

# Inspection Report

**Your Name**

**Property Address:**  
Sample Report  
Holly Springs NC



The \_\_\_\_\_ Residence

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## General Summary

### Customer

Your Name


### Address

Sample Report  
Holly Springs NC

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 **warrants 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 or efficiency of the home. **"This Summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney"**.


### 3. Garage

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

 **Repair** The following electric garage door opener defects were noted: (A.) The garage door opener did not reverse when the electric eyes light beam was interrupted or when resistance was applied to the door during the close mode (the door just stops at the position it is in when interrupted) -see example picture 1 below. The door should be repaired such that it reverses when the eyes are interrupted and when the proper amount of resistance is placed on the door. (B.) The door makes uneven/"jerking" movements when being raised. Note: Partial repairs vs panel replacement have been performed on the upper panel of the door where the lifting brackets attach to the door -see picture 2 below. The door should be properly repaired such that it functions as intended during operation. (C.) The light on the electric opener did not flash when interrupted or when resistance was placed on the door and sporadically operated when activated by the light switch on the opener control pad on the wall. The opener light should be repaired such that it functions as intended during operation or when activated.

### 4. Interiors


#### 4.2 FLOORS

 **Repair** Loose/detached floor tiles/grout were noted on the mid-portion of the first floor mud room floor -see picture 1 below. All loose/detached floor tiles/grout should be properly resecured.

#### 4.5 DOORS (REPRESENTATIVE NUMBER)


 **Repair** The second floor front bathroom entry door does not latch when closed. Repair as needed.

#### 4.6 WINDOWS (Representative Number)

 (1) **Repair** The insulating window seals have failed resulting in debris and/or moisture between the panes of the lower sash of the far right front garage window -see picture 1 below. Window units with failed seals do not function as intended and require replacement. The sash glass should be replaced.

### 5. Structural Components

#### 5.5 ROOF STRUCTURE AND ATTIC


 **Repair** Raised/damaged OSB roof sheathing was noted at the mid-left of the front dormer on the garage roof - see pictures 1 & 2 below, and of particular note to the mid-right of the front dormer on the garage roof -see pictures 1, 3 & 4 below. A further evaluation of these areas in the attic revealed raised/detached/damaged OSB roof

## 5. Structural Components

sheathing -see example picture 5 below. The source of the raised/detached/damaged roof sheathing should be determined and corrected by a licensed contractor experienced in such. All damaged structural materials as well as all roofing materials should be replaced in their entirety.


## 6. Plumbing System

### 6.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

 (1) **Repair** The following plumbing defects were noted. All plumbing defects should be repaired by licensed plumbers: (A.) The emergency pan beneath the washing machine is damaged at multiple areas -see example picture 1 below. The pan should be replaced and installed on the pan drain. (B.) The glass master bathroom shower stall door does not stay in the closed position. What appears to be foam tape has been applied to the door jamb/latch area. The door should be repaired such that it stays in the closed position when selected and water does not exit from the door openings. (C.) The master bathroom hand held shower head/hose leaks at the connections beneath the handle -see example picture 2 below. The shower head/hose should be properly repaired or replaced with a like style head/hose.


## 7. Electrical System

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


 **Repair** The following electrical defects were noted. All electrical defects should be performed by licensed electricians: (A.) Two switches control the dining room lights and these switches should also function independently of each other and they do not. This is often the result of a non-three way light dimmer switch being installed or a mis-wired three way switch. The switches should be repaired or replaced such that the switches function independently of each other. (B.) The pull chain fan and light switches on the first floor family room ceiling fan do not function properly. Repair as needed. (C.) The following lights did not respond to switches. The lights should be made functional by replacing the light bulb with a known functional light bulb or repaired as needed. Locations: (1.) 1 of the 2 master bathroom ceiling lights (2.) 1 of the 3 ceiling fan lights in the second floor mid-rear bedroom (3.) 1 of the 2 lights in the first floor half bathroom

## 8. Heating / Central Air Conditioning


### 8.0 HEATING EQUIPMENT

 **Repair** High efficiency furnace condensate (brine) was noted leaking from the front left of the first floor air handler/furnace case during operation -see picture 1 below. Puddled condensate/brine was noted on the dirt crawl space floor beneath the air handler -also see picture 1 below. The source of the leakage should be determined and corrected as needed by a licensed HVAC technician.

