Inspection Report

Kelly Lewis

Property Address:
103 Downing Place
Apex NC 27502

Delta Residential, LLC

Greg Hammond NC HI Lic # 3513
P.O. Box 31212
Raleigh, NC 27622
919-868-6981

Table of Contents

General Info

Property Address
103 Downing Place
Apex NC 27502

Date of Inspection
10/21/2020

Report ID
1588

Customer(s)
Kelly Lewis

Time of Inspection
09:00 AM

Real Estate Agent
Alan Smith

Inspection Details

Type of Inspection:
Pre-Purchase Inspection

Style of Structure:
Two Story

Structure Status:
Vacant/Staged

Year the Structure was Constructed:
40 years or less

Client Is Present:
Yes

Radon Testing:
Tested by Raleigh Radon

Wood Destroying Insect Inspection:
Inspected by Pest & Termite Consultants

Start Temperature:
62 degrees

Weather:
Partly cloudy

Rain in last 3 days:
No

Contract Status:
Completed online

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:
Masonry block and brick

FLOOR STRUCTURE:
2 X 10 wood joists
Plywood

METHOD USED TO OBSERVE BASEMENT/CRAWL SPACE:
Crawled with a flashlight and probe

CRAWL SPACE MOISTURE/ VAPOR BARRIER:
100% coverage

COLUMNS OR PIERS:
Masonry block
4 x 4 vertical treated wood support posts
6 x 6 vertical treated wood support posts

INTERIOR SUPPORTS:
Supporting walls

WALL STRUCTURE:
Wood framing

ROOF-TYPE:
Gable
Shed

ROOF FRAMING/SHEATHING MATERIAL:
Not visible in areas
Plywood sheathing

CEILING STRUCTURE:
Not visible

ROOF STRUCTURE:
2 X 6 rafters--stick built
2 X 8 rafters--stick built
Plywood
Not visible

METHOD USED TO OBSERVE ATTIC:
Walk-up staircase
Walked with flashlight

Items

1.0 FOUNDATIONS

Inspected, Repair or Replace

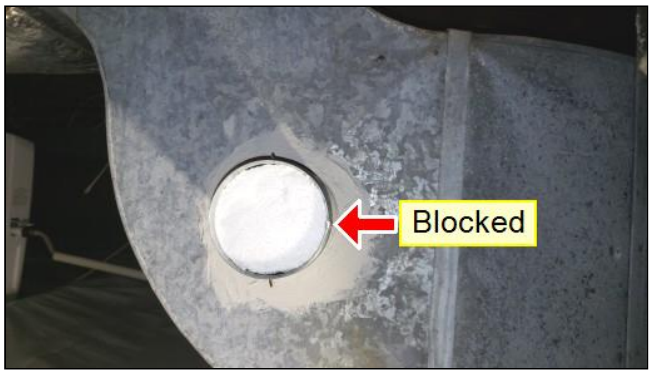
(1) The crawlspace has been sealed but I did not locate a conditioned air supply vent from the HVAC heating and cooling system. It is recommended that the seller provide all documentation and warranties concerning the sealed crawlspace. Retain all documents for future reference.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.0 Item 4(Picture)



1.0 Item 5(Picture)

(2) A radon mitigation system is installed in the crawlspace. Testing the system is beyond the scope of a professional home inspection. It is recommended that the seller provide all documentation, radon test results(if any), and warranties concerning this system.

1.0 Item 6(Picture)

1.0 Item 7(Picture)

1.0 Item 8(Picture)

(3) An air circulation fan is installed on the bottom of the first level for structure in the crawlspace. This fan was not tested as part of the home inspection. Request the seller to provide all documentation on the fan, its purpose, and warranty information from the installing contractor.

1.0 Item 9(Picture)

(4) A household-type dehumidifier has been installed in the crawlspace. This type of appliance is not typically rated for use in crawlspaces and is a potential safety hazard. A licensed general contractor experienced in crawlspace atmospheres should evaluate further and perform all necessary repairs, if any are required.

1.0 Item 10(Picture)

1.0 Item 11(Picture)

1.0 Item 12(Picture)

(5) Random moisture readings of the wood floor structure components contained in the crawlspace were performed. The highest reading was slightly below 17%. Sustained moisture levels of 18% and higher could create an environment that attracts wood destroying insects and an atmosphere that is conducive to fungal growth. There were no visible signs of damage from high sustained high moisture levels. This comment is for information purposes only.

1.0 Item 13(Picture)

1.0 Item 14(Picture)

1.1 WALLS (Structural)

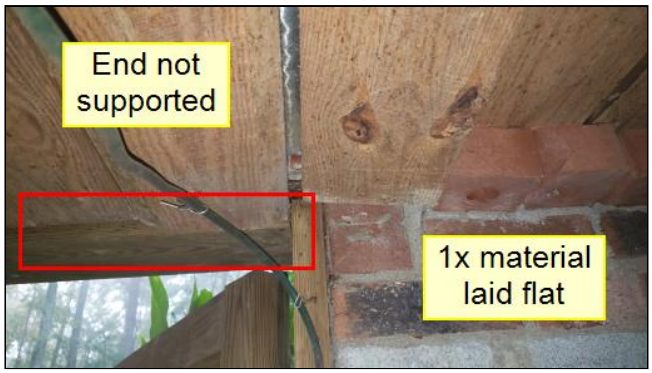
Inspected, Not Visible

1.2 FLOORS (Structural)

Inspected, Not Visible, Repair or Replace

(1) Several of the dropped girder plies in the sunroom crawlspace are not supported by masonry piers. Rough-sawn boards appear to be supporting the floor structure. I am unable to determine the composition of the floor structure above the rough-sawn boards however foil covered insulation board was visible in some of the gaps. The floor structure does not appear to be adequately supported and movement could occur if the above conditions are not addressed. A licensed structural engineer should evaluate to determine if any actions are needed. All recommended repairs should be performed by a licensed general contractor.

1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.2 Item 3(Picture)

(2) The rear step structure appears to be freestanding and it is not laterally braced. I could not confirm that the support posts were bearing on a proper footing. The structure is a potential safety hazard and

should be evaluated by a licensed structural engineer. All recommended repairs should be performed by a licensed general contractor.

1.2 Item 4(Picture)

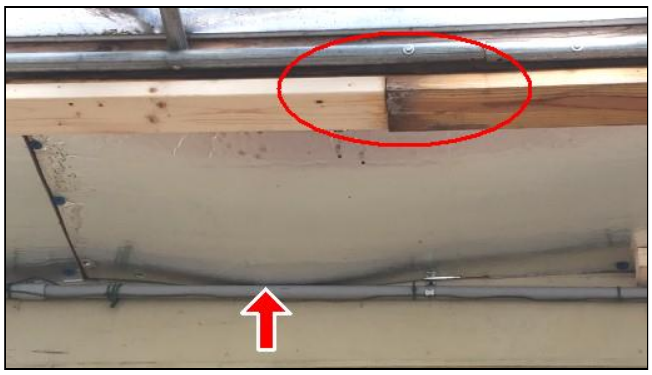
(3) Rails are not present on the rear exterior stair structure. Personal injury could occur if this is not addressed. A licensed general contractor should perform this repair.

1.2 Item 5(Picture)

(4) Moisture stains are present on the particleboard in the unfinished room of the bonus room adjacent to the greenhouse. Damage could occur to the adjacent wall and floor structures over time if this is an active leak and it is not addressed. A licensed general contractor should evaluate further to determine if any repairs are needed.

1.2 Item 6(Picture)

1.2 Item 7(Picture)



1.2 Item 8(Picture)

(5) A triple 2 x 6 drop girder supported by adjustable metal peers on an insufficient footing are present in the crawlspace. Movement could occur in this support structure if repairs are not performed. A licensed structural engineer should evaluate to determine if any additional actions are needed. All required repairs should be performed by a licensed general contractor.

1.2 Item 9(Picture)

1.2 Item 10(Picture)

1.2 Item 11(Picture)

1.3 CEILINGS (structural)

Inspected, Not Visible

1.4 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

A cricket is not visible where the right rear main roof gable soffit system meets the roofing shingles. Moisture could get trapped in this area causing damage if this is not addressed. A licensed general contractor should evaluate further and perform all necessary repairs.

1.4 Item 1(Picture)

1.5 COLUMNS OR PIERS

Inspected

1.6 BASEMENT/CRAWL SPACE CONDITIONS--VAPOR BARRIER COVERAGE

Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:
Brick
Horizontal lap

SIDING/WALL CLADDING MATERIAL:
Brick
Composite hardboard

METHOD USED TO INSPECT SIDING/WALL CLADDING:
From ground
Binoculars
From windows

EXTERIOR ENTRY DOORS:
Metal

APPURTENANCE:
Covered porch
Deck with steps
Sidewalk

DECK/SUPPORTS/SCREENED PORCH:
2x8 Treated wood joists
4x4 Treated wood posts
Freestanding

GARAGE DOOR TYPE:
Two car automatic

GARAGE DOOR MATERIAL:
Metal

GARAGE DOOR(S) REVERSE WHEN MET WITH RESISTANCE:
Yes

GARAGE DOOR REVERSES WITH THE ELECTRONIC SENSORS:
Yes

DRIVEWAY:
Concrete

Items

2.0 GARAGE DOOR, REVERSE MECHANISM AND SENSORS
Inspected

2.1 DOORS (Exterior)
Inspected, Repair or Replace

(1) The left side sliding glass door sill is not supported or sealed where it meets the deck. Damage could occur to the door and moisture could infiltrate below the door if this is not addressed. A qualified contractor should perform this repair.

2.1 Item 1(Picture)

2.1 Item 2(Picture)

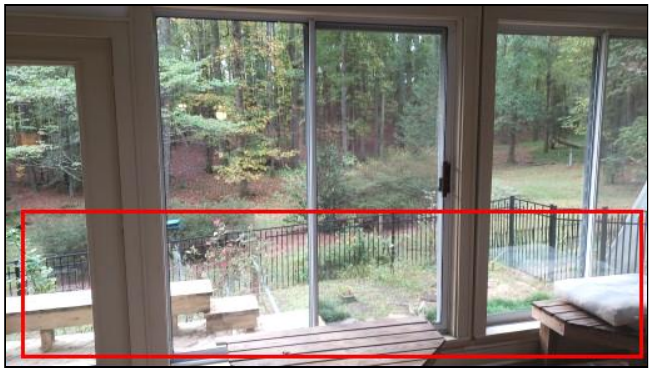
(2) The upper slide bolt is not installed on the front entry door. The door cannot be securely locked until this has been addressed. A qualified contractor should perform this repair.

