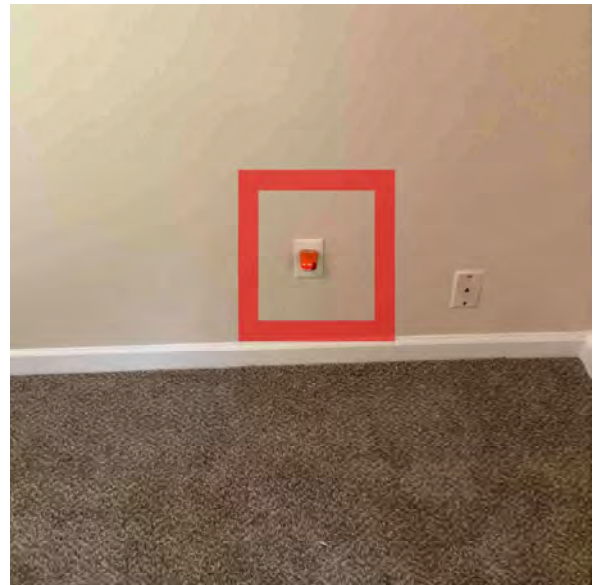
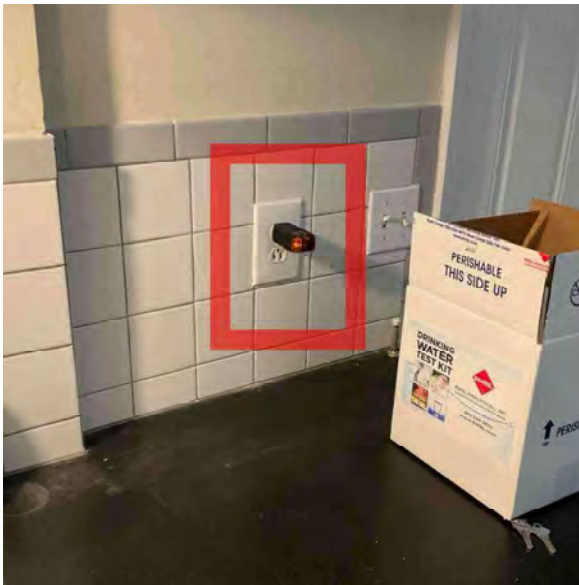
7.6.1 The disconnect box for the well water storage tank is rusted and there are exposed wires. Have a licensed electrician replace as needed for proper condition. (Crawlspace)



7.7 Receptacles

7.7.1 The receptacle(s) are loose (not tightly secured to the box). A licensed electrician should correct as required for electrical safety.

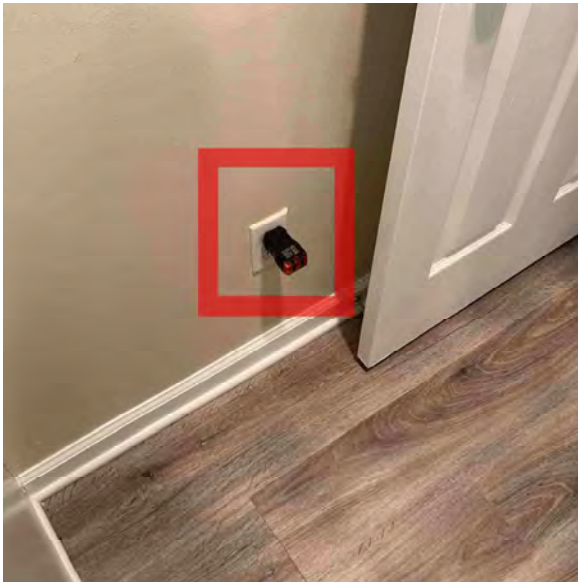
- Front Bedroom
- Kitchen



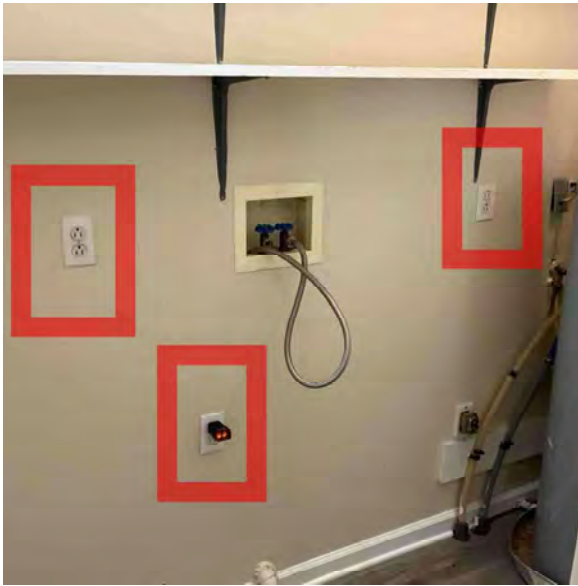
7.7.2 The receptacle has an open gap that can allow moisture penetration and subsequent damages. A licensed electrician should correct receptacle as required for electrical safety. (Exterior Left)