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

 (1) **Repair** Conditioned air was noted escaping from the exterior base of the HVAC air handler in the attic area. A further evaluation revealed open voids/seams on the case -see example picture 1 below. The seams/voids should be sealed by a licensed HVAC technician to assist in maintaining the energy efficiency of the system.

### 8.7 COOLING AND AIR HANDLER EQUIPMENT

 (1) **Investigate Further** The following observations were noted with the HVAC systems: (A.) The auxiliary drain pan located below the air handler in the attic has a coating of dried condensate and rust -see example picture 1 below. This is not normal and may indicate a problem. The primary drain system is located inside the air handler. The system drains away the condensate water removed from the air by the normal operation of the air conditioning system. Dried condensate and rust in the auxiliary pan suggests that the main drain (primary drain) has at some time in the past been restricted/clogged or there has been a leak in the primary drain system. Due to not being able to operate the air conditioning portion of the HVAC system I could not determine if this is an active problem or one that has been corrected. A licensed HVAC technician should make a further inspection and repair as needed or records of a prior repair by a licensed HVAC technician should be provided. (B.) Both HVAC systems are not

## 8. Heating / Central Air Conditioning

original to the home (2011 build). It appears the coded information on the information plates on the HVAC components states the systems are two three ton systems (Model # 4TWX6036E1000AA). There are various ways to calculate the proper size HVAC system(s) for a home and this should be left to a licensed HVAC contractor, however one common way is tonnage per "heated" square feet of the home. Per calculations for the size of this home (3206 heated square feet, less per county records), this system could be too large for the home (normal calculations for this age home suggest roughly 650 - 700 heated square feet per ton). The system should be further evaluated by the licensed HVAC installation contractor for proper sizing and installation and repaired/replaced as needed. In addition, the load calculation documentation should be given to and explained to the home buyers.

## 9. Insulation and Ventilation

### 9.1 CRAWL SPACE CONDITIONS



(1) **Repair** The following auto-foundation vent defects were noted: (A.) The auto-foundation vent at the front of the left side of the home and the second to the front foundation vent on the left side of the home are damaged preventing their proper operation -see pictures 1, 2 & 3 below. The vents should be replaced with like style auto-vents to properly assist in the regulation of the temperature, moisture and fresh air into the crawl space area. (B.) Various automatic foundation vents on all sides of the home including the front porch were not open with temperatures in the thirties at the time of inspection -see example pictures 4 & 5 below. Automatic foundation vents automatically open their vent flaps when temperatures reaches a certain degrees, normally above forty degrees F and subsequently close when temperatures fall below forty degrees F. This is achieved by a coiled spring on the side of the vent that functions like a thermostat. All of the foundation vents should be evaluated for proper functionality and replaced as needed.

## 10. Built-In Kitchen Appliances

### 10.1 RANGES/OVENS/COOKTOPS



**Repair** The oven light does not function. Repair with a known functional appliance light bulb of the appropriate wattage or repair as needed.

### 10.4 MICROWAVE COOKING EQUIPMENT



**Repair** One of the two stove lights on the base of the microwave did not respond to switches. The light should be made functional by replacing the light bulb with a known functional appliance light bulb or repaired as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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<b>Date:</b> Invalid DateTime	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 000000
<b>Property:</b> Sample Report Holly Springs NC	<b>Customer:</b> Your Name	<b>Real Estate Professional:</b>

**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.

**Standards of Practice:**

North Carolina

**In Attendance:**

Customer and their agent

**Type Of Building:**

Single Family (2 story)

**Approximate age of building:**

10 Years Old

**Temperature:**

30 - 40 Degrees F

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Viewed From:**

The Front Door

**Radon Test:**

No

**Water Test:**

No

**WDI Inspection:**

Yes

**1. 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.

		IN	NI	NP
1.0	ROOF COVERINGS	X		
1.1	ROOF DRAINAGE SYSTEMS	X		
1.2	FLASHINGS	X		
1.3	ROOF PENETRATIONS, SKYLIGHTS AND CHIMNEYS	X		

**IN NI NP Styles & Materials**

**Roof Covering:**

3-Tab fiberglass  
Metal

**Viewed roof covering from:**

From the edge with a ladder  
Walked lower levels  
From the ground with binoculars  
From upper windows  
Some areas were not accessible or visible

**Sky Light(s):**

Two

**Chimney (exterior):**

Metal Wall Flue

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

**1.0 Comment** Portions of the roof, especially portions of the rear roof could not be evaluated or inspected due to limited or no safe access to the roof and/or limited visibility of the roof.

