Alpha & Omega Home Inspections, LLC

"A wise man builds his house upon the Rock" Mat. 7:24

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SC License #: 1736 / NC License #: 2240 / NACHI #: NACHI05120170

Confidential Inspection Report

Property Address:
8403 Anystreet
MyTown NC

Joe Funderburk Jr

NACHI The World's Elite Inspectors
National Association of Certified Home Inspectors

CMI Certified Master INSPECTOR

IAC2 CERTIFIED Mold

Date: 3/22/2010	Time: 09:00 AM	Report ID: Sample Report - Million Dollar Home
Property: 8403 Anystreet MyTown NC	**Customer:**	**Real Estate Professional:**

Any locations given, such as "left front", are oriented as if looking at the house from the front yard.

This is an actual report for a real client performed on a new construction, $2,000,000 foreclosed home in 2010. All identifying information has been removed, including the cover page photo which is for illustration purposes only. This is not the full report! Some of the informational items have been excluded for the sake of making the report smaller while trying to give you a 'big picture' overview. This report is the exclusive property of Alpha & Omega Home Inspections, LLC and may not be copied or reproduced in any manner without our written consent.

1. Structural Components

		IN	NI	NP	RR
1.0	FOUNDATIONS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
1.1	WALLS (Structural)	X			
1.2	COLUMNS OR PIERS				X
1.3	FLOORS (Structural)				X
1.4	CEILINGS (structural)	X			
1.5	ROOF STRUCTURE AND ATTIC				X
		IN	**NI**	**NP**	**RR**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair, Replace or Investigate Further

Styles & Materials

Foundation Type:
Raised Foundation
Conditioned crawlspace

Method used to observe crawlspace:
Direct access
Used hand-held flashlight and a small probe

Crawl space inspection limitations:
HVAC ducts
HVAC equipment
Plumbing pipes
Plastic sheeting

Crawl Space Moisture Barrier:
100%

Foundation Walls:
Concrete block

Foundation columns or piers:
Concrete block

Interior columns or piers:
Interior columns - sheetrock surface

Exterior columns or piers:
Porch columns-wood exterior

Floor Structure:
Engineered "I" floor joists
Oriented strand board (OSB) sheathing

Wall Structure:
Structure not visible due to finished areas
Presumed to be wood studs

Ceiling Structure:
Standard dimension wood joists 6'" or better

Roof Structure:
Stick-built w/standard dimension lumber
OSB sheathing
Radiant barrier

Roof-Type:
Gable

Method used to observe attic:
Direct access
Portions inaccessible

Attic info:
Pull Down stairs
Walk-through doors
Light in attic

Comments:

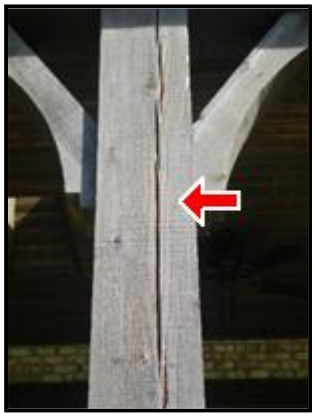
1.0 (1) This residence has a raised foundation, commonly called a crawl space. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts or straps that hold the house onto the foundation, but the size and spacing of the bolts or straps vary. In the absence of major defects, most structural engineers

agree that the one critical issue with modern raised foundations is that they should be bolted or strapped. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

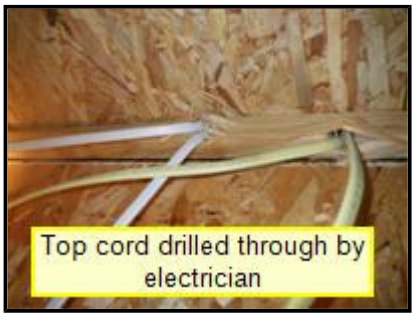
(2) The house has a conditioned crawlspace. A conditioned crawl space is a foundation without wall vents that encloses an intentionally heated and/or cooled space. Insulation is located at the exterior walls. Its purpose is to prevent crawl space moisture by encapsulating the crawl space with a vapor barrier, closing the crawl space vents, and conditioning the space. By their nature, our view of the foundation walls, piers, and floor was exceptionally limited.

(3) The crawl space was dry at the time of the inspection and no adverse signs of water intrusion were observed, but that does not mean it remains dry at all times. We recommend that you observe the crawl space during a period of heavy and prolonged rain prior to the close of escrow.

1.2 Wood posts at the rear of the home exhibit "checking", which is a natural splitting of the wood. The checking itself is not a structural concern, however the openings should be treated with weather preservative to prevent deterioration and decay.



1.3 (1) Engineered joists have been cut, drilled, or altered in one or more locations (right rear of home, right front of home, left front of home). Manufactured I-joists are highly engineered components. For this reason, field modifications such as notching, drilling, or tapering should be avoided and never done without a thorough understanding of their affects on the structural integrity of the member. Any modification should comply with the manufacturer's specifications. (Notching or drilling through the top or bottom cord is never permitted.) Accordingly, we recommend that a competent licensed general contractor review the modifications, the manufacturer's specifications, and perform necessary repairs.



(2) Engineered I-joists are inadequately supported in the crawl space. There is no ledger board or joist

hanger supporting three joists at the right rear of the home. They are simply toe-nailed into the adjoining girder. Repair by a licensed contractor is recommended.

1.5 (1) Due to the method of construction and the depth of insulation or obstructions, we could not safely traverse the attic at the far left side of the home. We examined it using a strong light from that area, but defects may exist which were not discovered.

(2) An attic brace was very loose near the furnace. Service by a competent and licensed contractor is recommended.

(3) At the front of the home, the very peak, there is a possible roof leak. We observed roof sheathing that was lightly stained. The stains may only be sap, but they more closely resemble water stains. We recommend an evaluation by a competent roofing contractor and/or observation during a period of heavy or prolonged rain.