7.7.3 The bathroom receptacle is not functioning as intended. This should be protected by Ground Fault Circuit Interrupters (GFCI). It is being supplied power, but will not trip when tested. Have a licensed electrician repair/replace as needed to avoid safety hazard. (Hall Bath)



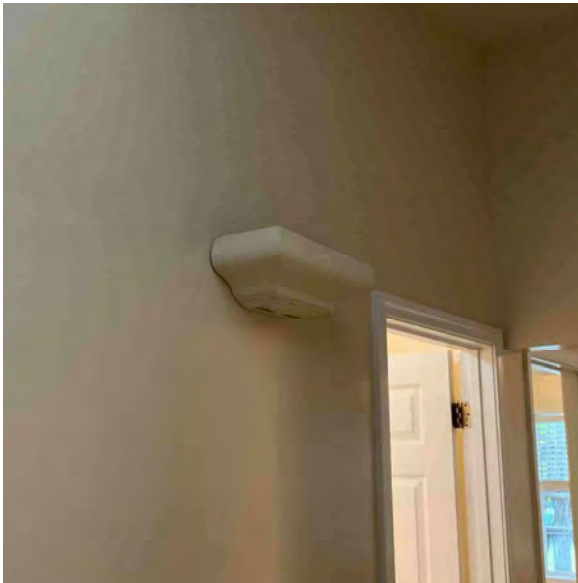
7.7.4 The electrical receptacles on the wall are in close proximity to the laundry water valve and is not GFCI protected. Any receptacles in close proximity to the water source should have GFCI protection. Have a licensed electrician correct as needed to provide personal safety protection to prevent electrical shock. (Laundry area)



7.8 Lighting / Ceiling Fan(s)

- ⦿ Light in the crawlspace did not responding to the switch/chain. Check/install bulb first prior to evaluating the fixture.

7.8.1 Light did not responding to the switch. Check/install bulb first prior to evaluating the fixture. Have a licensed electrician evaluate and repair as needed to allow safe and proper operation. (Hallway)



7.8.2 The light in the dining room flickered and would not incrementally illuminate with the dimmer switch. Have a licensed electrician correct as needed for proper functionality. (Dining room)



7.8.3 The junction box for the light in the crawlspace is damaged and electrical components are exposed. Have a licensed electrician correct as needed for electrical safety.



7.8.4 Light did not responding to the switch. Check/install bulb first prior to evaluating the fixture. Have a licensed electrician evaluate and repair as needed to allow safe and proper operation. (Exterior Front)



7.9 GFCI Devices

- ⦿ GFCI protection NOT present on all receptacles within 6 feet of interior plumbing fixtures not separated from a fixture by an operable door
- ⦿ GFCI protection present on all exterior receptacles of inspected structure(s)