**1.1 Maintenance** The gutters were full of leaves and debris at the time of inspection -see example picture 1 below. Gutters should be cleaned on a regular basis to prevent blockage which causes water to overflow the gutters leading to possible moisture damage to the siding, trim, and crawl space.



1.1 Picture 1

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.

**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.

		IN	NI	NP	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X			<b>Siding Material:</b> Cement-Fiber
2.1	DOORS (Exterior)	X			Stone Veneer
2.2	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			Unknown Material
2.3	GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			<b>Appurtenance:</b> Deck with steps Screened Porch
2.4	EAVES, SOFFITS AND FASCIAS	X			Covered porch Sidewalk
		IN	NI	NP	<b>Driveway:</b> Concrete

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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. Garage

		IN	NI	NP	Styles & Materials
3.0	GARAGE CEILINGS	X			<b>Garage Door Type:</b> One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			<b>Garage Door Material:</b> Metal
3.2	GARAGE FLOOR	X			Non Insulated
3.3	GARAGE DOOR (S)	X			Light inserts
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			<b>Auto-opener Manufacturer:</b> WAYNE-DALTON
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			
3.6	ADDITIONAL GARAGE INFORMATION		X		
		IN	NI	NP	

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

 **3.5 Repair** The following electric garage door opener defects were noted: (A.) The garage door opener did not reverse when the electric eyes light beam was interrupted or when resistance was applied to the door during the close mode (the door just stops at the position it is in when interrupted) -see example picture 1 below. The door should be repaired such that it reverses when the eyes are interrupted and when the proper amount of resistance is placed on the door. (B.) The door makes uneven/"jerking" movements when being raised. Note: Partial repairs vs panel replacement have been performed on the upper panel of the door where the lifting brackets attach to the door -see picture 2 below. The door should be properly repaired such that it functions as intended during operation. (C.) The light on the electric opener did not flash when interrupted or when resistance was placed on the door and sporadically operated when activated by the



light switch on the opener control pad on the wall. The opener light should be repaired such that it functions as intended during operation or when activated.

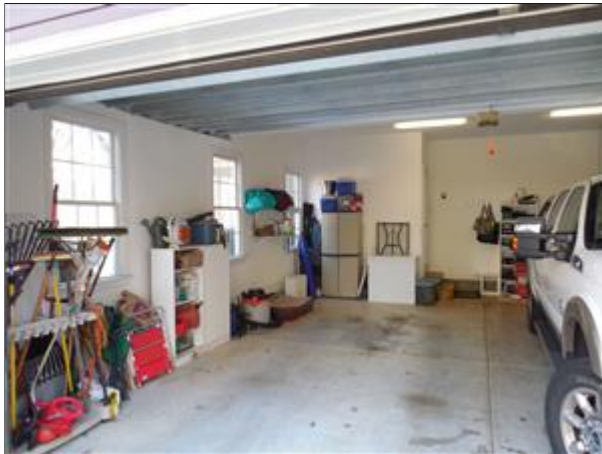


3.5 Picture 1



3.5 Picture 2

**3.6 Comment** The following observations were noted with the garage area: (A.) Areas of the garage could not be inspected due to the storage of personal belongings -see example picture 1 below. This should be done once the belongings are removed. (B.) Cracks in the poured concrete foundation slab of the garage were noted -see example picture 2 below. These cracks are less than a quarter of an inch in width and are not pitching and heaving. These cracks do not appear to require repair for functional purposes and in most cases cracks such as these are stable and do not significantly change once a house has reached this age. In all cases I can not predict nor guarantee against future changes which might require repair.



3.6 Picture 1



3.6 Picture 2

**4. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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 observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.