2. Exterior

		IN	NI	NP	RR
2.0	GRADING & DRAINAGE	X			
2.1	WALL CLADDING, FLASHING, AND TRIM				X
2.2	DOORS (Exterior)				X
2.3	WINDOWS				X
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			
2.5	VEGETATION, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.6	EAVES, SOFFITS AND FASCIAS	X			
2.7	CHIMNEYS				X
		IN	**NI**	**NP**	**RR**

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Styles & Materials

Siding Material:
Brick veneer
Stone veneer
Stucco

Door Material:
Fiberglass
Wood

Trim Material:
Wood trim

Window Types:
Wood double-glazed, insulated type

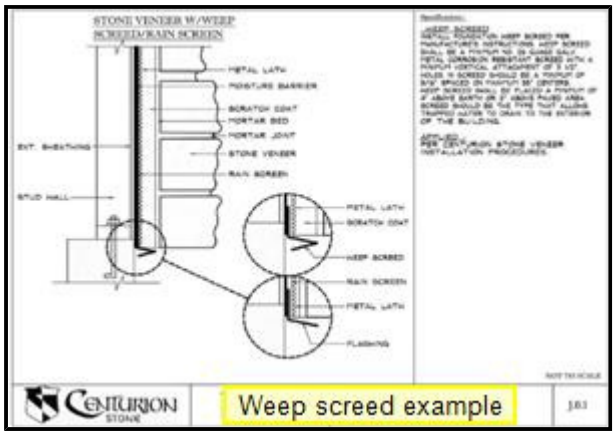
Appurtenance:
Covered porch
Patio
Sidewalk

Driveway:
Brick

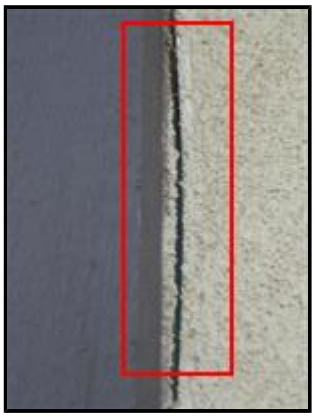
Comments:

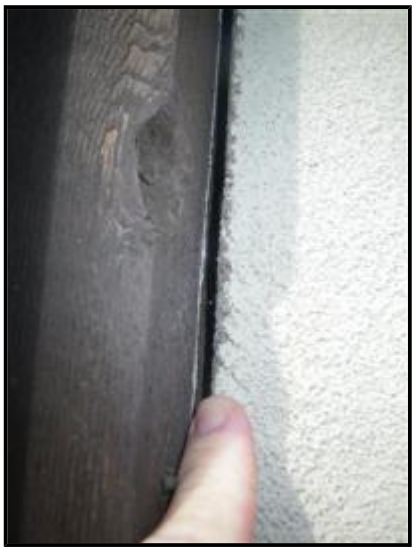
2.1 (1) No weep holes were provided in the masonry veneer siding. Today's commonly accepted construction standards require weep holes (not less than 3/16" in diameter) every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar). You should consult with a licensed and competent masonry contractor about this construction defect, its consequences, and the options (if any) for correction. A guidance document is attached at the end of this report for your information.

(2) The stone wall had no visible weep screeds. Stone walls are porous. If water were to penetrate behind the wall, there should be an exit point (a weep screed). While the absence of weep screeds is extremely common and builders will argue about the need for it, we believe the lack of a weep screed violates today's commonly accepted construction standards for stucco installation (and this type of wall covering is essentially stucco with rocks placed in it). The potential consequences could be trapped moisture behind the wall and long-term failure of the wood wall structure behind the stone, which may not be revealed until years in the future. We suggest that you obtain an independent evaluation of the installation methods by a licensed general contractor with experience in this siding installation and the applicable codes that govern its installation.

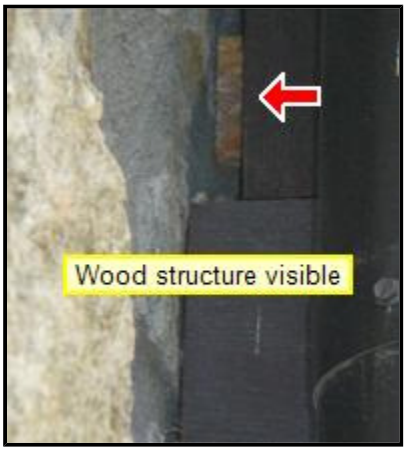


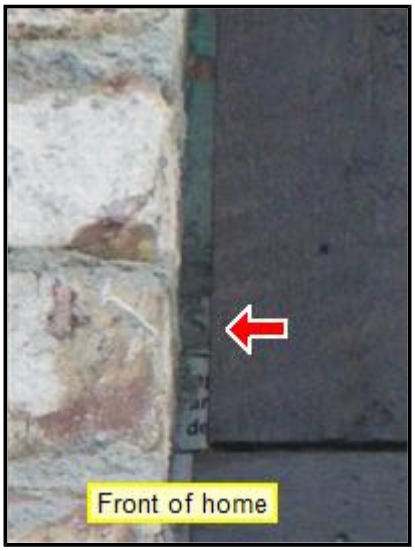
(3) The stucco siding has cracks or gaps where it meets other surfaces at various locations. A stucco specialist should seal the stucco to prevent water entry and structural damage is recommended.





(4) There are large gaps at various locations where different wall materials meet. The wall structure and insulation was visible. Sealing the gaps to prevent water entry and structural damage is recommended. *Note that we did not inspect behind the wall cladding and there is a possibility that structural damage may already exist to some degree.*





(5) Sections of the windows and house trim need paint or stain at the rear of the home. Bare wood was exposed to the elements. Failure to coat these areas will result in deterioration to the wood.



(6) The stucco wall cladding was in contact with the soil or other surfaces without the benefit of a visible weep screed. Stucco walls are porous. If water were to penetrate behind the wall, there should be an exit point (a weep screed). We believe this installation violates commonly accepted construction standards which states that the stucco, when against wood structures, should terminate 2 inches above solid surfaces and 4 inches above soil. The potential consequences could be trapped moisture behind the wall and long-term failure of the wood wall structure behind the stone, which may not be revealed until years in the future. We suggest that you obtain an independent evaluation of the installation methods by a licensed general contractor with experience in this siding installation and the applicable codes that govern its installation.



(7) Portions of the stone wall need mortar to fill voids between the stones. Failure to completely fill the voids may result in water entry behind the wall and subsequent structural damage.

2.2 (1) The rear entry (from breakfast room to patio) door knob or lock/latch assembly needs service to work smoothly. You have to hold down the handle to shut the door. It does not function as intended.

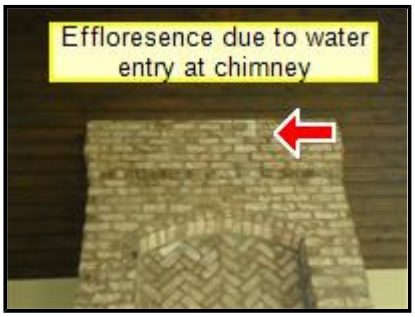
(2) A screen for the sliding glass door(s) was not installed or was damaged. Service or replacement is recommended.

(3) The rear entry door (master bedroom) sticks or rubs and needs service to function normally. The same

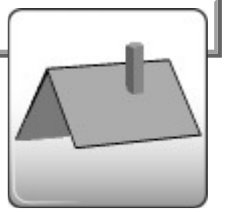
door would not lock and does not function as intended.

2.3 All of the window screens were missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

2.7 The chimneys did not have a weather cap, which is not required by current home building standards, but it nevertheless recommended to prevent the entry of rain, birds, and animals.