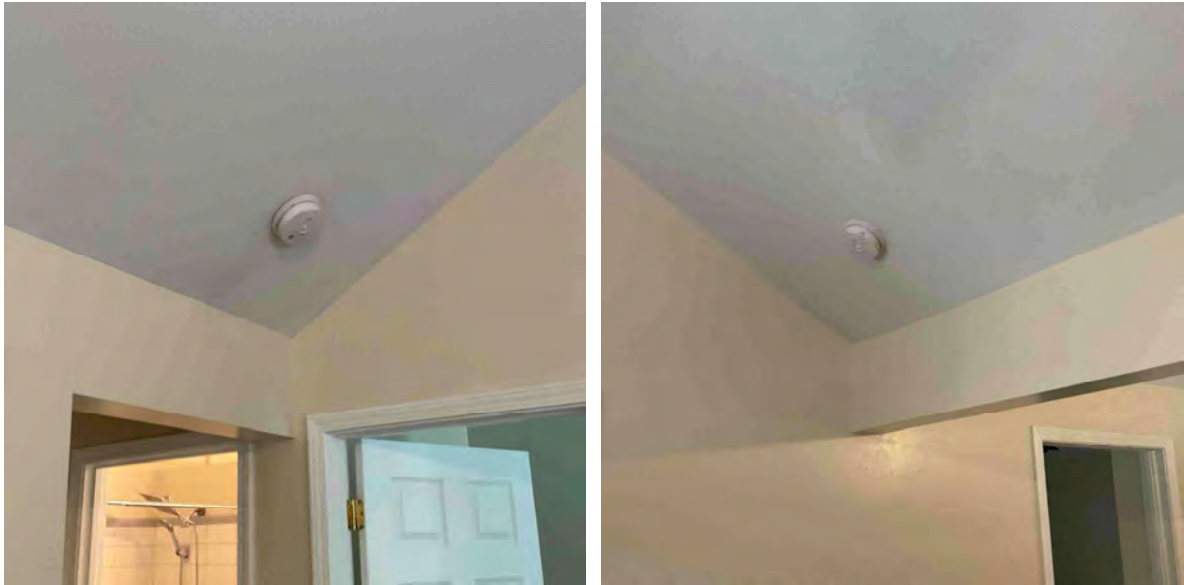
7.9.1 FYI - A GFCI (Ground Fault Circuit Interrupter) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. They are now required in new construction in all potentially wet or damp locations of a house (exterior, garage, basement, crawlspace, kitchen, bathrooms, at sinks, etc.). In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. Per manufacturer's recommendations, test GFCI receptacles / breakers monthly.

7.10 AFCI Devices

7.10.1 FYI - There is a new type of circuit breaker that promises to reduce the number of electrical fires in homes. The 'arc fault circuit interrupter' or 'AFCI' is designed to detect sparking in the electrical system and can shut the effected circuit down before it causes a fire. The installation of ARC fault circuit interrupter protected circuits is recommended at all living area locations. Locally, only the branch circuits that supply 120Volt, single-phase power installed in bedrooms are required to be protected by ARC-fault circuit interrupter(s). This requirement became effective November 1, 2002 in the National Electric Code for all new and remodeled construction. However, locally that date may vary depending on the jurisdiction. More information can be found at: www.afcisafty.org/home-owners/homeowners-guide-to-afci/

7.11 Smoke Alarms**☉ Smoke Alarm**

7.11.1 Smoke detector were not operating properly at the time of inspection. Check battery first. If problem persists, have a licensed electrician repair to improve safety. The National Fire Protection Association recommends replacing all smoke detectors when they are 10 years old. Confirm age of detectors and of CO monitors when replacing batteries, replace if detectors are out of date to provide intended protection. CO monitors should be in service on every floor. (Family Room)



7.11.2 Smoke detectors were NOT present in all sleeping areas, outside each sleeping area, and on each level of the dwelling for safety. Have a licensed electrician correct to prevent safety hazard.

7.12 Carbon Monoxide Alarms

7.12.1 Fuel fired appliances: No carbon monoxide detectors found. Have a licensed electrician install CO detectors in accordance with current safety standards to prevent hazard.

7.13 Other Notes**7.13.1 Safety Message:**

Smoke alarms are a key part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

- A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home. Install alarms in the basement. Smoke alarms should be interconnected. When one sounds, they all sound.
- Large homes may need extra smoke alarms.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove.
- People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.
- Smoke alarms are an important part of a home fire escape plan.

For more information please visit:

<https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms#:~:text=For%20many%20years%20NFPA%2072,are%20required%20for%20larger%20homes.>)

7.13.2 FYI - Carbon monoxide is a gas that is present in the air, but it's the presence of high levels—such as those emitted by burning fuel—that can make this gas deadly. Carbon monoxide is a pollutant formed by the combustion of hydrocarbon fuels, including natural gas, propane, wood, coal, and gasoline, among others. All combustion appliances and equipment around the home produce CO gas, no matter how energy-efficient they are. For information on current safety standards please visit:
https://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/Interpretations5/2018%20Residential/0315%20-%20Carbon%20Monoxide%20Alarms.pdf

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 The HVAC systems were visually inspected and operated based on the temperature correct cycle. All heating system concerns listed in the summary or identified below as deficient were found to be of concern and in need of further evaluation and repair by a licensed HVAC contractor to ensure safe, proper, and reliable operation of the HVAC system. The exterior, temperature based inspection, of the HVAC systems during a home inspection is a non-invasive visual inspection that may not reveal internal problems with the system that was not operated. Colder temperature inspections (below 65 degrees) include the operation of the heating components only and hotter temperature inspections (above 65 degrees) include the operation of the air conditioning components only. Refer to the exterior temperature noted in the report. If a complete invasive inspection is desired an HVAC contractor should be consulted prior to purchase. All HVAC systems and components should be serviced and evaluated annually by licensed HVAC contractor. All concerns are in need of further evaluation by a licensed HVAC contractor.