		IN	NI	NP	Styles & Materials
4.0	CEILINGS	X			<b>Ceiling Materials:</b> Sheetrock
4.1	WALLS	X			<b>Wall Material:</b> Sheetrock
4.2	FLOORS	X			

IN NI NP

		IN	NI	NP	Window Types:
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			Double-hung thermal insulated
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			Tilt feature
4.5	DOORS (REPRESENTATIVE NUMBER)	X			Vinyl
4.6	WINDOWS (Representative Number)	X			Fixed Windows
					Some Screens Present
		IN	NI	NP	

IN=Inspected, NI=Not Inspected, NP=Not Present


**Comments:**

 **4.2 Repair** Loose/detached floor tiles/grout were noted on the mid-portion of the first floor mud room floor -see picture 1 below. All loose/detached floor tiles/grout should be properly resecured.



4.2 Picture 1

 **4.5 Repair** The second floor front bathroom entry door does not latch when closed. Repair as needed.

 **4.6 (1) Repair** The insulating window seals have failed resulting in debris and/or moisture between the panes of the lower sash of the far right front garage window -see picture 1 below. Window units with failed seals do not function as intended and require replacement. The sash glass should be replaced.



4.6 Picture 1

(2) **Comment** The following window observations were noted: (A.) Due to the degree of dirt noted on the windows, it could not be confirmed all lost window seals have been identified. The insulated window repair technician should further evaluate all of the windows in the home while performing the known repairs and repair as needed. (B.) The inspection of

the skylights consisted of a visual observation of which was obstructed due to dirt and debris on the lens. No representation or guarantee can be made as to their proper functionality including but not limited to moisture leakage at or around the windows and lost seals. Consult the seller or a specialist for additional information.

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.

## 5. 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.

		IN	NI	NP	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	X			<b>Floor Structure:</b> Wood Joists & Girders First Floor & Unknown Material Second Floor
5.1	WALLS (Structural)	X			OSB Wood Decking
5.2	COLUMNS OR PIERS	X			Concrete slab in garage
5.3	FLOORS (Structural)	X			<b>Foundation:</b> Concrete Block & Brick
5.4	CEILINGS (structural)	X			Concrete Slab In The Garage
5.5	ROOF STRUCTURE AND ATTIC	X			

IN=Inspected, NI=Not Inspected, NP=Not Present

**Method used to observe crawlspace:**  
Walked & Crawled  
Some Areas Not Visible  
Some Areas Were Inaccessible  
Personal Belongings Stored

**Wall Structure:**  
Visible Portions - Wood

**Columns or Piers:**  
Concrete Block & Brick

**Ceiling Structure:**  
Not visible First Floor / Wood Second Floor

**Roof Structure:**  
Wood Stick Built  
OSB Wood Sheathing

**Roof-Type:**  
Gable

**Method used to observe attic:**  
Walked & Crawled  
Some Areas Were Not Visible  
Some Areas Were Inaccessible Due

To The Storage Of Personal  
Belongings

**Attic info:**

Walk Up Stairs

Some storage

3 Attic Lights In Attic

**Comments:**

**5.5 Repair** Raised/damaged OSB roof sheathing was noted at the mid-left of the front dormer on the garage roof - see pictures 1 & 2 below, and of particular note to the mid-right of the front dormer on the garage roof -see pictures 1, 3 & 4 below. A further evaluation of these areas in the attic revealed raised/detached/damaged OSB roof sheathing -see example picture 5 below. The source of the raised/detached/damaged roof sheathing should be determined and corrected by a licensed contractor experienced in such. All damaged structural materials as well as all roofing materials should be replaced in their entirety.



5.5 Picture 1



5.5 Picture 2



5.5 Picture 3



5.5 Picture 4



5.5 Picture 5

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.


**6. 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.

		IN	NI	NP	Styles & Materials
6.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			<b>Water Source:</b> Public (Per Provided Information)
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			<b>Plumbing Waste System:</b> Public Sewer System (Per Provided Information)
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			<b>Water Filters:</b> Not Present (I Do Not Inspect Filtration Systems)
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			<b>Plumbing Water Supply (into home):</b> Pex
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			<b>Plumbing Water Distribution (inside home):</b> PEX
6.5	MAIN FUEL SHUT OFF (Describe Location)	X			<b>Plumbing Waste:</b> PVC
6.6	SUMP PUMP			X	<b>Water Heater Power Source:</b> Natural gas <b>Water Heater Capacity:</b> Tankless <b>Water Heater Location:</b> Garage <b>Manufacturer:</b> A.O. SMITH <b>Main water turn off location:</b> Kitchen Pantry

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

 **6.0 (1) Repair** The following plumbing defects were noted. All plumbing defects should be repaired by licensed plumbers: (A.) The emergency pan beneath the washing machine is damaged at multiple areas -see example picture 1 below. The pan should be replaced and installed on the pan drain. (B.) The glass master bathroom shower stall door does not stay in the closed position. What appears to be foam tape has been applied to the door jamb/latch area. The door should be repaired such that it stays in the closed position when selected and water does not exit from the door openings.