2.1 Item 3(Picture)

(3) Corrosion is present on the front entry door. Additional corrosion could occur if this is not addressed. A qualified contractor should evaluate further and perform all necessary repairs.

2.1 Item 4(Picture)

(4) The sunroom rear wall sliding glass doors open fully without any type of guardrail. The doors are potential personal injury hazards until they have been addressed. A qualified contractor should evaluate further and perform all necessary repairs.

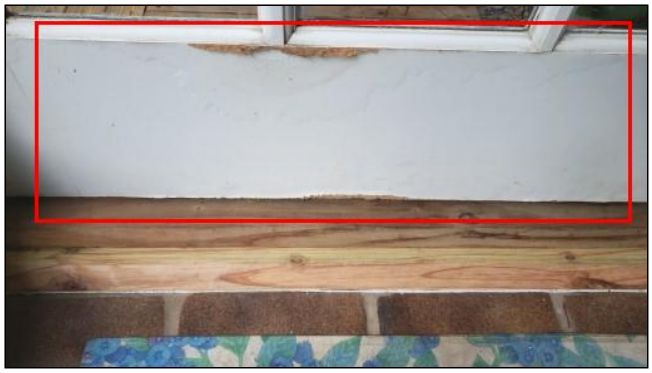


2.1 Item 5(Picture)

2.1 Item 6(Picture)

(5) The door from the sunroom to the greenhouse is moisture damaged. Additional damage will occur if this is not addressed. A qualified contractor should perform this repair.

2.1 Item 7(Picture)



2.1 Item 8(Picture)

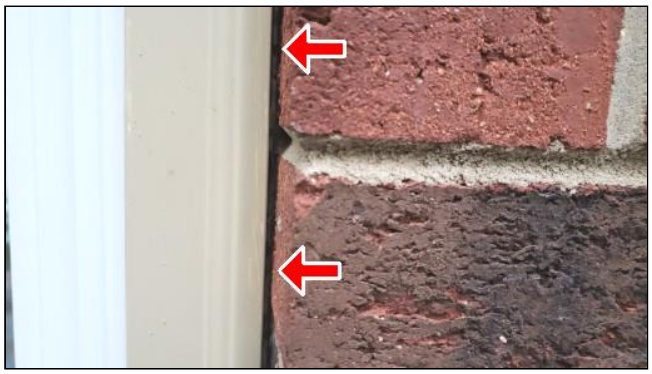
2.2 WINDOWS

Inspected

2.3 WALL CLADDING, FLASHING AND TRIM

Inspected, Repair or Replace

(1) Sealant is not present or the sealant is damaged around several window and door openings where they meet the brick veneer. Moisture could infiltrate through these areas causing damage to the adjacent wall and floor structures if they are not addressed. A qualified contractor should perform these repairs.



2.3 Item 1(Picture)

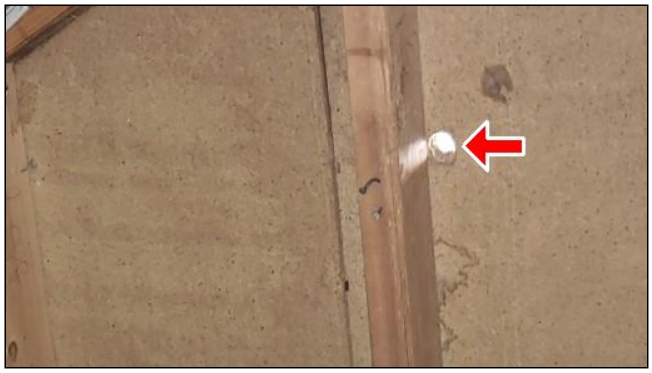
2.3 Item 2(Picture)

(2) The siding is moisture damaged on the rear upper level wall where it meets the shingled roof adjacent to the greenhouse. Additional damage could occur if this is not addressed. A qualified siding contractor should perform this repair.

2.3 Item 3(Picture)

(3) A hole is present in the right upper level gable wall. Moisture and animal life could enter the hole causing damage if this is not addressed. A qualified contractor should perform this repair.

2.3 Item 4(Picture)



2.3 Item 5(Picture)

2.4 EAVES, SOFFITS AND FASCIAS

Inspected

2.5 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected

2.6 DECKS, SCREENED PORCH AND APPLICABLE RAILINGS

Inspected, Repair or Replace

(1) Lateral bracing is not completely installed on the left deck support posts. Two lateral braces are installed with nails and no other visible means of attachment. The deck structure could sway or shift potentially leading to structural failure if bracing is not properly installed. A licensed general contractor should evaluate further and perform all necessary repairs.

2.6 Item 1(Picture)

2.6 Item 2(Picture)

(2) The left deck post are bearing on footings that are not stable. Movement could occur in the deck structure if they are not addressed. A licensed general contractor should evaluate further and perform all necessary repairs.

2.6 Item 3(Picture)

2.7 EXTERIOR CAULK / PAINT

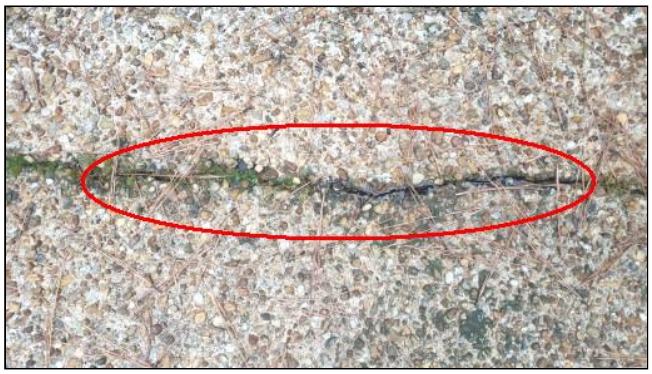
Not Inspected

Exterior paint and caulk weathers and cracks and requires continual maintenance. Reporting of missing and/or minor caulk shrinkage and paint peeling at trim, window/door openings, between siding boards, porch railings, balusters, decks and at other transitions as well as unpainted ends at the base of corner boards/trim, etc are outside the scope of this inspection.

2.8 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(1) Cracks were noted in the front sidewalk. No measurable vertical displacement was noted at the time of inspection. Cracks typically occur due to the process of expansion and contraction caused by changing atmospheric conditions and possible settlement of the soils and/or fill materials below the concrete. Periodic monitoring should be performed on the cracks. Moisture could infiltrate these cracks possibly creating additional damage especially during freezing conditions. A qualified contractor should seal the cracks to prevent moisture infiltration.



2.8 Item 1(Picture)

(2) Several of the brick pavers in the sidewalk are raised above the adjacent pavers, some pavers are unstable, and low spots are present in the sidewalk. Personal injury could occur if they are not addressed. A qualified paver installation contractor should evaluate further and perform all necessary repairs.

2.8 Item 2(Picture)

2.8 Item 3(Picture)

2.8 Item 4(Picture)

(3) Trees are growing over and/or in contact with the front and left sides of the home. Damage to the home's exterior and roofing shingles could occur if these conditions are not addressed. A qualified arborist should evaluate further and perform all necessary repairs.

2.8 Item 5(Picture)

2.8 Item 6(Picture)

2.9 STORM DOORS/WINDOWS (including screen doors)

Inspected

2.10 FENCES, PRIVACY PANELS AND GATES

Not Inspected

Inspecting or reporting on detached buildings, fences, greenhouse systems, low voltage lighting, and hot tubs are not part of a professional home inspection. No representation is made in this report as to the condition or function of any of the above features on this property. This comment is for information purposes only.

2.10 Item 1(Picture)

2.10 Item 2(Picture)

2.10 Item 3(Picture)

2.11 RETAINING WALLS

Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:
20 year asphalt/ fiberglass
25 year (+) asphalt/ fiberglass
Architectural

VIEWED ROOF COVERING FROM:
Binoculars
Ground
Windows

APPROXIMATE AGE OF THE ROOF COVERING:
No representation/could not determine

CHIMNEY (exterior):
Brick

NUMBER OF SKY LIGHT (S):
5

Items

3.0 ROOF COVERINGS

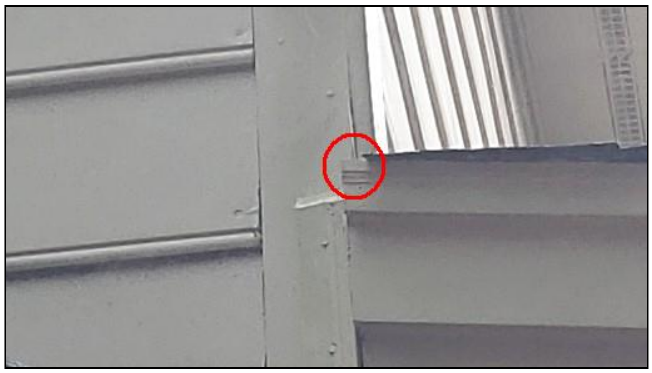
Inspected, Repair or Replace

(1) Portions of the roof are covered with debris. Debris holds moisture on the shingles that could accelerate aging of the roof covering and create ice dams. A qualified contractor should remove the debris from the roof, evaluate these areas for potential damage, and perform all necessary repairs, if any are needed. No representation is made in this inspection report as to the condition of the areas that were covered in debris.

3.0 Item 1(Picture)

(2) Roofing shingles or flashing does not cover the eave trim on the right side of the home where the greenhouse framing meets the rear wall on the second level. Moisture could infiltrate through this area causing damage if it is not addressed. A qualified roofing contractor should evaluate further, examine for concealed damage, and perform all necessary repairs.

3.0 Item 2(Picture)



3.0 Item 3(Picture)

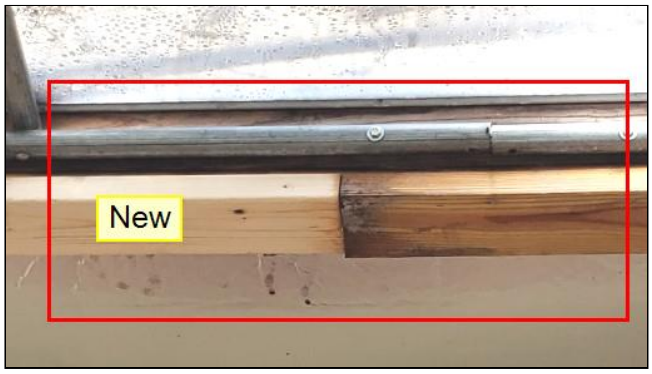
(3) Fungal growth is present on the roofing shingles. Fungal growth retains moisture and could accelerate the aging of the shingles if it is not removed. A qualified roofing contractor should evaluate further and perform all necessary repairs.