8.2 Energy Source(s)

- ⊙ Electricity
- ⊙ Natural Gas

8.3 AC / Heat Pump System(s)

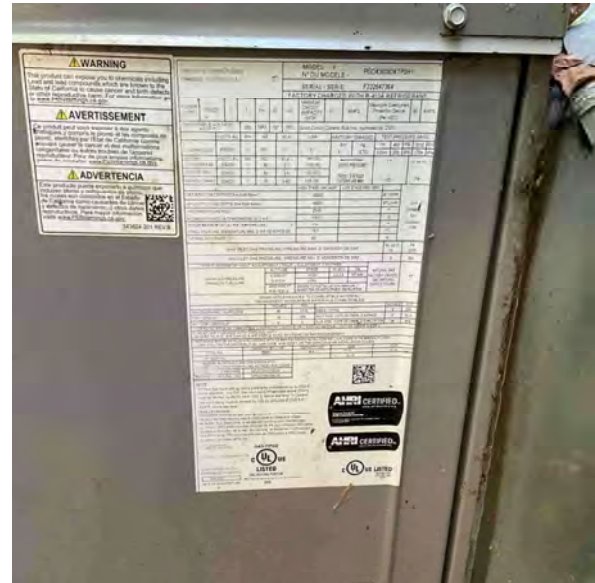
- ⊙ Air Conditioner / Gas Pack - these units do not have consumer accessible panels and only a visual inspection of the exterior components is completed.
- ⊙ Package unit

8.3.1 **The air conditioners electrical disconnect has a missing panel cover. The exposed wiring presents a shock hazard. A licensed HVAC technician or licensed electrician should further assess and correct as required for safety. Additionally, this disconnect is directly below two water faucets. Although these boxes are designed for exterior exposure, direct running water is not recommended. Have a licensed electrician assess to determine if relocation is necessary and make any needed corrections. (Exterior Left)**



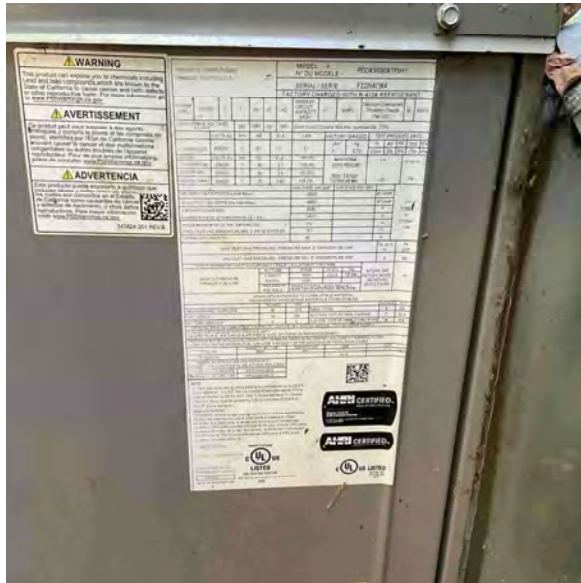


8.3.2 A typical life expectancy for an air conditioner is 10 to 15 years. The exterior air conditioner in this home is approximately 4 years old.



8.4 Forced Air Furnace(s)

8.4.1 The gas pack furnace unit has labeling indicating it is set up for a natural gas fuel source. However, the only fuel supply located was a propane tank on the property. No labeling or indication was found describing the modifications needed to change from natural gas to propane. These fuel sources require modifications to ensure proper functionality and prevent undesirable environmental conditions, including carbon monoxide. A licensed HVAC technician should be consulted to evaluate the system and ensure these modifications have been made. If it's determined that modifications are needed, they should be made prior to using the unit for safety. (Exterior Left)



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8.5 Distribution System(s)

8.5.1 There were noted ventilation ducts not supported by straps and in contact with the ground in the crawl space. This can cause deterioration to the insulated covering, leading to undesirable living conditions. Have an HVAC contractor repair as needed. (Crawlspace)





8.6 Natural Gas Piping

8.6.1 The metal gas line is rusted. Rust can cause damage to gas line leading to leaks and subsequent hazards. Have a licensed plumber or licensed HVAC technician to evaluate to determine what repairs are needed an correct. (Exterior Left)



8.7 Fuel Tank / Lines

8.7.1 General photos of propane tank area: propane tank is not inspected. Buyer should ask for service contact information.