3. Roofing



		IN	NI	NP	RR
3.0	ROOF COVERINGS	X			
3.1	FLASHINGS				X
3.2	CHIMNEYS AND ROOF PENETRATIONS	X			
3.3	SKYLIGHTS	X			
3.4	ROOF DRAINAGE SYSTEMS	X			

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Styles & Materials

Roof Covering:
Architectural
Metal

Viewed roof covering from:
From within the attic
Binoculars from the ground
Through upper level windows

Number of shingle layers:
One

Chimney (exterior):
Brick
Rock

Comments:

3.1 (1) Kickout flashing may be necessary but was not observed at many roof to wall transitions to divert water away from the wall system and back onto the roof or gutter. Failure to properly manage water flow at these critical transitions may lead to water entry into the wall system, which will cause serious structural damage. An evaluation and repair as deemed necessary by a competent roofing contractor is recommended. A reference document is attached for your information.

(2) Daylight can be seen around one of the chimney flues. Evidence of water entry into the attic was present (insulation that had been previously wet.) The flashing is apparently loose, incorrectly installed, or damaged. Service by a competent roofing contractor is recommended.

3.3 The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

3.4 (1) The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

(2) A gutter downspout at the garage, left front of the home, was cosmetically damaged but functional. FYI.

4. Plumbing System

		IN	NI	NP	RR
4.0	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X
4.1	EXTERIOR WATER FAUCETS	X			
4.2	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.3	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X			
4.4	HOT WATER SYSTEMS, CONTROLS, EXHAUST FLUES AND VENTS				X
4.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				X
4.6	MAIN FUEL SHUT OFF (Describe Location)	X			
4.7	SUMP PUMP			X	

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Styles & Materials

Plumbing Water Supply (into home):
PEX (Cross-Linked Polyethylene plastic pipe)

Plumbing Water Distribution (inside home):
PEX (Cross-Linked Polyethylene plastic pipe)
Copper (limited amount)

Plumbing Waste Pipes:
PVC (Polyvinyl Chloride)

Plumbing Vents:
PVC

Water Heater Power Source:
Natural Gas

Water Heater Capacity:
(2) 50 Gallons

Water Heater Location:
Attic
Circulating pump present

Water Temperature:
Less than 100 F. (TOO COLD!)

Laundry room location:
Two locations
Downstairs hallway
2nd level hallway

Gas Distribution System:
Corrugated Stainless Steel Tubing (CSST)

Water Pressure:
40 to 50 psi (acceptable)

Comments:

4.0 (1) The water was off at the front yard fountain and it was not tested.

(2) The visible portions of the water pipes in the attic are insulated and are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

(3) Water leaks between the kitchen sink and countertop into the cabinet below. Sealant is recommended to prevent long term damage to the cabinet interior.

(4) The downstairs powder room toilet was moderately loose, and should be secured. Loose toilets may eventually leak and cause floor damage. While no leaks were apparent, floor damage may be present. We recommend repair by a licensed plumbing contractor, which may involve replacing the wax seal. Any floor damage, if present, should be serviced by a competent licensed contractor.

(5) The supply lines at the 2nd level laundry room sink were not connected to the faucet. We could not test this fixture and you should do so prior to the close of escrow.

(6) The flapper valve and/or fill valve at the 2nd level guest bathroom toilet tank sticks, which causes the toilet to free-flow, and should be serviced.

4.2 The main water shut-off valve is located in a downstairs closet.

4.4 (1) Water heater estimated date of manufacture: 2007 (both).

(2) The drip pan may not be positioned correctly to catch any leaks that may occur at the water heater. Leaks may damage the house structure below and cause damage. An evaluation and service as deemed necessary by a licensed plumbing contractor is recommended.

4.5 (1) A gas leak was detected in the attic. Service by a licensed plumbing contractor or the gas utility is recommended.

(2) A common gas piping system called Corrugated Stainless Steel Tubing or CSST is present in this home. OmegaFlex's product is known as "TRACPIPE" or "COUNTERSTRIKE," Titeflex's CSST product is known as "GASTITE," Ward's CSST product is known as "WARDFLEX," and Parker Hannifin's CSST product is known as "PARFLEX." A lawsuit in 2005 claimed that CSST poses an unreasonable risk of fire due to lightning strikes. The lawsuit was settled and the manufacturers agreed to require additional electrical bonding above the minimum requirements set by the National Electric Code. In most circumstances, the bonding is required to be connected to the house electrical system. We could not confirm that such bonding was present. We recommend a further evaluation and repair as deemed necessary by a competent, licensed electrician familiar with the requirements of this type of gas piping. More detailed information regarding the suit and this piping system is available at www.csstsettlement.com and on our website.

4.6 The main fuel shut-off is at the gas meter outside.

5. Electrical System

		IN	NI	NP	RR
5.0	SERVICE ENTRANCE CONDUCTORS	X			
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
5.3	CONNECTED DEVICES AND FIXTURES (Ceiling fans, lighting fixtures, switches, outlets, located inside the house, garage, and on the dwelling's exterior walls)				X
5.4	POLARITY AND GROUNDING OF ALL RECEPTACLES	X			
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
5.6	SMOKE ALARMS				X

IN NI NP RR

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Styles & Materials

Electrical Service Conductors:
Below ground
Aluminum

Grounding Method:
To a driven rod
At the meter

Visible branch wire 15 and 20 AMP:
Copper

Wiring Type:
Modern non-metallic sheathed cable

Over-current protection:
Circuit breakers

Main Panel Location:
Exterior rear

Main Panel Manufacturer:
Cutler-Hammer

Estimated Panel capacity:
(2) 200 AMP service panel

System Voltage:
120 / 240 volts

Sub-Panel Locations:
Laundry

GFCI present at:
All bathrooms
Kitchen
Outdoors
Garage/carport
Laundry
Spa tub
Wet bar

Number of garage outlets:
Three or more

Smoke Alarms:
Test button activated
Interconnected
Inside & outside bedrooms

Comments:

5.3 (1) We were unable to activate one exterior light(s) at the outside the garage . The light(s) should be serviced or demonstrated to be functional. (The bulb was missing.)

(2) The button for the doorbell was damaged and needs replacement.

(3) A ceiling light in the kitchen does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

(4) A ceiling fan/light in the breakfast room does not respond, and should be serviced or demonstrated to be functional. (The fan and light may be remote controlled and we were unable to locate the remote.) Remote controls are recommended for high ceiling fans.

(5) A ceiling fan/light in the family room does not respond, and should be serviced or demonstrated to be functional. (The fan may be remote controlled and we were unable to locate the remote.) Remote controls are

recommended for high ceiling fans.

(6) A ceiling fan/light in the 2nd level left side bedroom does not respond, and should be serviced or demonstrated to be functional. (The fan may be remote controlled and we were unable to locate the remote.) Remote controls are recommended for high ceiling fans.