(C.) The master bathroom hand held shower head/hose leaks at the connections beneath the handle -see example picture 2 below. The shower head/hose should be properly repaired or replaced with a like style head/hose.

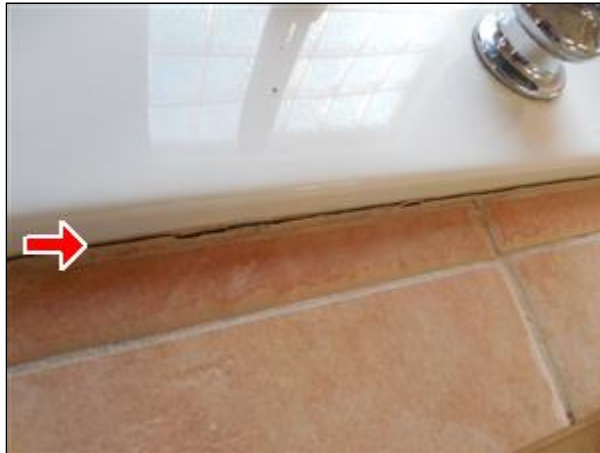


6.0 Picture 1



6.0 Picture 2

(2) **Maintenance** The grout/caulk/sealant has failed at the upper bathtub/bathtub surround -see example picture 3 below. The grout/caulk/sealant should be renewed to prevent moisture penetration at these areas.



6.0 Picture 3

**6.2 Comment** The temperature of the hot water is 104 degrees F. The water heater is located in the garage area -see picture 1 below.



6.2 Picture 1

**6.3 Comment** The main water cut off valve is located in the kitchen pantry -see picture 1 below.



6.3 Picture 1

**6.5 Comment** The main natural gas fuel shut off valves are located at the natural gas meter outside and at the regulator/gas lines connection area in the crawl space area -see picture 1 below.



6.5 Picture 1

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.

## 7. 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.



		IN	NI	NP	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS		X		<b>Electrical Service Conductors:</b> Below ground 4/0 Aluminum
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			<b>Main panel type:</b> Circuit breakers
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			<b>Main Panel Location:</b> Electrical panel box below the meter On the left side of the home
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			<b>Subpanel Type:</b> Circuit breakers <b>Subpanel Location:</b> Garage
7.4	RECEPTACLES, POLARITY AND GROUNDING OF RECEPTACLES, FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			<b>Main Panel Brand:</b> Cutler-Hammer
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			<b>Panel capacity:</b> 200 AMP
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			<b>Branch wire 15 and 20 AMP:</b> Copper
7.7	SMOKE DETECTORS	X			<b>Wiring Methods:</b> Romex
7.8	CARBON MONOXIDE DETECTORS		X		
7.9	ADDITIONAL ELECTRICAL SYSTEM INFORMATION		X		

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

**7.0 Comment** The identification of the main electrical entrance wires that services the home could not be identified due to not being able to access the interior of the main electrical panel box because of a stuck/rusted screw. This should be done once the panel box is repaired. No defects were noted with the visible areas of the panel.

**7.1 Comment** The main electrical panel is located beneath the electric meter at the left side of the home -see picture 1 below. Note: The one electrical circuit breaker turns off all of the power to the home. The electrical sub-panel is located in the garage (smaller, lower voltage individual circuits) -see pictures 2 & 3 below.