8.8 Filter

8.8.1 Recommend changing all air filters upon taking possession of the home, and replacing them per manufacturers specifications there after. Most systems benefit by replacing filters every 30 days.

9.0 PLUMBING SYSTEM

9.1 Limitations

- △ A portion of the water supply are concealed from visual inspection and the general condition cannot be determined.
- △ A portion of the waste lines are concealed from visual inspection and the general condition cannot be determined.
- △ Sinks faucets are operated, but the overflow protection components are not tested for functionality.
- △ The septic system is outside the scope of the home inspection and was not inspected.
- △ The well system and components are outside the scope of a general home inspection.

9.2 Plumbing General Comments

9.2.1 All plumbing and water heating items listed or identified in the Summary Report were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The plumbing was inspected for functional flow and drainage (overflow protection drains are not tested); however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. Determining if the water supply and waste systems are private or public is beyond the scope of the home inspection. Annual service and inspection of the main waste line will prevent system clogging and backup.

9.3 Water Main

- ⊙ Water main is PEX.
- ⊙ Main water shut-off valve is in the crawlspace.

9.3.1 The main water shut off valves are not operated during the home inspection. The effectiveness or condition of the valve was not determined.

9.3.2 WATER MAIN SHUT-OFF LOCATION

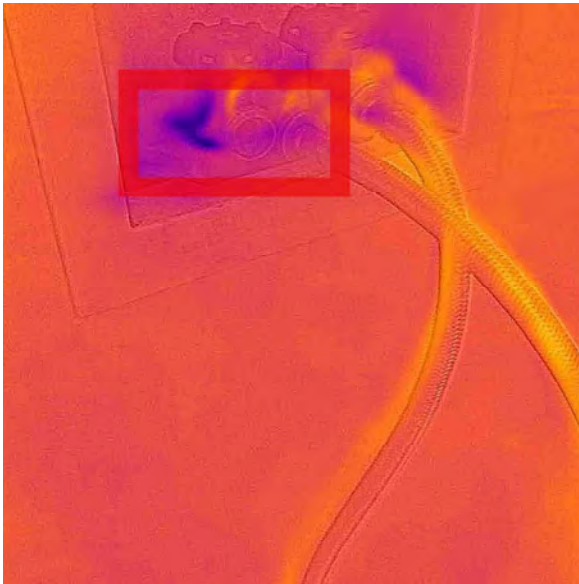


9.4 Distribution Piping

- ⦿ Interior water supply pipes are PEX

9.4.1 **The distribution piping valve for the washer connection is leaking. A licensed plumber should repair as required to prevent water damage. (Laundry area)**





9.5 Drain, Waste, and Vent Piping

- ☉ Drain waste pipes are made of plastic (PVC or ABS)

9.6 Water Heating Equipment

- ☉ Storage tank hot water system.
- ☉ Fuel source is electricity.
- ☉ 40 Gallon Capacity
- ☉ Water heater is located in the Laundry Room.

9.6.1 Safety Tip: The standard recommended temperature for domestic water heaters is 120°F for adults and 100°F for homes with small children and elderly - to prevent accidental scalding, severe burns, etc.

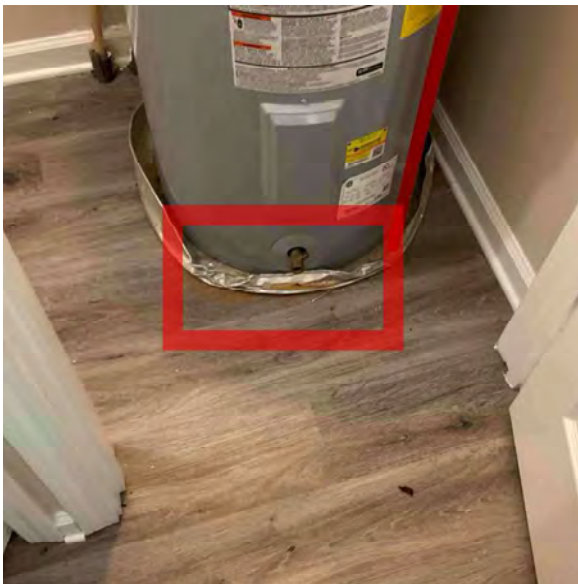
9.6.2 **There was no expansion tank present for the water heater. An expansion tank is designed to handle the thermal expansion of water as it heats up in the water heater, preventing excessive water pressure and prolonging the life of the unit. If water pressure gets too high they can damage valves and plumbing fixtures, joints and supply pipes and the water heater itself. Recommend having a licensed plumber install as needed. (Laundry area)**