(7) A ceiling light in the master bathroom does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

(8) A ceiling light in the master bedroom closet does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

(9) A ceiling light in the 2nd level guest bathroom (right side of house) does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

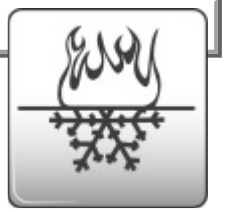
(10) A ceiling light in the 2nd level guest bathroom shower (right side of house) does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

(11) No light was provided in the wall attic spaces, and one is required by current standards whenever HVAC equipment is present or storage space is provided. A light controlled by a wall switch is recommended.

(12) The light(s) provided in the attic would not respond to the switch and need service (one is required by current standards whenever HVAC equipment is present or storage space is provided).

5.6 Smoke alarms were covered by plastic bags. The bags should be removed when construction is complete and the system should be tested.

6. Heating & Air Conditioning



		IN	NI	NP	RR
6.0	HEATING EQUIPMENT				X
6.1	COOLING AND AIR HANDLING EQUIPMENT				X
6.2	NORMAL OPERATING CONTROLS				X
6.3	AUTOMATIC SAFETY CONTROLS	X			
6.4	AIR DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
6.5	PRESENCE OF INSTALLED HEAT & AC SOURCE IN EACH ROOM	X			
6.6	CHIMNEYS, FLUES AND VENTS (where visible)				X
6.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X	
6.8	GAS/LP FIRELOGS AND FIREPLACES				X
6.9	WHOLE HOUSE FAN			X	
		IN	**NI**	**NP**	**RR**

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Styles & Materials

Equipment Type:
HVAC Split System

Locations:
DUAL systems with furnaces in attic and crawl space

Furnace Manufacturer:
LENNOX

Central Air Manufacturer:
LENNOX

Heating system BTUs:
88,000
110,000

AC System BTUs:
48,000
60,000

System Energy Source:
Electric AC
Natural gas heat

Distribution System:
Insulated flexible ducts
Insulated metal ducts

Filter Type:
Satisfactory
Disposable

Number of AC units:
Two

Number of Heat Systems (excluding wood):
Two

Condensate Drain Discharge:
Exterior of home

Operable Fireplaces:
Four

Types of Fireplaces:
General Lined Masonry
General pre-fabricated
Gas logs

Comments:

6.0 (1) Estimated date of manufacture of furnace(s): 2007 (each).

(2) An interior component of the 2nd level furnace was rattling badly and needs service.

6.1 (1) Estimated date of manufacture of condensing coil(s): 2007.

(2) Condensation from the evaporator coil is pumped to the exterior from the crawl space, and should be monitored periodically to ensure that there are no leaks or overflows. You should routinely monitor the function of the pump as experience shows their life span is limited.

(3) The condensing coil was not level. A level support pad is recommended to prevent long-term damage to bearings, etc.

(4) The secondary condensate port was not plumbed to the drain pan. As a result, when the primary drain line becomes clogged, the condensate inside the air handler has no path to escape. It will rise in the air handler cabinet until it finds a seam in which to seep out, and may cause rust inside the cabinet. In the worst case scenario, the water may rise until it travels down a duct and will cause ceiling damage when it escapes out a duct seam. We recommend that the secondary port be plumbed to the bottom of the drain pan. Immediate service is not critical and can wait until the next scheduled maintenance.

(5) Insulation is missing from the refrigerant line in the attic. The condition will allow condensation to form and drip, which may cause damage to the ceiling below. Insulation should be installed where missing and tapped at the joints.

(6) Neither of the AC system condensers would respond to the thermostat, and should be serviced by an HVAC contractor. This service should be scheduled prior to the close of escrow because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

(7) The primary condensate drains should discharge to a conspicuous location. Both system drains are joined together in the crawl space and it will not be apparent when one system's drain becomes clogged. We recommend relocation so that each discharges to a conspicuous location, 3 to 6 inches above grade, where it can be routinely monitored to ensure it is not clogged.

6.2 We were unable to operate the thermostat for the bathroom floor heating system. You should obtain the user manual or have the builder demonstrate it for you.

6.6 The fireplace exhaust flue was in contact with or too close to combustible materials. A single-walled flue should be six inches away from any combustible material, and a double-walled flue should be one or two inches away. This construction defect is considered a fire hazard. We recommend that repairs meeting the manufacturers specifications be conducted for fire safety reasons.

6.8 (1) No key was observed for the downstairs masonry fireplace and library fireplace gas shut-off valves (valves located in the floor). A gas shut-off valve, separate from and within 6 feet of the appliance, is required

safety reasons. You should have the homeowner or builder provide the key required to operate the shutoff.

(2) We were unable to activate any of the fireplace gas logs, which is not unusual. You should have the homeowner/builder demonstrate its operation and transfer any operating manuals to you.

7. Interiors

		IN	NI	NP	RR
7.0	CEILINGS				X
7.1	WALLS				X
7.2	FLOORS				X
7.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X
7.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X
7.5	DOORS (REPRESENTATIVE NUMBER)				X
7.6	WINDOWS (REPRESENTATIVE NUMBER)				X

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock
Wood
Tile

Floor Covering(s):
Carpet
Tile
Wood

Interior Doors:
Solid

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair, Replace or Investigate Further

Comments:

7.0 There is a moisture stain on the main entry foyer ceiling, which you should ask the sellers to explain or have explored further.

7.1 (1) The tile decking at the spa tub in the master bathroom needs grout or sealant in order to prevent water entry behind the tiles.

(2) There is a moisture stain on the library wall, which you should ask the sellers to explain or have explored further. The stain was dry at the time of the inspection. We could not confirm that repairs have been made.

(3) There is a moisture stain on the 2nd level den wall, which you should ask the sellers to explain or have explored further. The stain was dry at the time of the inspection. We could not confirm that repairs have been

made.

(4) The tile wall in the tub/shower area of the 2nd level guest bathroom (left side of home) needs grout or sealant in order to prevent water entry behind the tiles. Note that the absence of grout means that water may have penetrated to the wood structures behind it, which could not be observed.

7.2 (1) The hardwood floor in the downstairs creaked unusually and should be evaluated by a specialist. This condition may be attributed to a poor installation, defective materials, or excessive moisture in the wood, which causes expansion that results in creaking.

(2) A small section of the wood floor at the wet bar near the kitchen was not stained.

(3) Silicone caulk or grout is recommended along floor at the tub or shower at the 2nd level guest bathrooms (front center bedroom and another bathroom at rear of home) to prevent water damage to the underlying structure.

7.3 The main stairs did not have a continuous handrail. Today's commonly accepted construction standards require a handrail for 4 or more risers. Additionally, "handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight." Although this defect is quite common, for safety reasons a railing meeting the standard as quoted above is recommended. Information about proper stair rail construction and illustrations are available on our website (see page 9).