3.0 Item 4(Picture)

3.0 Item 5(Picture)

(4) The greenhouse roof appears to leak where it attaches to the rear of the home. Damage could occur to the home if this is not addressed. A licensed general contractor should evaluate further and perform all necessary repairs.

3.0 Item 6(Picture)

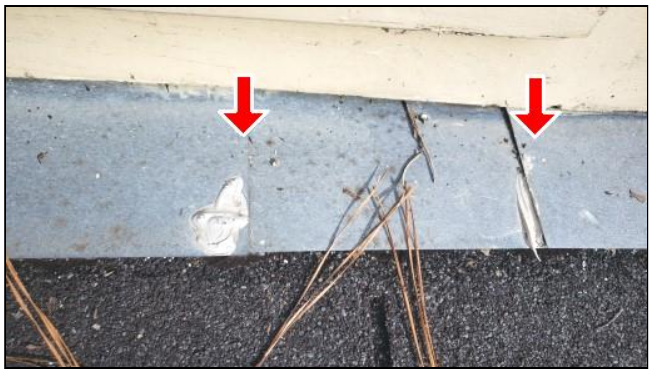


3.0 Item 7(Picture)

3.1 FLASHINGS

Inspected, Not Visible, Repair or Replace

(1) Step flashing is present where the shingled roof between the greenhouse and home meets the rear upper level wall. Moisture could infiltrate below the step flashing causing damage to the adjacent building components if this is not addressed. A qualified roofing contractor should evaluate further and perform all necessary repairs.



3.1 Item 1(Picture)

(2) The front porch flashing exposed fastener sealant is damaged. Moisture could infiltrate below the flashing causing damage to the adjacent roof structure if this is not addressed. A qualified contractor should evaluate all exposed roofing fastener sealant and perform the necessary repairs.

3.1 Item 2(Picture)

(3) Not all flashing is visible from the ground as viewed with binoculars and windows from inside the home, if applicable. Siding, building, and roofing materials may also block flashing from being viewed. This is a visual inspection only of the exposed flashing visible while utilizing the above inspection methods and some areas where flashing is or should be installed were not visible. This comment is for information purposes only.

3.2 CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

The plumbing vent pipe roof flashings appear to be deteriorating where they meet the vent pipes. Some of the pipe flashing flanges are lifted above the shingles at the bottom. Moisture could enter below the pipe flashings causing damage to adjacent building components if it is not addressed. A qualified roofing contractor should examine all roof penetrations and perform the necessary repairs.

3.2 Item 1(Picture)

3.3 ROOF DECKING/SHEATHING

Inspected, Not Visible

3.4 ROOFING DRAINAGE SYSTEMS (gutters)

Not Present

Gutters are not installed on the home. Gutters are not required on homes but with the expansive properties of the local soils gutter systems are recommended so that water does not pool adjacent to the home's foundation walls which could lead to structural failure of the foundation over time. A qualified gutter contractor should perform this repair.

3.5 SKYLIGHTS

Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

MAIN WATER SHUT OFF VALVE LOCATION:
Coat closet

WATER SOURCE:
Unable to determine

SEWER WASTE SYSTEM:
Unknown

WATER FILTRATION SYSTEMS:
In line filter
We do not inspect filtration systems (not part of a typical home inspection)

PLUMBING SUPPLY (from the street meter or well):
Copper

PLUMBING DISTRIBUTION:
Copper
CPVC
PEX
Not visible behind wall and ceiling finishes

CLOTHES WASHER DRAIN SIZE:
2" diameter

PLUMBING WASTE MATERIAL:
PVC
Metal
ABS
Not visible behind wall and ceiling finishes

PLUMBING VENT MATERIAL:
PVC
Not visible

WATER HEATER POWER SOURCE:
Gas (draft hood exhaust)

CAPACITY:
40 gallon

MANUFACTURER:
Whirlpool

WATER HEATER LOCATION:
Laundry room

WATER HEATER AGE:
Could not determine

Items

4.0 MAIN WATER SHUT OFF VALVE

Inspected

The main water shut off is located in the foyer coat closet. This valve controls the flow of water to the entire home. This comment is for information purposes only.

4.0 Item 1(Picture)

4.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Not Visible, Repair or Replace

(1) The lower level bath and master bath sink pop-up drain stoppers do not close completely. The basins will not hold water until they have been addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

(2) The sunroom sink drain stopper does not seal. The basin will not hold water until this has been addressed. A qualified contractor should perform this repair.

4.1 Item 1(Picture)

(3) The septic tank and drain field were not inspected. Not part of a typical home inspection. Contact a septic contractor for evaluation, if desired.

4.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected, Not Visible, Repair or Replace

A water pipe fitting appears to be leaking adjacent to the steps leading from the greenhouse into the sunroom. Damage could occur to adjacent building components over time if this is not addressed. A licensed plumbing contractor should perform this repair.

4.2 Item 1(Picture)

4.2 Item 2(Picture)

4.3 HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS

Inspected, Repair or Replace

(1) The hot water temperature is above 120° F. This is a scald hazard until it is addressed. A licensed plumbing contractor should adjust the temperature so that it does not exceed 120° F at any fixture that provides hot water.

4.3 Item 1(Picture)

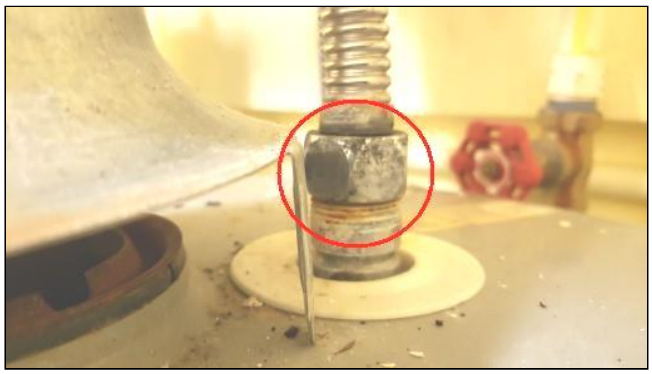
(2) The water heater flue is not attached to the draft hood, the flue is not double walled, and is in contact with combustible building materials where it penetrates through the ceiling. All of the above are safety and personal injury hazards until they have been addressed. A licensed plumbing or licensed mechanical contractor should evaluate further and perform all necessary repairs.

4.3 Item 2(Picture)

4.3 Item 3(Picture)

(3) Corrosion was noted on the plumbing water pipe fittings on the top of the water heater. Damaging leaks could occur if they are not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

4.3 Item 4(Picture)



4.3 Item 5(Picture)

(4) A pipe flashing is installed on the bottom of the roof sheathing on the attic furnace flue pipe. If the pipe flashing on top of the roof is damaged and leaking moisture will become entrapped because of damage to the roof sheathing surrounding the vent pipe. A qualified roofing contractor should evaluate further and perform all necessary repairs.

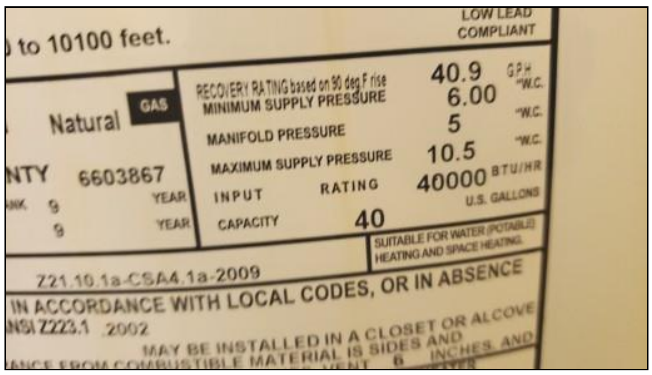
4.3 Item 6(Picture)

4.3 Item 7(Picture)

(5) This is the water heater manufacturer's identification label. Copy and paste the link below to Building Intelligence Center in your web browser in order to determine its date of manufacture from the Serial number. This comment is for information purposes only.

www.building-center.org

4.3 Item 8(Picture)



4.3 Item 9(Picture)

4.4 FAUCETS, BATHTUBS, SINKS, & SHOWERS

Inspected, Repair or Replace

(1) The rear hose bib is loose and needs securing to the wall. Damaging leaks could occur in the plumbing water piping and fittings behind the hose bib if this is not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

4.4 Item 1(Picture)

(2) The sunroom sink sprayer escutcheon is not securely attached to the sink. Damage could occur to the flexible sprayer hose if this is not addressed. A licensed plumbing contractor should perform this repair.

4.4 Item 2(Picture)

(3) The upper level hall bath tub diverter valve not reset to the tub mode when the flow of water is turned off to the showerhead. This is a potential scald hazard until it has been addressed. A licensed plumbing contractor should perform this repair.

4.4 Item 3(Picture)

4.5 TOILETS

Inspected, Repair or Replace

(1) The lower level bath toilet is loose at the floor. Damaging leaks could occur if this is not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

4.5 Item 1(Picture)

(2) The lower level, master bath, and hall bath toilet tanks are loose where they attach to the bowl. Damaging leaks could occur if they are not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

4.5 Item 2(Picture)

4.6 GROUT/CAULK/TILE

Inspected

4.7 BATHROOM HARDWARE / SHOWER DOORS / MIRRORS/TOWEL BARS

Inspected

4.8 HYDRO MASSAGE BATHTUB (with jets)

Not Present

4.9 SUMP PUMP/LIFT PUMP

Not Inspected

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

Inspected, Not Visible, Repair or Replace

(1) Areas of the gas pipe system are corroded. Leaks could develop over time creating safety hazards if they are not addressed. A licensed plumbing or licensed mechanical contractor should evaluate the gas pipe system further and perform all necessary repairs.

4.10 Item 1(Picture)

(2) The main fuel shut off is located outside at the gas meter. A tool required to operate this valve. This comment is for information purposes only.

4.10 Item 2(Picture)

4.10 Item 3(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE ENTRY TYPES:
220/240 Volts
Below ground
Stranded aluminum

PANEL TYPE:
Circuit breakers

BRANCH WIRE 15 and 20 AMP:
Copper

WIRING METHODS:
Grounded Romex

PANEL CAPACITY:
200 Amp

ELECTRICAL PANEL MANUFACTURER:
General Electric

NUMBER OF BREAKERS/FUSES TO TURN OFF ALL POWER:
1

MAIN ELECTRICAL BREAKER BOX LOCATION:
Garage

DRYER SOURCE:
220/240 Volt/electric

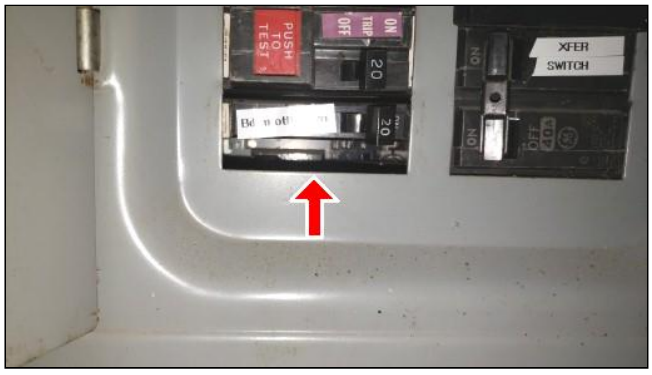
Items

5.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

(1) A space is present between the main electrical cover and the bottom left disconnect. Electrical shock could occur if this is not addressed. A licensed electrical contractor should perform this repair.