7.1 Picture 1



7.1 Picture 2



7.1 Picture 3

**7.2 Repair** The following electrical defects were noted. All electrical defects should be performed by licensed electricians: (A.) Two switches control the dining room lights and these switches should also function independently of each other and they do not. This is often the result of a non-three way light dimmer switch being installed or a mis-wired three way switch. The switches should be repaired or replaced such that the switches function independently of each other. (B.) The pull chain fan and light switches on the first floor family room ceiling fan do not function properly. Repair as needed. (C.) The following lights did not respond to switches. The lights should be made functional by replacing the light bulb with a known functional light bulb or repaired as needed. Locations: (1.) 1 of the 2 master bathroom ceiling lights (2.) 1 of the 3 ceiling fan lights in the second floor mid-rear bedroom (3.) 1 of the 2 lights in the first floor half bathroom

**7.8 Improvement** The home has fossil fuel burning devices however it appears the home is equipped with the minimum number of carbon monoxide detectors (natural gas furnaces, water heater & fireplace). As an improvement, carbon monoxide detectors, along with smoke detectors, should be installed according to the manufacturers instructions throughout the home, especially in the bedrooms.

**7.9 Comment** The security system, satellite/cable TV reception systems, telephone systems along with other low voltage systems were not inspected or tested as this is not considered part of a normal home inspection -see example picture 1 below. Consult the seller or providers for any documentation and demonstrations.



7.9 Picture 1

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.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.

		IN	NI	NP	Styles & Materials
8.0	HEATING EQUIPMENT	X			<b>Heat Type:</b> Natural Gas Forced Air
8.1	NORMAL OPERATING CONTROLS	X			<b>Energy Source:</b> Natural Gas
8.2	AUTOMATIC SAFETY CONTROLS		X		<b>Number of Heat Systems (excluding wood):</b> Two
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			<b>Heat System Brand:</b> TRANE
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			<b>Ductwork:</b> Insulated Flex Duct
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			<b>Filter Type:</b> Disposable
8.6	GAS/LP FIRELOGS AND FIREPLACES	X			<b>Types of Fireplaces:</b> Natural Gas Vented To The Exterior With A Blower Installed
8.7	COOLING AND AIR HANDLER EQUIPMENT		X		
8.8	NORMAL OPERATING CONTROLS		X		
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM		X		
8.10	ADDITIONAL HEAT / AIR CONDITIONING INFORMATION	X			

IN=Inspected, NI=Not Inspected, NP=Not Present

**Operable Fireplaces:**

One

**Cooling Equipment Type:**

Central Air

**Cooling Equipment Energy**

**Source:**

Electricity

**Central Air Manufacturer:**

TRANE

**Number of AC Only Units:**

Two

**Comments:**

**8.0 Repair** High efficiency furnace condensate (brine) was noted leaking from the front left of the first floor air handler/furnace case during operation -see picture 1 below. Puddled condensate/brine was noted on the dirt crawl space floor beneath the air handler -also see picture 1 below. The source of the leakage should be determined and corrected as needed by a licensed HVAC technician.



8.0 Picture 1

**8.3 (1) Repair** Conditioned air was noted escaping from the exterior base of the HVAC air handler in the attic area. A further evaluation revealed open voids/seams on the case -see example picture 1 below. The seams/voids should be sealed by a licensed HVAC technician to assist in maintaining the energy efficiency of the system.



8.3 Picture 1

**(2) Maintenance** Both air handlers are equipped with large "box" style air filters -see pictures 2 & 3 below. These filters are presently dirty and like conventional style air filters need to be changed on a regular basis. The size of these filters are: 17 & 1/2" x 27" x 5".



8.3 Picture 2



8.3 Picture 3

**8.6 Comment** The gas log fireplace was operated and was found to be functional -see picture 1 below. Please follow the manufacturers operating instructions and install carbon monoxide detectors, especially in the bedrooms.



8.6 Picture 1

**8.7 (1) Investigate Further** The following observations were noted with the HVAC systems: (A.) The auxiliary drain pan located below the air handler in the attic has a coating of dried condensate and rust -see example picture 1 below. This is not normal and may indicate a problem. The primary drain system is located inside the air handler. The system drains away the condensate water removed from the air by the normal operation of the air conditioning system. Dried condensate and rust in the auxiliary pan suggests that the main drain (primary drain) has at some time in the past been restricted/clogged or there has been a leak in the primary drain system. Due to not being able to operate the air conditioning portion of the HVAC system I could not determine if this is an active problem or one that has been corrected. A licensed HVAC technician should make a further inspection and repair as needed or records of a prior repair by a licensed HVAC technician should be provided. (B.) Both HVAC systems are not original to the home (2011 build). It appears the coded information on the information plates on the HVAC components states the systems are two three ton systems (Model # 4Twx6036E1000AA). There are various ways to calculate the proper size HVAC system(s) for a home and this should be left to a licensed HVAC contractor, however one common way is tonnage per "heated" square feet of the home. Per calculations for the size of this home (3206 heated square feet, less per county records), this system could be too large for the home (normal calculations for this age home suggest roughly 650 - 700 heated square feet per ton). The system should be further evaluated by the licensed HVAC installation contractor for proper sizing and installation and repaired/replaced as needed. In addition, the load calculation documentation should be given to and explained to the home buyers.