7.4 (1) No backsplash was preset at the laundry room cabinet. Cosmetic damage to the surrounding walls can be anticipated. FYI.

(2) The kitchen, wet bar, and master bathroom cabinet door or drawer pulls were loose and will need minor service to work well.

(3) Shelves were present, but not installed, at a cabinet in the family room.

7.5 (1) The fixed portion of the double master bathroom door could not be fixed. There is no hole provided for insertion of the door pin.

(2) The library door handle is loose or needs to be serviced to work smoothly.

(3) The 2nd level front center bedroom closet door drags on the floor and needs service.

(4) The 2nd level left side bedroom closet door handle is loose or needs to be serviced to work smoothly.

7.6 (1) A plastic seal for a cabinet window at the wet bar was not fully installed or else was damaged. Service is recommended.

(2) The master bathroom custom shower contains a wood window, which we consider a poor design. Frequent maintenance will be necessary to prevent deterioration and decay. Replacement with a vinyl clad window is recommended.

8. Insulation and Ventilation

		IN	NI	NP	RR
8.0	INSULATION IN ATTIC	X			
8.1	INSULATION UNDER FLOOR SYSTEM			X	
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS				X
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)				X
8.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	
		IN	**NI**	**NP**	**RR**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair, Replace or Investigate Further

Styles & Materials

Attic Insulation:
Cellulose
6 to 8 inches
Equivalent to R30

Attic ventilation:
Gable vent(s)
Ridge vents
Soffit Vents

Dryer Power Source:
220 Electric

Permanent Dryer Vent:
Rigid Metal

Floor System Insulation:
Not required for conditioned crawl spaces

Comments:

8.3 The small wall storage attic spaces were considered to have inadequate ventilation. Only soffit vents provide ventilation for the structure. For venting to be effective the air has to be able to move. It is recommended that the structure be ventilated with both: A) An air intake preferably located as close to the eaves as possible. (Most often this is done through soffit vents. Ensure the soffit vents are not obstructed by insulation.) B) An air exhaust preferably located as close to the ridge as possible. "The total net free ventilating area should not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300..." provided mechanical ventilators are used. Area calculations were not conducted; it is recommended that a state licensed general contractor evaluate the adequacy of attic ventilation and add ventilation as deemed necessary.

8.4 (1) Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture. The termination points for all dryer vents should be identified by the homeowner and periodically monitored.

(2) The upstairs dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard. Periodic disassembly and inspection of the vent is recommended to ensure it is not clogged.

(3) We were unable to find the kitchen exhaust vent duct. Commonly accepted standards state that ducts in concealed areas (walls, crawl spaces, attics, etc.) should be smooth wall, rigid metal ducts, taped at the joints and vented to the exterior of the home. The duct should be traced, confirmed to be functional, and terminate with a back-draft damper.

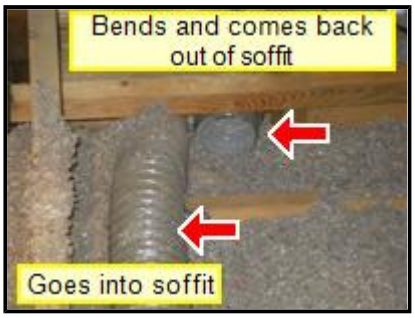
(4) The upstairs dryer vent was covered with a screen or grill, which can trap lint and create a clog which would be a fire hazard. Today's commonly accepted construction standards specify a back-draft damper and no

screen, and that is what we recommend.

(5) In the master bathroom and 2nd level guest bathroom (right side of house), the provided exhaust fan was installed in an area that will make it ineffective in removing moisture from the main ceiling of the shower. Moisture may damage ceilings and walls over time. There are no specific requirements that address the placement of vent fans, but the addition of an exhaust fan placed where the moisture can be removed should be considered.

(6) The downstairs dryer vent is missing a back-draft damper or it was damaged at the exterior. Its absence will allow cold air, rain, snow, birds or other animals to enter the vent. Blockages can create a fire hazard. Service to repair or replace the backdraft damper is recommended.

(7) One or more bathroom vents exhausts directly into the attic. The bathroom exhaust duct(s) should be extended to an exterior vent port to prevent moisture damage to structure or ceilings. They should all be verified to be installed correctly.



9. Built-In Kitchen Appliances

		IN	NI	NP	RR
9.0	DISHWASHER				X
9.1	GARBAGE DISPOSER				X
9.2	BUILT-IN MICROWAVE	X			
9.3	RANGE HOOD OR DOWNDRAFT EXHAUST	X			
9.4	DUAL FUEL RANGE				X
9.5	TRASH COMPACTOR			X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair, Replace or Investigate Further

Comments:

9.0 Two small components of the dishwasher were not installed. We could not determine their purpose or where they are supposed to be installed. Minor service is recommended.

9.1 The garbage disposal needs a new throat insert, which is a simple installation that typically does not require dismantling the unit. Note: the insert was observed in a kitchen drawer.

9.4 The range was not functional. Service or replacement is recommended. (Note: a 50-amp circuit breaker dedicated to the range was on. It seemed to have no power. It may not be plugged in.)

10. Garage

		IN	NI	NP	RR
10.0	GARAGE CEILINGS	X			
10.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
10.2	GARAGE FLOOR	X			
10.3	GARAGE DOOR (S)				X
10.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
10.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				X
10.6	OTHER		X		

Styles & Materials

Garage Type:
Four or more cars

Garage Door Type:
Four automatic

Garage Door Material:
Wood

Infrared Safety Devices for Door:
Present
Functional

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair, Replace or Investigate Further

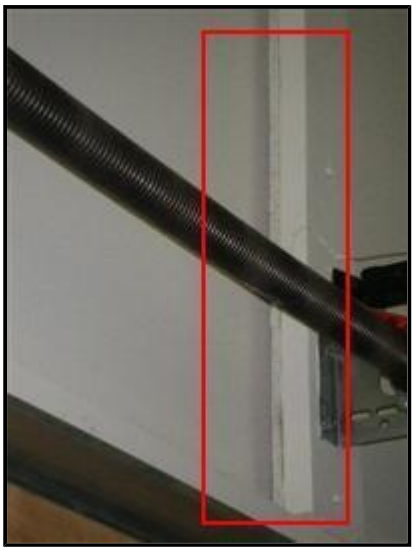
Comments:

10.2 (1) The garage floor had two stains and we could not identify the source. You should ask the builder to explain it.

(2) No expansion joint was provided for the garage floor at the perimeter of the slab. Cracking of the garage slab or adjacent foundation wall may occur. Note that this is a common defect and the addition of an expansion joint would be an expensive repair.

10.3 (1) The garage door is a heavy, wooden, type that is potentially dangerous because of its weight. Therefore, its springs should be periodically tested to make sure that they are able to bear the full weight of the door at almost any angle, and particularly if children or the elderly occupy the residence.