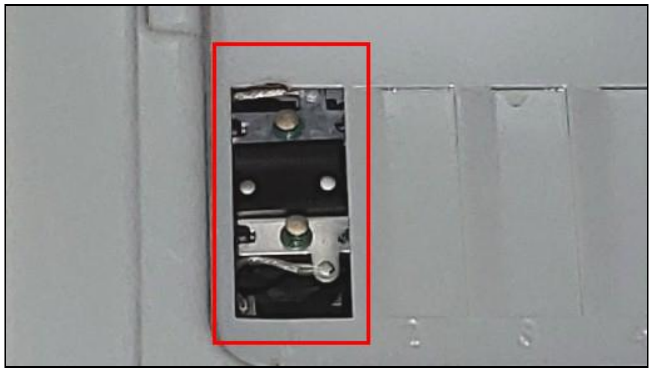
5.0 Item 1(Picture)



5.0 Item 2(Picture)

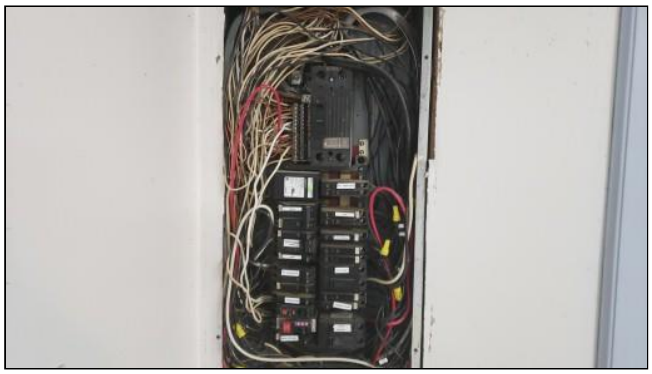
(2) An open electrical disconnect space is present in the sunroom electrical panel adjacent to the door leading to the greenhouse. Electrical shock could occur if this is not addressed. A licensed electrical contractor should perform this repair.

5.0 Item 3(Picture)



5.0 Item 4(Picture)

(3) There appears to be more wires in the main electrical panel than its capacity allows. Based on the number of electrical issues noted and the lack of professional appearing workmanship in portions of the electrical system, it is recommended that a licensed electrical contractor evaluate the panel as well as the entire electrical system of the home to ensure that all electrical components are functioning as intended and there are no electrical safety hazards.



5.0 Item 5(Picture)

(4) The main electric panel containing the main and branch circuit disconnects is located in the garage. The main electrical disconnect controls the flow of electrical current to the entire home. The branch circuit disconnects control the flow of electrical current to the individual branch electrical circuits in the home. This comment is for information purposes only.

5.1 SERVICE ENTRANCE CONDUCTORS

Inspected

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) A home-made electrical cord is present on the crawlspace floor below the rear sunroom. This is an electrical hazard until it has been addressed. A licensed electrical contractor should perform this repair.

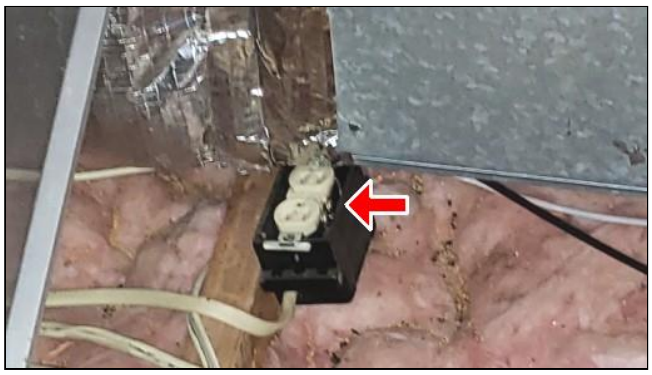
5.3 Item 1(Picture)

(2) The lights over the lower level tub and vanity and over the master tub did not energize from an electrical wall switch. The fixtures are not functioning as intended and need maintenance or repair. Replace the light bulbs. If the fixtures do not illuminate after replacing the light bulbs a licensed electrical contractor should evaluate further and perform all necessary repairs.

(3) Improperly terminated electrical junctions are present in the bonus room kneewall storage areas, upper attic, and crawlspace. These are electrical hazards until they have been addressed. A licensed electrical contractor should perform these repairs.

5.3 Item 2(Picture)

5.3 Item 3(Picture)



5.3 Item 4(Picture)

5.3 Item 5(Picture)

(4) Several electrical devices without protective cover plates were noted throughout the home. They are potential electrical shock hazards until the plates of been installed. A qualified contractor should perform these repairs.

5.3 Item 6(Picture)

(5) The home has an auxiliary generation system and solar collectors on the roof which are believed to be for heated water. Operating and inspecting these systems are beyond the scope of a professional home inspection. No representation is made or inferred in this inspection report as to the function or condition of any of the above systems or their individual components. This comment is for information purposes only.

5.3 Item 7(Picture)

5.4 CEILING FANS

Inspected

5.5 SMOKE DETECTORS

Inspected, Repair or Replace

(1) Smoke detectors are not installed in the bedrooms. This was not required at the time of construction but is considered a safety hazard by today's standards. A licensed electrical contractor should install smoke detectors per the manufacturer's specifications. This repair would not typically be the seller's responsibility since it was not required at the time of construction.

(2) The smoke detectors in the home were tested with non-toxic canned smoke. Unless otherwise noted every device that is not part of a home security system passed both tests. This comment is for information purposes only.

(3) UL Laboratories recommends that smoke detectors should be replaced when they reach 10 years of age. Even though they may alarm from the test button, the ability of the internal sensor to detect the presence of smoke has diminished. This comment is for information purposes only.

5.6 PERMANENTLY INSTALLED CARBON MONOXIDE DETECTORS (Required as of 2012)

Not Present, Repair or Replace

A permanently installed carbon monoxide detector was not found in the common area of each level of the home. This is a potential safety hazard until it has been addressed. A licensed electrical contractor should install carbon monoxide detectors according to the manufacturer's specifications. Carbon monoxide devices were not required at the time of original construction. This repair would not typically be the seller's responsibility since they were not required at the time of original construction.

5.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN THE CARPORT, GARAGE, EXTERIOR WALLS OF THE STRUCTURE

Inspected, Repair or Replace

(1) The kitchen electrical receptacles within 6' of the sink are not GFCI protected. This was allowed at the time of original construction but is considered a potential electrical shock hazard by today's standards. A licensed electrical contractor should evaluate further and perform all necessary repairs. The responsibility of this repair would not typically be the seller's since this was not required at the time of original construction.

(2) The sunroom electrical receptacle adjacent to the sink is not GFCI protected. This is a potential electrical shock hazard until it is been addressed. A licensed electrical contractor should perform this repair.

5.7 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:
Gas split system (first floor)
Gas split system (second floor)

ENERGY SOURCE:
Natural gas

HEAT SYSTEM MANUFACTURER:
American Standard
Trane

NUMBER OF HEAT SYSTEMS (excluding wood):
3

HEATING UNIT AGE (s):
Could not determine

HVAC FURNACE PANELS REMOVED FOR INSPECTION:
Yes

TEMPERATURE EXITING THE VENTS:
118 degrees

DUCTWORK:
Not visible
Insulated
Rigid ducts
Flex pipe

FILTER TYPE:
Disposable

OPERABLE FIREPLACES:
One

TYPES OF FIREPLACES:
Conventional wood burning
Gas logs

FIREPLACE CHIMNEY/FLUE PIPE:
Viewed from lower fire box

FIREPLACE CHIMNEY CAP/ FLUE PIPE COVER:
Present

CORRUGATED STAINLESS STEEL TUBING (CSST):
Not present/visible

NUMBER OF WOODSTOVES:
None

Items

6.0 HEATING EQUIPMENT

Inspected

(1) The lower level HVAC heating system was functioning satisfactorily at the time of the inspection. This is a visual inspection only. No covers or access panels were removed. An infrared temperature reader was the only testing device used to examine the HVAC mechanical heating system's equipment during the inspection. A carbon monoxide detector was used if any potion of the heating system is gas-fueled. No gauges, meters, or any other testing devices were utilized during the inspection. Air quality, air flow, and the balance of the HVAC duct systems are not tested. The gas pipe systems are visually inspected only. Please read the notes below.

The HVAC heating systems should be tested, inspected and serviced annually by a licensed mechanical contractor. A licensed mechanical contractor should test, inspect and service the heating systems prior to the expiration of the due diligence period in your contract to purchase with the seller if documentation cannot be provided that the systems have been serviced during the twelve month period prior to this inspection.

The report should not be read as a prediction of the remaining life expectancy of the HVAC heating systems. The typical life span of HVAC mechanical equipment may range from 8-12 years however there

are many exceptions and mitigating factors that could impact the life and operating condition of the HVAC heating systems. Many manufacturer's air conditioning compressors are warranted for only 5 years. We recommend that you purchase a warranty or service contract to cover replacements or repairs. Be advised that defects and/or failure can occur at any time. This inspection in no way lessens the risk or likelihood of repair or replacement of any component in the HVAC heating system's equipment at any time in the future, including the day after the inspection. Mechanical equipment can fail without warning at any time.

All HVAC mechanical equipment should have preventive maintenance service performed once a year minimally. Regular service is very important for efficient operation and to achieve maximum life from the HVAC heating systems. Filters should be changed at least monthly.

6.0 Item 1(Picture) Lower level

6.0 Item 2(Picture) Sunroom

(2) A professional grade carbon monoxide testing device was utilized while the lower level gas HVAC heat system was operating. No carbon monoxide was detected. This comment is for information purposes only.