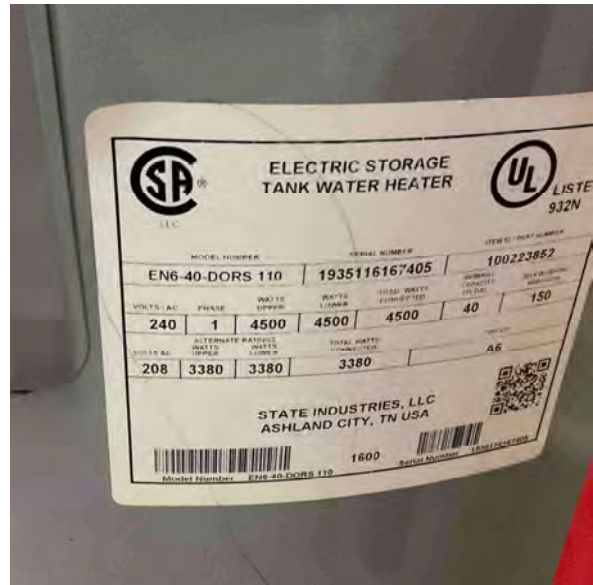
9.6.3 The pressure relief discharge piping material is PEX. When PEX is used for discharge piping, then it must be one nominal size larger than the relief valve outlet, and the flexible tubing should be fastened in place. Currently it is slid behind a gas line, which does not provide adequate fastening. Have a qualified plumber assess and correct as needed. (Laundry area)



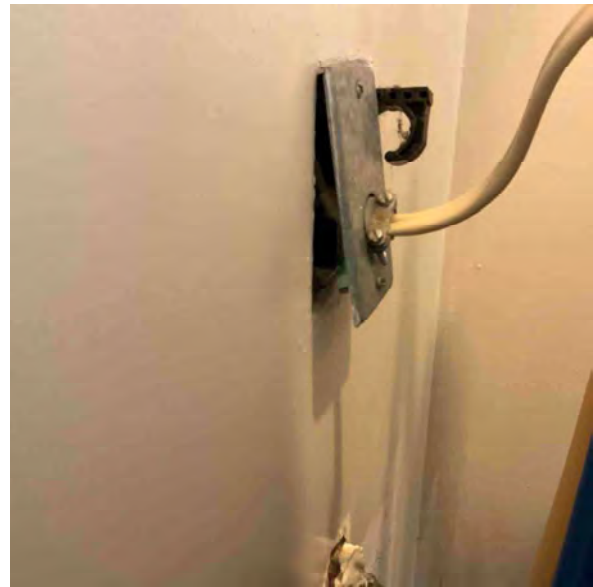
9.6.4 The pan below the water heater is damaged and may not contain water as intended. Have a qualified contractor correct as needed. (Laundry area)



9.6.5 A typical life expectancy for a typical water heater is 10 to 15 years. The current water heater is approximately 7 years old.

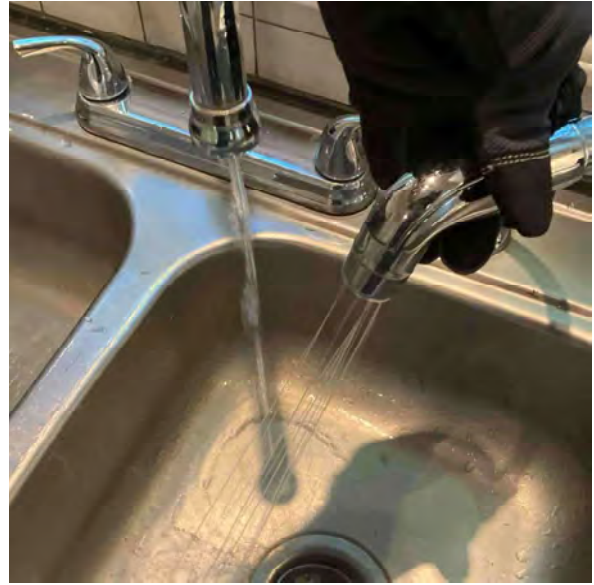


9.6.6 The wall cover for the electrical to the water heater has an open gap. This presents an electrical hazard. Have a licensed plumber or a licensed electrician, correct as needed for safety. (Laundry area)



9.7 Sink(s)

9.7.1 The accessory spray nozzle for the kitchen sink did not fully divert water from the main faucet. This could have an adverse effect on water pressure and functionality. Have a licensed plumber repair/replace as needed for proper functionality. (Kitchen)



9.7.2 Limitation: the bathroom sink faucets would not function at the time of the inspection. Have a licensed plumber assess and correct as needed for proper functionality.