8.7 Picture 1

(2) **Comment** The air conditioning system was not tested or inspected for proper operation due to the outside air temperature being less than 65 degrees F as encountered at the time of inspection (35 -40 degrees F at the time of inspection). Per HVAC manufacturer's instructions, operating the air conditioning system at such temperatures can damage the system.

**8.10 (1) Comment** Per coded information on the HVAC system(s) they appear to be: (2.) 2011 Trane 3 Ton Systems - see pictures 1-4 below.

Compressor Model Number: 4TWX3036E1000AA Serial Numbers: 11261KX91F & 11025UC72F



8.10 Picture 1



8.10 Picture 2



8.10 Picture 3



8.10 Picture 4

(2) **Comment** The humidifier/dehumidifier on the first floor HVAC system was not inspected or tested as this is not considered part of a normal home inspection -see picture 5 below. Consult the seller or manufacturer for more information and/or a demonstration.



8.10 Picture 5

The heating and 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 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.

**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	Styles & Materials
9.0	ATTIC CONDITIONS	X			<b>Attic Insulation:</b> Fiberglass batts
9.1	CRAWL SPACE CONDITIONS	X			<b>Ventilation:</b> Ridge vents Soffit Vents
9.2	INSULATION IN ATTIC	X			
9.3	INSULATION UNDER FLOOR SYSTEM	X			<b>Exhaust Fans:</b> Fan only
9.4	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			<b>Dryer Power Source:</b> 220 Electric
9.5	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			<b>Dryer Vent:</b> Metal Piping
9.6	VENTING SYSTEMS (Kitchens, baths and laundry)	X			<b>Floor System Insulation:</b> Fiberglass Batts First Floor Not Visible Second Floor
9.7	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	<b>Ventilation Of The Crawl Space:</b> Automatic Open/Close Foundation Vents With Screens <b>Vapor Barrier Present In The Crawl Space:</b> Partial

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

**9.0 Comment** Areas of the attic could not be properly inspected due to the storage of personal items -see example picture 1 below. This should be done once the items are removed.



9.0 Picture 1

**9.1 (1) Repair** The following auto-foundation vent defects were noted: (A.) The auto-foundation vent at the front of the left side of the home and the second to the front foundation vent on the left side of the home are damaged preventing their proper operation -see pictures 1, 2 & 3 below. The vents should be replaced with like style auto-vents to properly assist in the regulation of the temperature, moisture and fresh air into the crawl space area. (B.) Various automatic foundation vents on all sides of the home including the front porch were not open with temperatures in the thirties at the time of inspection -see example pictures 4 & 5 below. Automatic foundation vents automatically open their vent flaps when temperatures reaches a certain degrees, normally above forty degrees F and subsequently close when temperatures fall below forty degrees F. This is achieved by a coiled spring on the side of the vent that functions like a thermostat. All of the foundation vents should be evaluated for proper functionality and replaced as needed.



9.1 Picture 1



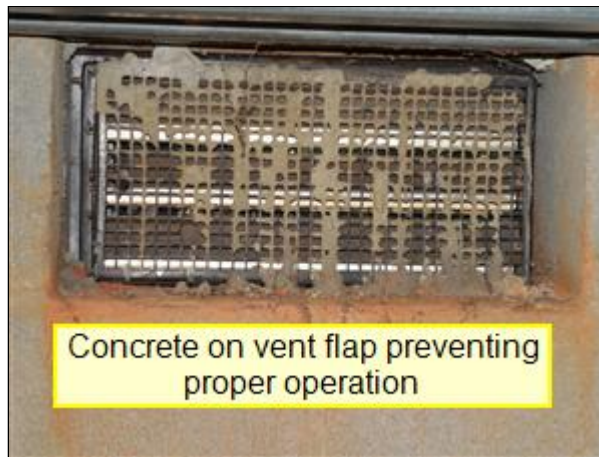
9.1 Picture 2



9.1 Picture 3



9.1 Picture 4



9.1 Picture 5

(2) **Comment** Areas of the crawl space could not be inspected due to the storage of personal belongings -see example picture 6 below. This should be done once the belongings are removed.