6.0 Item 3(Picture) Lower level

6.0 Item 4(Picture) Sunroom

6.1 NORMAL OPERATING CONTROLS

Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Inspected

6.3 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Not Visible

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

6.5 CHIMNEYS, FLUES, FIREPLACES, AND VENTS

Inspected, Repair or Replace

(1) Most masonry fireplaces have a mortar cement finish on the top exterior of the chimney. These mortar finishes tend to crack as they age which could allow moisture infiltration into the chimney

structure. It is recommended that a certified chimney sweep evaluate the top of the fireplace chimney mortar finish and perform all necessary repairs if any are required.

6.5 Item 1(Picture)

(2) Fireplace damper door is damaged. The damper will not function as intended until it has been addressed. A qualified chimney sweep should perform this repair.

6.5 Item 2(Picture)

(3) Fireplaces are not checked for actual function in burning gas or solid fuels. Gas shutoff valves for gas fireplaces are not tested.

Fireplaces and chimneys should be inspected on an annual basis and more often depending on usage. Inspection of the fireplace is limited to visible and accessible sections only. The inner reaches of the flue or chimney throat are relatively inaccessible, so the view from the fireplace or chimney is not adequate to discover possible deficiencies or damage, even with a strong light. Inspectors do not remove rain caps and spark arrestors on the chimney top to look inside the chimney flue.

The National Fire Protection Association, the Chimney Safety Institute of America and Delta Residential, LLC recommend that all fireplaces and chimneys receive a "Level II" inspection whenever real estate is sold or transferred. From the Chimney Safety Institute of America:

Level II Inspection

The addition of a new home heating appliance or a change in the type of fuel a homeowner is burning requires a Level II inspection. This inspection level is also recommend upon the sale or transfer of a property or after an operating malfunction or external event that is likely to have caused damage to the chimney. The scope of a Level II inspection includes that of the Level I inspection plus the inspection of accessible portions of the attics, crawl spaces and basements. It may also include a performance test such as a smoke test or a pressure test and possibly an interior chimney video inspection if recommended by the certified chimney sweep. Click here for helpful information on the other inspection levels of the Chimney Safety Institute of America. You can use the web site of the Chimney Safety Institute of America to find a qualified chimney professional.

Manufactured fireplaces are usually built for use with natural gas. Although some manufacturers do build fireplaces for use with solid fuel, we can only verify approval for use with solid fuel if the manufacturer's

installation instructions, approval statement, or use guidelines state such approval. We are aware that many residents do burn solid fuel in their fireplaces.

Recommend consulting with seller concerning location of any manufacturer installation, user, safety, or operating guides for manufactured fireplaces.

Recommend consulting with seller concerning most recent inspection and service/maintenance and further evaluation by a qualified fireplace professional if it cannot be proven that fireplace has been inspected within the past twelve months. Recommend annual inspections by a qualified fireplace professional.

6.6 NATURAL/PROPANE GAS FIRE LOGS

Not Inspected, Repair or Replace

(1) The F/P has gas logs. The damper located at the top of the firebox does not have a mechanism that will lock the damper door in the open only position. This is a safety hazard. A certified gas F/P technician should install the device.

6.6 Item 1(Picture)

(2) I could not inspect the gas logs. The gas valve was off. Inspectors are not allowed to turn on gas valves or ignite extinguished pilot lights for liability reasons. A licensed mechanical contractor and/or certified gas fireplace service technician should evaluate further to determine if any repairs are needed and the fireplace is functioning as intended.

(3) Fireplaces are not checked for actual function in burning gas or solid fuels. Gas shutoff valves for gas fireplaces are not tested.

Fireplaces and chimneys should be inspected on an annual basis and more often depending on usage. Inspection of the fireplace is limited to visible and accessible sections only. The inner reaches of the flue or chimney throat are relatively inaccessible, so the view from the fireplace or chimney is not adequate to discover possible deficiencies or damage, even with a strong light. Inspectors do not remove rain caps and spark arrestors on the chimney top to look inside the chimney flue.

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Manufactured fireplaces are usually built for use with natural gas. Although some manufacturers do build fireplaces for use with solid fuel, we can only verify approval for use with solid fuel if the manufacturer's installation instructions, approval statement, or use guidelines state such approval. We are aware that many residents do burn solid fuel in their fireplaces.

Only a visual inspection of shutoff valves is done. We not only want you to be safe in your new home, we want to be safe while we are inspecting your new home. Therefore, we do not turn any gas shutoff valves on or light any gas pilot lights simply because we do not know why the valves were off or why the gas pilot lights were not lit. Turning valves on or trying to light gas pilots without such knowledge can cause property damage, personal injury, and, in a worst case scenario, loss of life. We also do not do any of the opposite functions, i.e., turning gas shutoff valves off or extinguishing any gas pilots.

Recommend consulting with seller concerning location of any manufacturer installation, user, safety, or operating guides for manufactured fireplaces.

Recommend consulting with seller concerning most recent inspection and service/maintenance and further evaluation by a qualified fireplace professional if it cannot be proven that fireplace has been inspected within the past twelve months. Recommend annual inspections by a qualified fireplace professional.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT ENERGY SOURCE:
Electricity

COOLING EQUIPMENT TYPE:
Two thermostats

CENTRAL AIR MANUFACTURER:
American Standard
Trane

TEMPERATURE DROP TEST (15-20 degrees=normal):
Not tested-Ambient temperature was below 65 degrees during the 24 hours preceeding inspection

NUMBER OF A/C UNITS:
2

A/C UNIT AGE (s):
Unknown
0-5 years
Over 10 years--1 unit

Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected, Repair or Replace

(1) The HVAC heating and cooling system's filters, equipment, condensation drains, and duct system require regular maintenance in order for the systems to operate effectively and efficiently throughout its years of service. Neglecting necessary maintenance ensures a steady decline in heating and cooling performance while energy consumption steadily increases. The HVAC heating and cooling systems should be tested, inspected, and serviced according to the manufacturer's specifications and recommended maintenance schedule by a licensed mechanical contractor. If the seller cannot provide documentation that the systems have been serviced during the twelve month period prior to this inspection a licensed mechanical contractor should test, inspect, and service the air conditioning/heating systems prior to the expiration of the due diligence period in your contract to purchase with seller.

(2) Refrigerant line insulation is damaged adjacent to the HVAC condensing unit. The operating efficiency of the system could be diminished if this is not addressed. A licensed mechanical contractor should perform this repair.

7.0 Item 1(Picture)

(3) These are the manufacturer's identification labels on the HVAC condensing, package unit, and air handler/furnace serving the home. Copy and paste the link below to Building Intelligence Center in your

web browser in order to determine the date of manufacture from the Serial number. This comment is for information purposes only.

www.building-center.org

7.0 Item 2(Picture) American Standard condensing unit label

7.0 Item 3(Picture) Trane condensing unit label

7.0 Item 4(Picture) Attic

(4) The HVAC cooling systems were not tested due to the outside air temperature being bellow 60° F during the 24 hours prior to the home inspection. Damage could occur to the appliances when operated. This comment is for information purposes only.

(5) The A/C unit is over 10 years old and appears to be currently functioning properly. Recommend contacting a licensed HVAC contractor for further evaluation (if desired).

7.1 NORMAL OPERATING CONTROLS (thermostats, etc.)

Inspected, Repair or Replace

The upper level thermostat screen was non-responsive out at the time of the inspection. The upper level HVAC heating and cooling system did not function. A licensed mechanical contractor should evaluate further and perform all necessary repairs.

7.1 Item 1(Picture)

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

The HVAC metal duct in the attic is corroded and moisture stains are present on the attic flooring below. The duct system not functioning as intended and needs maintenance or repair. A licensed mechanical contractor should evaluate further and perform all necessary repairs.

7.2 Item 1(Picture)

7.2 Item 2(Picture)

7.2 Item 3(Picture)

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected

7.4 A/C CONDENSATION DRAIN LINES, FLOAT SWITCH, PANS AND PUMPS

Inspected

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

Styles & Materials

CEILING MATERIALS:
Sheetrock/drywall (Gypsum Board)

WALL MATERIAL:
Sheetrock/drywall (Gypsum Board)

FLOOR COVERING(S):
Carpet
Vinyl
Hardwood T&G
Tile

INTERIOR DOORS:
Composite material
Hollow core
Raised panel

WINDOW TYPES:
Thermal/insulated simulated divided glass
Wood double hung

WINDOW MANUFACTURER:
Unknown

CABINETRY:
Wood

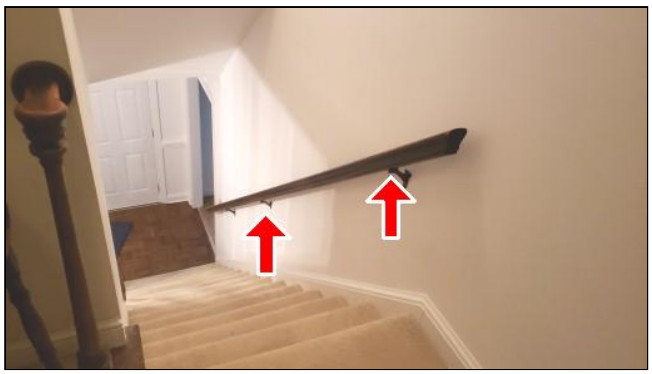
COUNTERTOP:
Granite

Items

8.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (including pulldown staircases)

Inspected, Repair or Replace

(1) The main stair rail is loose where it attaches to the wall. A fall or injury could occur should it give way under weight. A qualified contractor should evaluate further and perform all necessary repairs.



8.0 Item 1(Picture)

(2) A guardrail is not present on the attic floor at the stairwell and a wall rail is not present on the attic stairs. Personal injury could occur if they are not addressed. A qualified contractor should perform these repairs.

8.0 Item 2(Picture)

8.1 CEILINGS

Inspected

Nail pops and joint cracks noted on the walls and ceilings. This condition is typically caused by changing atmospheric conditions which causes materials to shrink and expand and possible settlement of the structure. Unless noted otherwise, theses conditions appear to be cosmetic in nature. It is recommended that the owner perform periodic monitoring on these conditions. If any changes are noted a licensed structural engineer or licensed general contractor should be contacted for further evaluation. This comment is for information purposes only.

8.2 WALLS

Inspected, Repair or Replace

A drywall crack is present in the upper level hall at the right rear bedroom entry door. Additional movement could occur if this is not addressed. A qualified contractor should perform this repair. Periodic monitoring should be performed on the crack. If the crack reappears, a licensed structural engineer should evaluate to determine if any actions are needed. If this is a concern, a licensed structural engineer should evaluate prior to the expiration of your due diligence period.

8.3 FLOORS

Inspected

8.4 CLOSETS, COUNTERS, AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

(1) A drawer front is missing in the kitchen. The drawer will not function as intended until this has been addressed. A qualified contractor should perform this repair.