Note: valves for plumbing fixtures are not operated during the inspection

Note: functionality and leak checks should be done after operation (Hall Bath)



9.8 Toilet(s)

9.8.1 The toilet is loose at the base /floor. Any movement of the toilet can damage the wax seal, leading to leaks and damage to surrounding components. A licensed plumber should repair as required to prevent potential leaks and subsequent water damage. When repairs are performed, and damaged materials found should be repaired by a qualified contractor. (Hall Bath)

**9.9 Tub(s) / Shower(s)**

9.9.1 Tub overflows are not tested for functionality during the home inspection. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leakage should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary.

9.10 Storage Tank

9.10.1 The storage tank is rusted. A qualified plumber should repair or replace as required to ensure proper function. (Crawlspace)

**10.0 INTERIOR**

10.1 Interior General Comments

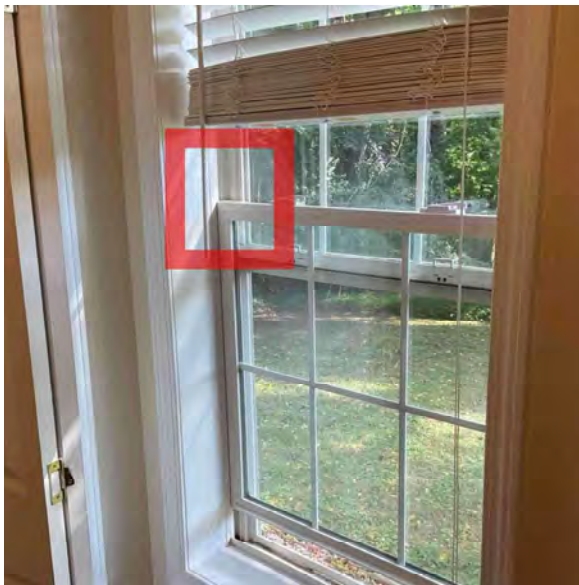
10.1.1 The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. At least one window and one receptacle were tested in each room unless furniture or storage prevented access. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. The washing machine and the dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspectors does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

10.2 Floors

- ⊙ Carpet
- ⊙ Vinyl

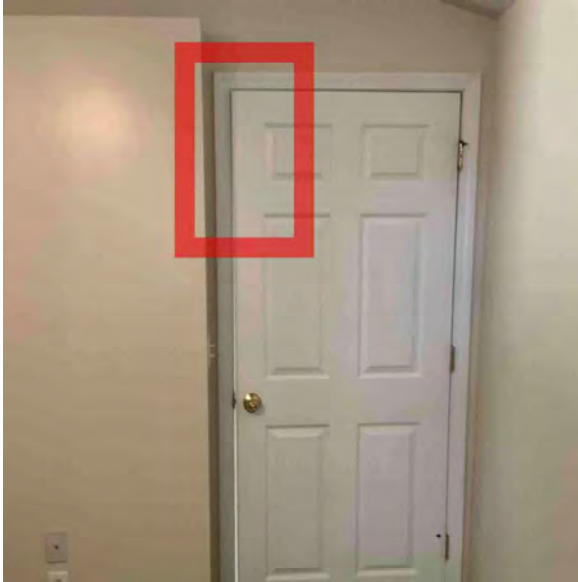
10.3 Windows

10.3.1 **The window jamb latch hardware is damaged. Have a window specialist adjust/repair as needed to ensure proper functionality and security. (Rear Bedroom)**

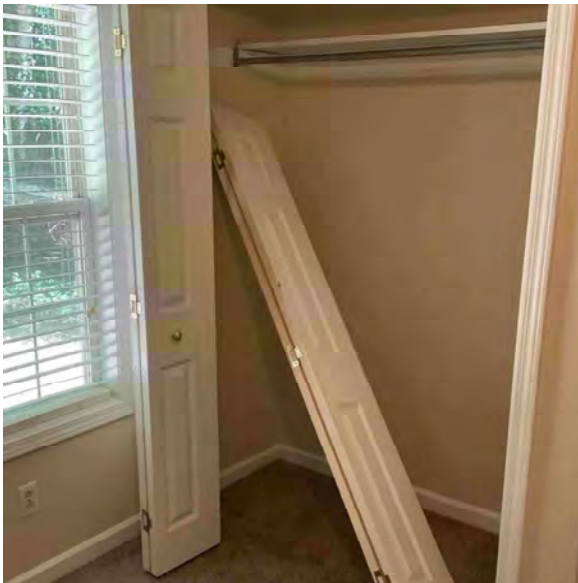


10.4 Doors

10.4.1 The door binds and will not close. Have a qualified contractor repair/adjust for improved functionality and prevent damage to door frame. (Front Bedroom)