(2) One of the garage door frame supports that secures the springs and motor track was pulled loose from the wall 3/4". Service is recommended. Failure to service this door may result in door failure and possible injury.



10.5 One of the four garage door opener(s) does not auto-reverse when it meets reasonable resistance during closing (2nd door from right). The mechanism is either absent or it may need to be adjusted. Failure to service this defect may result in death or personal injury to small children or pets.

10.6 We were unable to open and test the garage windows; they were too high. FYI.

Alpha & Omega Home Inspections, LLC
"A wise man builds his house upon the Rock" Mat. 7:24

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www.aohomeinspection.com / jfunderburk@aohomeinspection.com

SC License #: 1736 / NC License #: 2240 / NACHI #: NACHI05120170

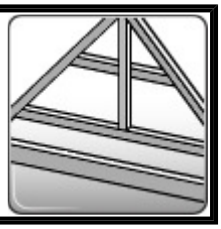
Summary Section

Customer

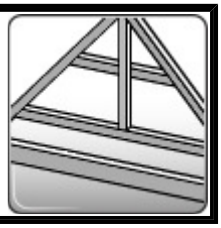
Address
8403 Anystreet
MyTown NC

The items or discoveries listed in the Summary Section indicate that these systems or components **do not function as intended, adversely affects the habitability of the dwelling, requires repair or subsequent observation, or warrants further investigation by a qualified specialist**. This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service of the following items prior to close of escrow is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. Note: any locations given, such as "left front", are oriented as if facing the front of the house from the front yard. We report what was visible and other defects may exist (beneath insulation, behind walls, floors, etc.) which were not visible. Also, photographs may be included as examples, but do not necessarily illustrate all defects observed. When the quantity of defects found in a certain system (electrical for example) are numerous, we strongly recommend having the entire system evaluated by a specialist. This inspection service reserves the right to amend the inspection report within 24 hours of completion. The cost for a re-inspection to verify repairs were conducted is posted on our website.

1. Structural Components



1. Structural Components



1.2 COLUMNS OR PIERS

Repair, Replace or Investigate Further

- Wood posts at the rear of the home exhibit "checking", which is a natural splitting of the wood. The checking itself is not a structural concern, however the openings should be treated with weather preservative to prevent deterioration and decay.

1.3 FLOORS (Structural)

Repair, Replace or Investigate Further

- (1) Engineered joists have been cut, drilled, or altered in one or more locations (right rear of home, right front of home, left front of home). Manufactured I-joists are highly engineered components. For this reason, field modifications such as notching, drilling, or tapering should be avoided and never done without a thorough understanding of their affects on the structural integrity of the member. Any modification should comply with the manufacturer's specifications. (Notching or drilling through the top or bottom cord is never permitted.) Accordingly, we recommend that a competent licensed general contractor review the modifications, the manufacturer's specifications, and perform necessary repairs.
- (2) Engineered I-joists are inadequately supported in the crawl space. There is no ledger board or joist hanger supporting three joists at the right rear of the home. They are simply toe-nailed into the adjoining girder. Repair by a licensed contractor is recommended.

1.5 ROOF STRUCTURE AND ATTIC

Repair, Replace or Investigate Further

- (2) An attic brace was very loose near the furnace. Service by a competent and licensed contractor is recommended.
- (3) At the front of the home, the very peak, there is a possible roof leak. We observed roof sheathing that was lightly stained. The stains may only be sap, but they more closely resemble water stains. We recommend an evaluation by a competent roofing contractor and/or observation during a period of heavy or prolonged rain.

2. Exterior

2.1 WALL CLADDING, FLASHING, AND TRIM

Repair, Replace or Investigate Further

- (1) No weep holes were provided in the masonry veneer siding. Today's commonly accepted construction standards require weep holes (not less than 3/16" in diameter) every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar). You should consult with a licensed and competent masonry contractor about this construction defect, its consequences, and the options (if any) for correction. A guidance document is attached at the end of this report for your information.
- (2) The stone wall had no visible weep screeds. Stone walls are porous. If water were to penetrate behind the wall, there should be an exit point (a weep screed). While the absence of weep screeds is extremely common and builders will argue about the need for it, we believe the lack of a weep screed violates today's commonly accepted construction standards for stucco installation (and this type of wall

2. Exterior

covering is essentially stucco with rocks placed in it). The potential consequences could be trapped moisture behind the wall and long-term failure of the wood wall structure behind the stone, which may not be revealed until years in the future. We suggest that you obtain an independent evaluation of the installation methods by a licensed general contractor with experience in this siding installation and the applicable codes that govern its installation.

- (3) The stucco siding has cracks or gaps where it meets other surfaces at various locations. A stucco specialist should seal the stucco to prevent water entry and structural damage is recommended.
- (4) There are large gaps at various locations where different wall materials meet. The wall structure and insulation was visible. Sealing the gaps to prevent water entry and structural damage is recommended. *Note that we did not inspect behind the wall cladding and there is a possibility that structural damage may already exist to some degree.*
- (5) Sections of the windows and house trim need paint or stain at the rear of the home. Bare wood was exposed to the elements. Failure to coat these areas will result in deterioration to the wood.
- (6) The stucco wall cladding was in contact with the soil or other surfaces without the benefit of a visible weep screed. Stucco walls are porous. If water were to penetrate behind the wall, there should be an exit point (a weep screed). We believe this installation violates commonly accepted construction standards which states that the stucco, when against wood structures, should terminate 2 inches above solid surfaces and 4 inches above soil. The potential consequences could be trapped moisture behind the wall and long-term failure of the wood wall structure behind the stone, which may not be revealed until years in the future. We suggest that you obtain an independent evaluation of the installation methods by a licensed general contractor with experience in this siding installation and the applicable codes that govern its installation.
- (7) Portions of the stone wall need mortar to fill voids between the stones. Failure to completely fill the voids may result in water entry behind the wall and subsequent structural damage.

2.2 DOORS (Exterior)

Repair, Replace or Investigate Further

- (1) The rear entry (from breakfast room to patio) door knob or lock/latch assembly needs service to work smoothly. You have to hold down the handle to shut the door. It does not function as intended.
- (2) A screen for the sliding glass door(s) was not installed or was damaged. Service or replacement is recommended.
- (3) The rear entry door (master bedroom) sticks or rubs and needs service to function normally. The same door would not lock and does not function as intended.

2.3 WINDOWS

Repair, Replace or Investigate Further

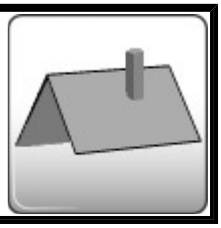
- All of the window screens were missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

2.7 CHIMNEYS

Repair, Replace or Investigate Further

- The chimneys did not have a weather cap, which is not required by current home building standards, but it nevertheless recommended to prevent the entry of rain, birds, and animals.