(2) Kitchen/bathroom cabinets and countertops are inspected for the following reasons; to make sure they are securely fastened to walls; there is no major damage which would require replacement; doors operate correctly; (drawers and lazy susan's may not be inspected) sink base cabinets and countertops do not have major damage from plumbing leaks. Minor insignificant scratches, abrasions, normal wear and tear to caulk joints and cosmetic items are not reported.

8.5 DOORS (REPRESENTATIVE NUMBER)

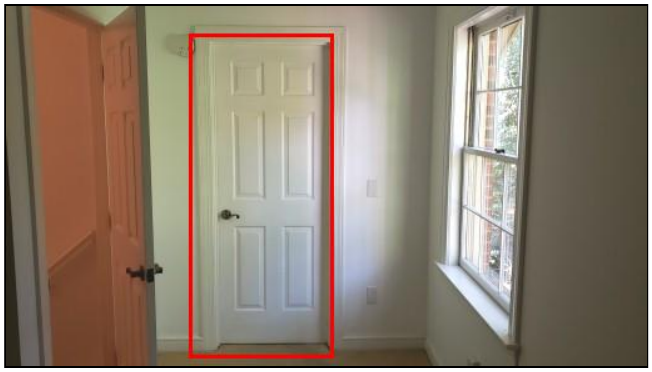
Inspected, Repair or Replace

(1) The dining room to kitchen door does not latch when closed. The door cannot be securely closed until this has been addressed. A qualified contractor should evaluate further and perform all necessary repairs.

(2) The lower level closet doors rub one another at the top. Damage could occur to the doors if they are not addressed. A qualified contractor should perform this repair.

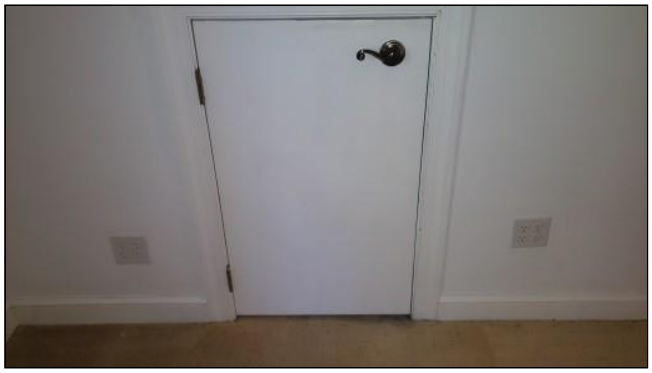
8.5 Item 1(Picture)

(3) The door leading from the bonus room to the unfinished room adjacent to the greenhouse is not weatherstripped or insulated. The energy efficiency of the door will be reduced until these Items have been installed. A qualified contractor should perform these repairs.



8.5 Item 2(Picture)

(4) The bonus room kneewall storage doors are not insulated. The energy efficiency of the doors will be reduced until they have been addressed. A qualified contractor should perform these repairs.



8.5 Item 3(Picture)

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

(1) Some of the windows are stuck shut. They are potential safety hazards in the event that emergency egress is needed. A qualified contractor should perform these repairs.

(2) The master bedroom windows do not meet today's emergency egress requirements. this was allowed at the time of original construction but is considered a safety hazard by today's standards. A licensed general contractor should evaluate further to discuss options on meeting today standards if you so desire.

8.6 Item 1(Picture)

8.7 INTERIOR TRIM

Inspected

8.8 AREAS NOT INSPECTED

Not Inspected

The home inspection is not an environmental inspection. The inspector does not determine the presence or absence of fungi/microbial growth, or evaluate environmental conditions that may adversely affect the habitability of the dwelling. If you, your family, or any person(s) that may enter or dwell in the home have any condition(s) and/or allergies that may be affected by fungi/microbial growth, you are strongly advised to consult a specialist in microbial growth/fungi recognition for further evaluation and testing of the environmental conditions in the home.

The inspector does not determine if the home contains drug residue from the manufacture of methamphetamine, other illicit drugs, or evaluate environmental conditions that may adversely affect the habitability of the dwelling. Drugs residue can adversely effect the occupants of a dwelling. If this is a concern, a licensed environmental hygienist should evaluate the home to determine if drug residue is present. If actions are required, a licensed general contractor with environmental remediation experience should perform the necessary repairs. The licensed environmental hygienist should perform an evaluation of the home after remediation is complete. Retain all receipts and documentation for future reference. This comment does not infer that the inspector observed evidence and/or suspected that illicit drug manufacture has occurred in the home.

The above comments are for information purposes only.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

Styles & Materials

ATTIC INSULATION:
Not visible--covered with sub flooring

ATTIC R- VALUE:
Unknown

ATTIC VENTILATION:
Gable vents
Ridge vents
Soffit vents

BASEMENT/CRAWL SPACE INSULATION:
Closed/conditioned crawl space (not required between the floor joists)

BASEMENT/CRAWL SPACE VENTILATION:
Closed/conditioned crawl space

BATHROOM VENTILATION TYPES:
Fan

Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

The upper level hall bath ventilation fan did not energize until approximately five minutes after the electrical wall switch was turned on. The fan is not functioning as intended and needs maintenance or repair. A licensed electrical contractor should perform this repair.

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Present

10. Built-In Kitchen Appliances

Styles & Materials

OVEN/RANGE:
General Electric

DISHWASHER:
Bosch

OVEN/RANGE TYPE:
Double wall oven
Electric cooktop

FOOD WASTE DISPOSER:
Not present

EXHAUST/RANGE VENT HOOD:
Nutone

MICROVAVE OR VENT HOOD (type of vent):
Vents to the exterior

Items

10.0 DISHWASHER

Inspected, Repair or Replace

(1) The drain pipe for the dishwasher is not installed so that a portion of the drain pipe is higher than the point where it attaches to the plumbing drain system under the sink. This minimizes the possibility that water from the sink could flow into the dishwasher. A licensed plumbing contractor should perform this repair.

10.0 Item 1(Picture)

(2) The dishwasher is not securely installed. The appliance could tip over during loading and unloading if this is not addressed. A qualified contractor should perform this repair.

(3) The dish washer is tested through one basic cycle. No advanced features are tested.

10.1 RANGES/OVENS/COOKTOPS

Inspected

Only the cooking surface and oven elements and/or burners were tested. No other functions of the cooking surface or oven are inspected. The appliance is not tested for conditions that may present a health risk. This comment is for information purposes only.

10.1 Item 1(Picture)

10.1 Item 2(Picture) Upper oven in bake

10.1 Item 3(Picture) Lower oven in bake

10.1 Item 4(Picture) Upper oven in broil

10.1 Item 5(Picture) Lower oven in broil

10.2 FOOD WASTE DISPOSER

Not Present

10.3 BUILT-IN MICROWAVE COOKING EQUIPMENT

Not Present

10.4 RANGE HOOD (including down draft fans and below the microwave)

Inspected

10.5 REFRIGERATOR

Not Inspected

Testing refrigeration equipment is not part of a professional home inspection. This comment is for information purposes only.

10.6 WASHER / DRYER

Not Inspected

Testing or operating washing machines, valves/connections to installed washing machines, (The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.) Washing machines meet this criteria and are not required to be inspected by The North Carolina Home Inspectors Licensing Board's Standards of Practice. This comment is for information purposes only.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Delta Residential, LLC

P.O. Box 31212
Raleigh, NC 27622
919-868-6981

Customer
Kelly Lewis

Address
103 Downing Place
Apex NC 27502

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney. *The home inspector's view point is facing the front door when reporting issues.*

1. Structural Components

1.0 FOUNDATIONS

Inspected, Repair or Replace

(1) The crawlspace has been sealed but I did not locate a conditioned air supply vent from the HVAC heating and cooling system. It is recommended that the seller provide all documentation and warranties concerning the sealed crawlspace. Retain all documents for future reference.

(2) A radon mitigation system is installed in the crawlspace. Testing the system is beyond the scope of a professional home inspection. It is recommended that the seller provide all documentation, radon test results(if any), and warranties concerning this system.

(3) An air circulation fan is installed on the bottom of the first level for structure in the crawlspace. This fan was not tested as part of the home inspection. Request the seller to provide all documentation on the fan, its purpose, and warranty information from the installing contractor.

(4) A household-type dehumidifier has been installed in the crawlspace. This type of appliance is not typically rated for use in crawlspaces and is a potential safety hazard. A licensed general contractor experienced in crawlspace atmospheres should evaluate further and perform all necessary repairs, if any are required.

1.2 FLOORS (Structural)

Inspected, Not Visible, Repair or Replace

(1) Several of the dropped girder plies in the sunroom crawlspace are not supported by masonry piers. Rough-sawn boards appear to be supporting the floor structure. I am unable to determine the

composition of the floor structure above the rough-sawn boards however foil covered insulation board was visible in some of the gaps. The floor structure does not appear to be adequately supported and movement could occur if the above conditions are not addressed. A licensed structural engineer should evaluate to determine if any actions are needed. All recommended repairs should be performed by a licensed general contractor.

- (2) The rear step structure appears to be freestanding and it is not laterally braced. I could not confirm that the support posts were bearing on a proper footing. The structure is a potential safety hazard and should be evaluated by a licensed structural engineer. All recommended repairs should be performed by a licensed general contractor.
- (3) Rails are not present on the rear exterior stair structure. Personal injury could occur if this is not addressed. A licensed general contractor should perform this repair.
- (4) Moisture stains are present on the particleboard in the unfinished room of the bonus room adjacent to the greenhouse. Damage could occur to the adjacent wall and floor structures over time if this is an active leak and it is not addressed. A licensed general contractor should evaluate further to determine if any repairs are needed.
- (5) A triple 2 x 6 drop girder supported by adjustable metal peers on an insufficient footing are present in the crawlspace. Movement could occur in this support structure if repairs are not performed. A licensed structural engineer should evaluate to determine if any additional actions are needed. All required repairs should be performed by a licensed general contractor.

1.4 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

- A cricket is not visible where the right rear main roof gable soffit system meets the roofing shingles. Moisture could get trapped in this area causing damage if this is not addressed. A licensed general contractor should evaluate further and perform all necessary repairs.

2. Exterior

2.1 DOORS (Exterior)

Inspected, Repair or Replace

- (1) The left side sliding glass door sill is not supported or sealed where it meets the deck. Damage could occur to the door and moisture could infiltrate below the door if this is not addressed. A qualified contractor should perform this repair.
- (2) The upper slide bolt is not installed on the front entry door. The door cannot be securely locked until this has been addressed. A qualified contractor should perform this repair.
- (3) Corrosion is present on the front entry door. Additional corrosion could occur if this is not addressed. A qualified contractor should evaluate further and perform all necessary repairs.
- (4) The sunroom rear wall sliding glass doors open fully without any type of guardrail. The doors are potential personal injury hazards until they have been addressed. A qualified contractor should evaluate further and perform all necessary repairs.
- (5) The door from the sunroom to the greenhouse is moisture damaged. Additional damage will occur if this is not addressed. A qualified contractor should perform this repair.