9.1 Picture 6

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.


		IN	NI	NP	Styles & Materials
10.0	DISHWASHER	X			<b>Dishwasher Brand:</b> GENERAL ELECTRIC
10.1	RANGES/OVENS/COOKTOPS	X			<b>Range/Oven:</b> GENERAL ELECTRIC
10.2	RANGE HOOD	X			<b>Built in Microwave:</b> GENERAL ELECTRIC
10.3	FOOD WASTE DISPOSER	X			
10.4	MICROWAVE COOKING EQUIPMENT	X			


IN NI NP

		IN	NI	NP	Disposer Brand:
10.5	REFRIGERATOR		X		BADGER
10.6	CLOTHES WASHER & DRYER		X		InSinkErator
10.7	ADDITIONAL APPLIANCE INFORMATION		X		<b>Exhaust/Range hood:</b> VENTED TO THE EXTERIOR THROUGH THE MICROWAVE GENERAL ELECTRIC

IN=Inspected, NI=Not Inspected, NP=Not Present

**Comments:**

 **10.1 Repair** The oven light does not function. Repair with a known functional appliance light bulb of the appropriate wattage or repair as needed.

 **10.4 Repair** One of the two stove lights on the base of the microwave did not respond to switches. The light should be made functional by replacing the light bulb with a known functional appliance light bulb or repaired as needed.

**10.7 Comment** Some of the appliances appear to be near or at the end of their useful life (10 years old). While this does not necessarily mean replacement is needed at this time, no guarantee can be stated as to the remaining useful life of the appliances. Only the basic functions were inspected.

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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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Pinyoun Residential & Commercial Inspections

# INVOICE

**Please Make Checks Payable To:**

**Jeff Pinyoun**

10728 Wilmore Dr.

Raleigh, NC 27614

(919) 389-8808

jeffpinyoun@yahoo.com

Inspected By: Jeff Pinyoun

**Inspection Date:** Invalid DateTime

**Report ID:** 000000

<b>Customer Info:</b>	<b>Inspection Property:</b>
Your Name	Sample Report Holly Springs NC
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**

**Payment Status:**

**Note:**

**Jeff Pinyoun Residential & Commercial Inspections**

**10728 Wilmore Dr.  
Raleigh, NC 27614  
(919) 389-8808  
jeffpinyoun@yahoo.com**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[NC WDIR 100 Form](#)

## Inspection Contract Agreement

This contract is an agreement between the client listed below, and Jeff Pinyoun D/B/A Jeff Pinyoun Residential & Commercial Inspections, to perform an inspection of the home or building listed below according to the "Standards of Practice" of the North Carolina Home Inspector Licensure Board. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature below is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

**Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as:** Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Jeff Pinyoun Residential & Commercial Inspections will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Jeff Pinyoun Residential & Commercial Inspections in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Jeff Pinyoun Residential & Commercial Inspections Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of Jeff Pinyoun Residential & Commercial Inspections. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. The limited liability of the inspector and Jeff Pinyoun



Residential & Commercial Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for the inspection and report.

**Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote and request a different contract other than this one.**

The Client's signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or Jeff Pinyoun Residential & Commercial Inspections. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Jeff Pinyoun Residential & Commercial Inspections and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

The cost of the home inspection is based upon heated square footage of the home to be inspected. Payments must be made at the time of inspection. Jeff Pinyoun Residential & Commercial Inspections agrees to provide you with a report within three business days or sooner by providing your email address.

**Jeff Pinyoun Residential & Commercial Inspections MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN.**

**Does the clients Realtor or real estate agency, have permission to receive a copy of this report?**

**Location:**

Sample Report Holly Springs NC

yes no (circle one)

Client Name: Your Name

**Date: Invalid DateTime**

**Inspector: Jeff Pinyoun**

Signature \_\_\_\_\_

**Total Inspection Cost: \$0.00**

Signature 

Jeff Pinyoun

Jeff Pinyoun Residential & Commercial Inspections