3. Roofing



3.1 FLASHINGS

Repair, Replace or Investigate Further

- (1) Kickout flashing may be necessary but was not observed at many roof to wall transitions to divert water away from the wall system and back onto the roof or gutter. Failure to properly manage water flow at these critical transitions may lead to water entry into the wall system, which will cause serious structural damage. An evaluation and repair as deemed necessary by a competent roofing contractor is recommended. A reference document is attached for your information.
- (2) Daylight can be seen around one of the chimney flues. Evidence of water entry into the attic was present (insulation that had been previously wet.) The flashing is apparently loose, incorrectly installed, or damaged. Service by a competent roofing contractor is recommended.

4. Plumbing System

4.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair, Replace or Investigate Further

- (3) Water leaks between the kitchen sink and countertop into the cabinet below. Sealant is recommended to prevent long term damage to the cabinet interior.
- (4) The downstairs powder room toilet was moderately loose, and should be secured. Loose toilets may eventually leak and cause floor damage. While no leaks were apparent, floor damage may be present. We recommend repair by a licensed plumbing contractor, which may involve replacing the wax seal. Any floor damage, if present, should be serviced by a competent licensed contractor.
- (5) The supply lines at the 2nd level laundry room sink were not connected to the faucet. We could not test this fixture and you should do so prior to the close of escrow.
- (6) The flapper valve and/or fill valve at the 2nd level guest bathroom toilet tank sticks, which causes the toilet to free-flow, and should be serviced.

4.4 HOT WATER SYSTEMS, CONTROLS, EXHAUST FLUES AND VENTS

Repair, Replace or Investigate Further

- (2) The drip pan may not be positioned correctly to catch any leaks that may occur at the water heater. Leaks may damage the house structure below and cause damage. An evaluation and service as deemed necessary by a licensed plumbing contractor is recommended.

4.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair, Replace or Investigate Further

- (1) A gas leak was detected in the attic. Service by a licensed plumbing contractor or the gas utility is recommended.
- (2) A common gas piping system called Corrugated Stainless Steel Tubing or CSST is present in this home. OmegaFlex's product is known as "TRACPIPE" or "COUNTERSTRIKE," Titeflex's CSST product is known as "GASTITE," Ward's CSST product is known as "WARDFLEX," and Parker Hannifin's CSST product is known as "PARFLEX." A lawsuit in 2005 claimed that CSST poses an unreasonable risk of fire due to lightning strikes. The lawsuit was settled and the manufacturers agreed to require additional

4. Plumbing System

electrical bonding above the minimum requirements set by the National Electric Code. In most circumstances, the bonding is required to be connected to the house electrical system. We could not confirm that such bonding was present. We recommend a further evaluation and repair as deemed necessary by a competent, licensed electrician familiar with the requirements of this type of gas piping. More detailed information regarding the suit and this piping system is available at www.csstsettlement.com and on our website.

5. Electrical System

5.3 CONNECTED DEVICES AND FIXTURES (Ceiling fans, lighting fixtures, switches, outlets, located inside the house, garage, and on the dwelling's exterior walls)

Repair, Replace or Investigate Further

- (1) We were unable to activate one exterior light(s) at the outside the garage . The light(s) should be serviced or demonstrated to be functional. (The bulb was missing.)
- (2) The button for the doorbell was damaged and needs replacement.
- (3) A ceiling light in the kitchen does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)
- (4) A ceiling fan/light in the breakfast room does not respond, and should be serviced or demonstrated to be functional. (The fan and light may be remote controlled and we were unable to locate the remote.) Remote controls are recommended for high ceiling fans.
- (5) A ceiling fan/light in the family room does not respond, and should be serviced or demonstrated to be functional. (The fan may be remote controlled and we were unable to locate the remote.) Remote controls are recommended for high ceiling fans.
- (6) A ceiling fan/light in the 2nd level left side bedroom does not respond, and should be serviced or demonstrated to be functional. (The fan may be remote controlled and we were unable to locate the remote.) Remote controls are recommended for high ceiling fans.
- (7) A ceiling light in the master bathroom does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)
- (8) A ceiling light in the master bedroom closet does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)
- (9) A ceiling light in the 2nd level guest bathroom (right side of house) does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)
- (10) A ceiling light in the 2nd level guest bathroom shower (right side of house) does not respond, and should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)
- (11) No light was provided in the wall attic spaces, and one is required by current standards whenever HVAC equipment is present or storage space is provided. A light controlled by a wall switch is recommended.
- (12) The light(s) provided in the attic would not respond to the switch and need service (one is required by current standards whenever HVAC equipment is present or storage space is provided).

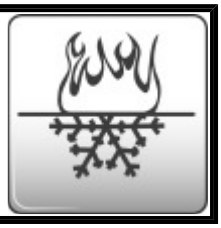
5.6 SMOKE ALARMS

Repair, Replace or Investigate Further

5. Electrical System

- Smoke alarms were covered by plastic bags. The bags should be removed when construction is complete and the system should be tested.

6. Heating & Air Conditioning



6.0 HEATING EQUIPMENT

Repair, Replace or Investigate Further

- (2) An interior component of the 2nd level furnace was rattling badly and needs service.

6.1 COOLING AND AIR HANDLING EQUIPMENT

Repair, Replace or Investigate Further

- (3) The condensing coil was not level. A level support pad is recommended to prevent long-term damage to bearings, etc.
- (4) The secondary condensate port was not plumbed to the drain pan. As a result, when the primary drain line becomes clogged, the condensate inside the air handler has no path to escape. It will rise in the air handler cabinet until it finds a seam in which to seep out, and may cause rust inside the cabinet. In the worst case scenario, the water may rise until it travels down a duct and will cause ceiling damage when it escapes out a duct seam. We recommend that the secondary port be plumbed to the bottom of the drain pan. Immediate service is not critical and can wait until the next scheduled maintenance.
- (5) Insulation is missing from the refrigerant line in the attic. The condition will allow condensation to form and drip, which may cause damage to the ceiling below. Insulation should be installed where missing and tapped at the joints.
- (6) Neither of the AC system condensers would respond to the thermostat, and should be serviced by an HVAC contractor. This service should be scheduled prior to the close of escrow because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.
- (7) The primary condensate drains should discharge to a conspicuous location. Both system drains are joined together in the crawl space and it will not be apparent when one system's drain becomes clogged. We recommend relocation so that each discharges to a conspicuous location, 3 to 6 inches above grade, where it can be routinely monitored to ensure it is not clogged.

6.2 NORMAL OPERATING CONTROLS

Repair, Replace or Investigate Further

- We were unable to operate the thermostat for the bathroom floor heating system. You should obtain the user manual or have the builder demonstrate it for you.