2.3 WALL CLADDING, FLASHING AND TRIM

Inspected, Repair or Replace

- (1) Sealant is not present or the sealant is damaged around several window and door openings where they meet the brick veneer. Moisture could infiltrate through these areas causing damage to the adjacent wall and floor structures if they are not addressed. A qualified contractor should perform these repairs.
- (2) The siding is moisture damaged on the rear upper level wall where it meets the shingled roof adjacent to the greenhouse. Additional damage could occur if this is not addressed. A qualified siding contractor should perform this repair.
- (3) A hole is present in the right upper level gable wall. Moisture and animal life could enter the hole causing damage if this is not addressed. A qualified contractor should perform this repair.

2.6 DECKS, SCREENED PORCH AND APPLICABLE RAILINGS

Inspected, Repair or Replace

(1) Lateral bracing is not completely installed on the left deck support posts. Two lateral braces are installed with nails and no other visible means of attachment. The deck structure could sway or shift potentially leading to structural failure if bracing is not properly installed. A licensed general contractor should evaluate further and perform all necessary repairs.

(2) The left deck post are bearing on footings that are not stable. Movement could occur in the deck structure if they are not addressed. A licensed general contractor should evaluate further and perform all necessary repairs.

2.8 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(1) Cracks were noted in the front sidewalk. No measurable vertical displacement was noted at the time of inspection. Cracks typically occur due to the process of expansion and contraction caused by changing atmospheric conditions and possible settlement of the soils and/or fill materials below the concrete. Periodic monitoring should be performed on the cracks. Moisture could infiltrate these cracks possibly creating additional damage especially during freezing conditions. A qualified contractor should seal the cracks to prevent moisture infiltration.

(2) Several of the brick pavers in the sidewalk are raised above the adjacent pavers, some pavers are unstable, and low spots are present in the sidewalk. Personal injury could occur if they are not addressed. A qualified paver installation contractor should evaluate further and perform all necessary repairs.

(3) Trees are growing over and/or in contact with the front and left sides of the home. Damage to the home's exterior and roofing shingles could occur if these conditions are not addressed. A qualified arborist should evaluate further and perform all necessary repairs.

3. Roofing

3.0 ROOF COVERINGS

Inspected, Repair or Replace

(1) Portions of the roof are covered with debris. Debris holds moisture on the shingles that could accelerate aging of the roof covering and create ice dams. A qualified contractor should remove the debris from the roof, evaluate these areas for potential damage, and perform all necessary repairs, if any are needed. No representation is made in this inspection report as to the condition of the areas that were covered in debris.

(2) Roofing shingles or flashing does not cover the eave trim on the right side of the home where the greenhouse framing meets the rear wall on the second level. Moisture could infiltrate through this area causing damage if it is not addressed. A qualified roofing contractor should evaluate further, examine for concealed damage, and perform all necessary repairs.

(3) Fungal growth is present on the roofing shingles. Fungal growth retains moisture and could accelerate the aging of the shingles if it is not removed. A qualified roofing contractor should evaluate further and perform all necessary repairs.

(4) The greenhouse roof appears to leak where it attaches to the rear of the home. Damage could occur to the home if this is not addressed. A licensed general contractor should evaluate further and perform all necessary repairs.

3.1 FLASHINGS

Inspected, Not Visible, Repair or Replace

(1) Step flashing is present where the shingled roof between the greenhouse and home meets the rear upper level wall. Moisture could infiltrate below the step flashing causing damage to the adjacent building components if this is not addressed. A qualified roofing contractor should evaluate further and perform all necessary repairs.

(2) The front porch flashing exposed fastener sealant is damaged. Moisture could infiltrate below the flashing causing damage to the adjacent roof structure if this is not addressed. A qualified contractor should evaluate all exposed roofing fastener sealant and perform the necessary repairs.

3.2 CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

The plumbing vent pipe roof flashings appear to be deteriorating where they meet the vent pipes. Some of the pipe flashing flanges are lifted above the shingles at the bottom. Moisture could enter below the pipe flashings causing damage to adjacent building components if it is not addressed. A qualified roofing contractor should examine all roof penetrations and perform the necessary repairs.

3.4 ROOFING DRAINAGE SYSTEMS (gutters)

Not Present

Gutters are not installed on the home. Gutters are not required on homes but with the expansive properties of the local soils gutter systems are recommended so that water does not pool adjacent to the home's foundation walls which could lead to structural failure of the foundation over time. A qualified gutter contractor should perform this repair.

4. Plumbing System

4.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Not Visible, Repair or Replace

(1) The lower level bath and master bath sink pop-up drain stoppers do not close completely. The basins will not hold water until they have been addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

(2) The sunroom sink drain stopper does not seal. The basin will not hold water until this has been addressed. A qualified contractor should perform this repair.

4.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected, Not Visible, Repair or Replace

A water pipe fitting appears to be leaking adjacent to the steps leading from the greenhouse into the sunroom. Damage could occur to adjacent building components over time if this is not addressed. A licensed plumbing contractor should perform this repair.

4.3 HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS

Inspected, Repair or Replace

(1) The hot water temperature is above 120° F. This is a scald hazard until it is addressed. A licensed plumbing contractor should adjust the temperature so that it does not exceed 120° F at any fixture that provides hot water.

(2) The water heater flue is not attached to the draft hood, the flue is not double walled, and is in contact with combustible building materials where it penetrates through the ceiling. All of the above are safety and personal injury hazards until they have been addressed. A licensed plumbing or licensed mechanical contractor should evaluate further and perform all necessary repairs.

(3) Corrosion was noted on the plumbing water pipe fittings on the top of the water heater. Damaging leaks could occur if they are not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

(4) A pipe flashing is installed on the bottom of the roof sheathing on the attic furnace flue pipe. If the pipe flashing on top of the roof is damaged and leaking moisture will become entrapped because of damage to the roof sheathing surrounding the vent pipe. A qualified roofing contractor should evaluate further and perform all necessary repairs.

4.4 FAUCETS, BATHTUBS, SINKS, & SHOWERS

Inspected, Repair or Replace

(1) The rear hose bib is loose and needs securing to the wall. Damaging leaks could occur in the plumbing water piping and fittings behind the hose bib if this is not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

(2) The sunroom sink sprayer escutcheon is not securely attached to the sink. Damage could occur to the flexible sprayer hose if this is not addressed. A licensed plumbing contractor should perform this repair.

(3) The upper level hall bath tub diverter valve not reset to the tub mode when the flow of water is turned off to the showerhead. This is a potential scald hazard until it has been addressed. A licensed plumbing contractor should perform this repair.

4.5 TOILETS

Inspected, Repair or Replace

(1) The lower level bath toilet is loose at the floor. Damaging leaks could occur if this is not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

(2) The lower level, master bath, and hall bath toilet tanks are loose where they attach to the bowl. Damaging leaks could occur if they are not addressed. A licensed plumbing contractor should evaluate further and perform all necessary repairs.

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

Inspected, Not Visible, Repair or Replace

(1) Areas of the gas pipe system are corroded. Leaks could develop over time creating safety hazards if they are not addressed. A licensed plumbing or licensed mechanical contractor should evaluate the gas pipe system further and perform all necessary repairs.

5. Electrical System

5.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

(1) A space is present between the main electrical cover and the bottom left disconnect. Electrical shock could occur if this is not addressed. A licensed electrical contractor should perform this repair.

(2) An open electrical disconnect space is present in the sunroom electrical panel adjacent to the door leading to the greenhouse. Electrical shock could occur if this is not addressed. A licensed electrical contractor should perform this repair.

(3) There appears to be more wires in the main electrical panel than its capacity allows. Based on the number of electrical issues noted and the lack of professional appearing workmanship in portions of the electrical system, it is recommended that a licensed electrical contractor evaluate the panel as well as the entire electrical system of the home to ensure that all electrical components are functioning as intended and there are no electrical safety hazards.

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) A home-made electrical cord is present on the crawlspace floor below the rear sunroom. This is an electrical hazard until it has been addressed. A licensed electrical contractor should perform this repair.

(2) The lights over the lower level tub and vanity and over the master tub did not energize from an electrical wall switch. The fixtures are not functioning as intended and need maintenance or repair. Replace the light bulbs. If the fixtures do not illuminate after replacing the light bulbs a licensed electrical contractor should evaluate further and perform all necessary repairs.

(3) Improperly terminated electrical junctions are present in the bonus room kneewall storage areas, upper attic, and crawlspace. These are electrical hazards until they have been addressed. A licensed electrical contractor should perform these repairs.

(4) Several electrical devices without protective cover plates were noted throughout the home. They are potential electrical shock hazards until the plates of been installed. A qualified contractor should perform these repairs.

5.5 SMOKE DETECTORS

Inspected, Repair or Replace

(1) Smoke detectors are not installed in the bedrooms. This was not required at the time of construction but is considered a safety hazard by today's standards. A licensed electrical contractor should install smoke detectors per the manufacturer's specifications. This repair would not typically be the seller's responsibility since it was not required at the time of construction.

5.6 PERMANENTLY INSTALLED CARBON MONOXIDE DETECTORS (Required as of 2012)

Not Present, Repair or Replace

A permanently installed carbon monoxide detector was not found in the common area of each level of the home. This is a potential safety hazard until it has been addressed. A licensed electrical contractor should install carbon monoxide detectors according to the manufacturer's specifications. Carbon monoxide devices were not required at the time of original construction. This repair would not typically be the seller's responsibility since they were not required at the time of original construction.

5.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN THE CARPORT, GARAGE, EXTERIOR WALLS OF THE STRUCTURE

Inspected, Repair or Replace

(1) The kitchen electrical receptacles within 6' of the sink are not GFCI protected. This was allowed at the time of original construction but is considered a potential electrical shock hazard by today's standards. A licensed electrical contractor should evaluate further and perform all necessary repairs. The responsibility of this repair would not typically be the seller's since this was not required at the time of original construction.

(2) The sunroom electrical receptacle adjacent to the sink is not GFCI protected. This is a potential electrical shock hazard until it is been addressed. A licensed electrical contractor should perform this repair.