10.4.2 The closet door is not properly hung on the track. Have a qualified contractor correct as needed for proper functionality and condition. (Front Bedroom)



10.4.3 The door is not properly balanced. It will not stay in the shut position and opens automatically. Have a qualified contractor correct/adjust the door to provide proper balance. (Hall Bath)



10.4.4 The door binds and will not close. Have a qualified contractor repair/adjust for improved functionality and prevent damage to door frame. (Hall Bath)



10.5 Countertops / Cabinets

10.5.1 Corner cabinet door rubs against adjacent door when opening and closing. This could cause damage to the door. Have a qualified contractor correct as needed. (Kitchen)

**11.0 APPLIANCES****11.1 Appliance General Comments**

11.1.1 General photos: the refrigerator is outside the scope of the home inspection.





11.2 Ranges / Ovens / Cooktops

11.2.1 There was some heat coming from the stove prior to operation. This suggests that the gas stove may have a standing pilot light. Appliances don't typically have standing pilot lights anymore because it presents a waste of fuel in a higher gas leak or fire risk. This unit should be evaluated by an appliance technician to determine its functioning properly and or if replacement is needed. (Kitchen)



11.2.2 During operation, the oven smoked heavily. This could indicate improper function or a cleaning as needed. Have an appliance technician assess and correct as needed. (Kitchen)



11.3 Dishwasher

11.3.1 Limitation: did not test functionality of dishwasher due to new installation and has not been fully unpacked.



12.0 MISCELLANEOUS

12.1 Outbuilding

12.1.1 Outbuildings/sheds are outside the scope of the home inspection. If evaluation is desired, refer to a qualified contractor.



13.0 GENERAL COMMENTS ABOUT THIS INSPECTION

13.1 Limitations

- ▲ Homes from this time period can have materials that may contain asbestos. Further evaluation including laboratory testing is needed to determine the presence of asbestos and whether corrective actions should be considered for health / safety reasons.
- ▲ Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Determining if lead based paint is present, or presents a health risk is outside the scope of the home inspection.

13.2 General Comments

- When you purchase an older home, there is an expectation that many of the components may be heavily worn and in need of continued maintenance and repair. The quality of home construction has evolved and improved over the years, partly due to the ever-changing availability of building materials and partly due to updated building codes. Further developments in the form of updated technology, modern insulation and more affordable materials have permanently altered the way homes are built today as compared to 100 or even 50 years ago. Older homes are made of older materials, so it follows that the aging construction in these homes would come with a need for frequent maintenance. From faulty plumbing to sloping floors, there's no shortage of projects to do in existing homes – and these projects don't come cheap.

13.2.1 When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

13.2.2 The home is currently unoccupied. Any time a home is unoccupied for a period of time, a typical home load is not consistently put on the systems and routine maintenance can be missed.

13.2.3 The inspection report will be delivered within three business days after the inspection was performed. With consideration to the timeliness of the due diligence period for the property, the inspector will deliver the report ASAP. In some circumstances, the inspector may alter, add to, or change the report within this three business day period. It is recommended that you return to the report link and view the report again at the end of the three business day period to view any potential changes. If there are any questions as to what changes, if any, have been made, please contact your inspector.

13.2.4 This report has been prepared based upon the Standards of Practice established by The State of North Carolina. All components designated for inspection in the current NC Standards of Practice, are inspected, except as may be noted within this report. Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Pillar To Post Home Inspectors operated by The Bergmann Team is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, environmental hazards including: mold, mildew, fungus, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination, cockroaches, rodents, pesticides, treated lumber, mercury and any other indoor or outdoor substances. The client is urged to contact a competent specialist / qualified licensed contractor if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the clients agreement to all of the terms and conditions of the visual inspection agreement. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of Pillar To Post Home Inspectors, does so at their own risk and by doing so without the consent of Pillar To Post Home Inspectors, waives any claim of error or deficiency in the report.

13.3 Limitations

13.3.1 This inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, central vacuum systems, sprinkler systems, window treatments / blinds, alarm systems, cable or satellite TV wiring, timers, smoke detectors functionality and carbon monoxide detectors functionality.