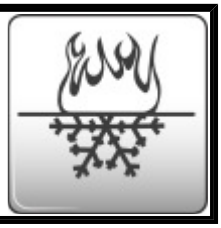
6.6 CHIMNEYS, FLUES AND VENTS (where visible)

Repair, Replace or Investigate Further

- The fireplace exhaust flue was in contact with or too close to combustible materials. A single-walled flue should be six inches away from any combustible material, and a double-walled flue should be one or two inches away. This construction defect is considered a fire hazard. We recommend that repairs meeting the manufacturers specifications be conducted for fire safety reasons.

6.8 GAS/LP FIRELOGS AND FIREPLACES

6. Heating & Air Conditioning



Repair, Replace or Investigate Further

- (1) No key was observed for the downstairs masonry fireplace and library fireplace gas shut-off valves (valves located in the floor). A gas shut-off valve, separate from and within 6 feet of the appliance, is required safety reasons. You should have the homeowner or builder provide the key required to operate the shutoff.
- (2) We were unable to activate any of the fireplace gas logs, which is not unusual. You should have the homeowner/builder demonstrate its operation and transfer any operating manuals to you.

7. Interiors

7.0 CEILINGS

Repair, Replace or Investigate Further

- There is a moisture stain on the main entry foyer ceiling, which you should ask the sellers to explain or have explored further.

7.1 WALLS

Repair, Replace or Investigate Further

- (1) The tile decking at the spa tub in the master bathroom needs grout or sealant in order to prevent water entry behind the tiles.
- (2) There is a moisture stain on the library wall, which you should ask the sellers to explain or have explored further. The stain was dry at the time of the inspection. We could not confirm that repairs have been made.
- (3) There is a moisture stain on the 2nd level den wall, which you should ask the sellers to explain or have explored further. The stain was dry at the time of the inspection. We could not confirm that repairs have been made.
- (4) The tile wall in the tub/shower area of the 2nd level guest bathroom (left side of home) needs grout or sealant in order to prevent water entry behind the tiles. Note that the absence of grout means that water may have penetrated to the wood structures behind it, which could not be observed.

7.2 FLOORS

Repair, Replace or Investigate Further

- (1) The hardwood floor in the downstairs creaked unusually and should be evaluated by a specialist. This condition may be attributed to a poor installation, defective materials, or excessive moisture in the wood, which causes expansion that results in creaking.
- (2) A small section of the wood floor at the wet bar near the kitchen was not stained.
- (3) Silicone caulk or grout is recommended along floor at the tub or shower at the 2nd level guest bathrooms (front center bedroom and another bathroom at rear of home) to prevent water damage to the underlying structure.

7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair, Replace or Investigate Further

- The main stairs did not have a continuous handrail. Today's commonly accepted construction standards

7. Interiors

require a handrail for 4 or more risers. Additionally, "handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight." Although this defect is quite common, for safety reasons a railing meeting the standard as quoted above is recommended. Information about proper stair rail construction and illustrations are available on our website (see page 9).

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair, Replace or Investigate Further

- (2) The kitchen, wet bar, and master bathroom cabinet door or drawer pulls were loose and will need minor service to work well.
- (3) Shelves were present, but not installed, at a cabinet in the family room.

7.5 DOORS (REPRESENTATIVE NUMBER)

Repair, Replace or Investigate Further

- (1) The fixed portion of the double master bathroom door could not be fixed. There is no hole provided for insertion of the door pin.
- (2) The library door handle is loose or needs to be serviced to work smoothly.
- (3) The 2nd level front center bedroom closet door drags on the floor and needs service.
- (4) The 2nd level left side bedroom closet door handle is loose or needs to be serviced to work smoothly.

7.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair, Replace or Investigate Further

- (1) A plastic seal for a cabinet window at the wet bar was not fully installed or else was damaged. Service is recommended.
- (2) The master bathroom custom shower contains a wood window, which we consider a poor design. Frequent maintenance will be necessary to prevent deterioration and decay. Replacement with a vinyl clad window is recommended.

8. Insulation and Ventilation

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair, Replace or Investigate Further

- The small wall storage attic spaces were considered to have inadequate ventilation. Only soffit vents provide ventilation for the structure. For venting to be effective the air has to be able to move. It is recommended that the structure be ventilated with both: A) An air intake preferably located as close to the eaves as possible. (Most often this is done through soffit vents. Ensure the soffit vents are not obstructed by insulation.) B) An air exhaust preferably located as close to the ridge as possible. "The total net free ventilating area should not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300..." provided mechanical ventilators are used. Area calculations were not conducted; it is recommended that a state licensed general contractor evaluate the adequacy of attic ventilation and add ventilation as deemed necessary.

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

8. Insulation and Ventilation

Repair, Replace or Investigate Further

- (3) We were unable to find the kitchen exhaust vent duct. Commonly accepted standards state that ducts in concealed areas (walls, crawl spaces, attics, etc.) should be smooth wall, rigid metal ducts, taped at the joints and vented to the exterior of the home. The duct should be traced, confirmed to be functional, and terminate with a back-draft damper.
- (4) The upstairs dryer vent was covered with a screen or grill, which can trap lint and create a clog which would be a fire hazard. Today's commonly accepted construction standards specify a back-draft damper and no screen, and that is what we recommend.
- (6) The downstairs dryer vent is missing a back-draft damper or it was damaged at the exterior. Its absence will allow cold air, rain, snow, birds or other animals to enter the vent. Blockages can create a fire hazard. Service to repair or replace the backdraft damper is recommended.
- (7) One or more bathroom vents exhausts directly into the attic. The bathroom exhaust duct(s) should be extended to an exterior vent port to prevent moisture damage to structure or ceilings. They should all be verified to be installed correctly.

9. Built-In Kitchen Appliances

9.0 DISHWASHER

Repair, Replace or Investigate Further

- Two small components of the dishwasher were not installed. We could not determine their purpose or where they are supposed to be installed. Minor service is recommended.

9.1 GARBAGE DISPOSER

Repair, Replace or Investigate Further

- The garbage disposal needs a new throat insert, which is a simple installation that typically does not require dismantling the unit. Note: the insert was observed in a kitchen drawer.

9.4 DUAL FUEL RANGE

Repair, Replace or Investigate Further

- The range was not functional. Service or replacement is recommended. (Note: a 50-amp circuit breaker dedicated to the range was on. It seemed to have no power. It may not be plugged in.)

10. Garage

10.3 GARAGE DOOR (S)

Repair, Replace or Investigate Further

10. Garage

(2) One of the garage door frame supports that secures the springs and motor track was pulled loose from the wall 3/4". Service is recommended. Failure to service this door may result in door failure and possible injury.

10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair, Replace or Investigate Further

One of the four garage door opener(s) does not auto-reverse when it meets reasonable resistance during closing (2nd door from right). The mechanism is either absent or it may need to be adjusted. Failure to service this defect may result in death or personal injury to small children or pets.