6. Heating

6.5 CHIMNEYS, FLUES, FIREPLACES, AND VENTS

Inspected, Repair or Replace

(1) Most masonry fireplaces have a mortar cement finish on the top exterior of the chimney. These mortar finishes tend to crack as they age which could allow moisture infiltration into the chimney structure. It is recommended that a certified chimney sweep evaluate the top of the fireplace chimney mortar finish and perform all necessary repairs if any are required.

(2) Fireplace damper door is damaged. The damper will not function as intended until it has been addressed. A qualified chimney sweep should perform this repair.

6.6 NATURAL/PROPANE GAS FIRE LOGS

Not Inspected, Repair or Replace

(1) The F/P has gas logs. The damper located at the top of the firebox does not have a mechanism that will lock the damper door in the open only position. This is a safety hazard. A certified gas F/P technician should install the device.

(2) I could not inspect the gas logs. The gas valve was off. Inspectors are not allowed to turn on gas valves or ignite extinguished pilot lights for liability reasons. A licensed mechanical contractor and/or certified gas fireplace service technician should evaluate further to determine if any repairs are needed and the fireplace is functioning as intended.

7. Central Air Conditioning

7.0 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected, Repair or Replace

(1) The HVAC heating and cooling system's filters, equipment, condensation drains, and duct system require regular maintenance in order for the systems to operate effectively and efficiently throughout its years of service. Neglecting necessary maintenance ensures a steady decline in heating and cooling

performance while energy consumption steadily increases. The HVAC heating and cooling systems should be tested, inspected, and serviced according to the manufacturer's specifications and recommended maintenance schedule by a licensed mechanical contractor. If the seller cannot provide documentation that the systems have been serviced during the twelve month period prior to this inspection a licensed mechanical contractor should test, inspect, and service the air conditioning/ heating systems prior to the expiration of the due diligence period in your contract to purchase with seller.

(2) Refrigerant line insulation is damaged adjacent to the HVAC condensing unit. The operating efficiency of the system could be diminished if this is not addressed. A licensed mechanical contractor should perform this repair.

(5) The A/C unit is over 10 years old and appears to be currently functioning properly. Recommend contacting a licensed HVAC contractor for further evaluation (if desired).

7.1 NORMAL OPERATING CONTROLS (thermostats, etc.)

Inspected, Repair or Replace

The upper level thermostat screen was non-responsive out at the time of the inspection. The upper level HVAC heating and cooling system did not function. A licensed mechanical contractor should evaluate further and perform all necessary repairs.

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

The HVAC metal duct in the attic is corroded and moisture stains are present on the attic flooring below. The duct system not functioning as intended and needs maintenance or repair. A licensed mechanical contractor should evaluate further and perform all necessary repairs.

8. Interiors

8.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (including pulldown staircases)

Inspected, Repair or Replace

(1) The main stair rail is loose where it attaches to the wall. A fall or injury could occur should it give way under weight. A qualified contractor should evaluate further and perform all necessary repairs.

(2) A guardrail is not present on the attic floor at the stairwell and a wall rail is not present on the attic stairs. Personal injury could occur if they are not addressed. A qualified contractor should perform these repairs.

8.2 WALLS

Inspected, Repair or Replace

A drywall crack is present in the upper level hall at the right rear bedroom entry door. Additional movement could occur if this is not addressed. A qualified contractor should perform this repair. Periodic monitoring should be performed on the crack. If the crack reappears, a licensed structural engineer should evaluate to determine if any actions are needed. If this is a concern, a licensed structural engineer should evaluate prior to the expiration of your due diligence period.

8.4 CLOSETS, COUNTERS, AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

(1) A drawer front is missing in the kitchen. The drawer will not function as intended until this has been addressed. A qualified contractor should perform this repair.

8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

(1) The dining room to kitchen door does not latch when closed. The door cannot be securely closed until this has been addressed. A qualified contractor should evaluate further and perform all necessary repairs.

- (2) The lower level closet doors rub one another at the top. Damage could occur to the doors if they are not addressed. A qualified contractor should perform this repair.
- (3) The door leading from the bonus room to the unfinished room adjacent to the greenhouse is not weatherstripped or insulated. The energy efficiency of the door will be reduced until these Items have been installed. A qualified contractor should perform these repairs.
- (4) The bonus room kneewall storage doors are not insulated. The energy efficiency of the doors will be reduced until they have been addressed. A qualified contractor should perform these repairs.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

- (1) Some of the windows are stuck shut. They are potential safety hazards in the event that emergency egress is needed. A qualified contractor should perform these repairs.
- (2) The master bedroom windows do not meet today's emergency egress requirements. this was allowed at the time of original construction but is considered a safety hazard by today's standards. A licensed general contractor should evaluate further to discuss options on meeting today standards if you so desire.

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

- The upper level hall bath ventilation fan did not energize until approximately five minutes after the electrical wall switch was turned on. The fan is not functioning as intended and needs maintenance or repair. A licensed electrical contractor should perform this repair.

10. Built-In Kitchen Appliances

10.0 DISHWASHER

Inspected, Repair or Replace

- (1) The drain pipe for the dishwasher is not installed so that a portion of the drain pipe is higher than the point where it attaches to the plumbing drain system under the sink. This minimizes the possibility that water from the sink could flow into the dishwasher. A licensed plumbing contractor should perform this repair.
- (2) The dishwasher is not securely installed. The appliance could tip over during loading and unloading if this is not addressed. A qualified contractor should perform this repair.

INVOICE

Delta Residential, LLC
P.O. Box 31212
Raleigh, NC 27622
919-868-6981
Inspected By: Greg Hammond NC HI Lic # 3513

Inspection Date: 10/21/2020
Report ID: 1588

Customer Info:	**Inspection Property:**
Kelly Lewis 103 Downing Place Apex NC 27502 **Customer's Real Estate Professional:** Alan Smith	103 Downing Place Apex NC 27502

Inspection Fee:

Service	Price	Amount	Sub-Total
Radon Testing	125.00	1	125.00
Termite Inspection	85.00	1	85.00
Home Inspection	480.00	1	480.00

Tax $0.00
Total Price $690.00

Payment Method: Credit Card
Payment Status:
Note:

P.O. Box 31212
Raleigh, NC 27622
919-868-6981

Real Estate Inspection Contract

Client(s) Name: Kelly Lewis

Current Address: 103 Downing Place
Apex NC 27502

Client(s) Phone: 9192726891

Inspected Address: 103 Downing Place, Apex, NC 27502

Date of Inspection: 10/21/2020

Email Address: kelly@lewispersonal.com

Delta Residential, LLC, is hereby employed by the Client(s) listed above to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection only. Generally accepted professional inspection standards and methods shall be used. This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensing Board and a copy of these guidelines are available from the Board. Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. Delta Residential, LLC, is not liable for any defects or deficiencies that cannot be reasonably discovered during the limited visual inspection. As part of your home inspection the inspector will inspect and report on the following areas unless that area has been marked for exclusion from our services:

1. Structural Components - including foundation, floors, walls, columns, ceilings, and roofs.
2. Exterior - including wall claddings, entry doors, decks, steps, driveways and a representative number of windows.
3. Roofing- including roof coverings, roof drainage systems, flashing, skylights, and chimneys.
4. Plumbing Systems- including interior water supply, distribution system, interior drain waste, vent system. water heater, and sump pump.
5. Electrical Systems - including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.
6. Heating Systems - including permanently installed heating system, system controls, chimneys, heat distribution system, including fans, and ducts.
7. Air Conditioning Systems- including normal operating control of the air conditioning and the distribution system.
8. Interiors - including walls, ceilings, floors, staircase, a representative number of cabinets, doors, and windows.

9. Insulation & Ventilation- including insulation types, venting systems, and ventilation of the attic.
10. Built-In Kitchen Appliances - including the observation and operation of all permanently installed kitchen appliances.

****Water, Radon, Carbon Monoxide, and Detached Structures are not included in a typical home inspection.*
****Water, Radon and Detached Structures can be performed for an additional charge.*
****Heating and Air Conditioning contractor inspection fees are not included in the home inspection fees.*

The price for this inspection with the exclusions identified above shall be:

Service	Price	Amount	Sub-Total
Radon Testing	125.00	1	125.00
Termite Inspection	85.00	1	85.00
Home Inspection	480.00	1	480.00

Total: $690.00

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this is limited to a visual observation of apparent conditions existing at the time of the inspection only. The inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with building codes, ordinance, and statutes, the suitability of this property for specialized use, life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items (electrical wiring, plumbing drains/supply pipes, lawn irrigation systems, landscape lighting, water features, pools/hot tubs, water wells, sewer systems, drainage systems, etc.) or items that are not permanently installed (ice maker, wine cooler, refrigerators & clothes dryer/washer). Home inspectors are not required to dismantle HVAC units for inspection of the gas heat exchanger. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing Board for a comprehensive listing of those items, which are not required, and, unless specifically included, will not be part of this inspection.

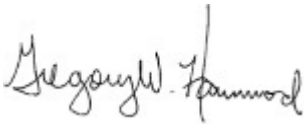
This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxins (mold), oil, chemical analysis, airborne hazards, polluted water, or underground oil tanks. Further, Delta Residential, LLC, is not responsible for any misleading information provided by the seller or for any matter concealed or hidden from the inspector. Delta Residential, LLC uses a third party company (Home Gauge) to store all report information and will be kept private.

ARBITRATION: Should the client believe that Delta Residential, LLC, be liable for any issues arising out of this inspection, the client shall communicate said issues in writing to Delta Residential, LLC, within forty-five (45) days of the date of inspection. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full-time building inspector with a minimum of six (6)

years' experience as a building inspector. The inspection will be judged in accordance with the North Carolina Standards of Practice and Code of Ethics.

LIMIT OF LIABILITY: The inspection and report are not intended to be used as a guaranty or warranty, expressed or implied. It is understood and agreed that should Delta Residential, LLC and/or it's agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of Delta Residential, LLC and its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report. The limit of liability shall not exceed one (1) year from the original inspection date.

AGREEMENT: This contract represents the entire agreement between Delta Residential, LLC and the Client. Delta Residential, LLC is not responsible for the repair, replacement, or alteration of any item within or upon the inspected property. The Client is responsible for payment at time of inspection or if billed through the real estate settlement statement (even if the home is not purchased by the Client). The Client acknowledges that they have read and understand the extent and limitations of this inspection and agree to all of the limitations, terms and exclusions contained within this contract.

Client's Signature:	_____	Date: October 21, 2020
Printed Name:	Kelly Lewis	
Client's Signature:	_____	Date: October 21, 2020
Printed Name:	*client.fullname2*	
Inspector's Signature:		Date: October 21, 2020
Printed Name:	Greg Hammond	
License Number:	3513	