

Inspection Report

Property Address:
Sample Report
Raleigh NC 27614



The _____ Residence

Jeff Pinyoun Residential & Commercial Inspections

NCHILB # 2258 NC Building Contractor # 57753

10728 Wilmore Dr.

Raleigh, NC 27614

(919) 389-8808

jeffpinyoun@yahoo.com

Jeff Pinyoun

Table of Contents

Cover Page	1
Table of Contents	2
General Summary	3
Intro Page	6
1 Roofing	7
2 Exterior	8
3 Garage	13
4 Interiors	14
5 Structural Components	16
6 Plumbing System	17
7 Electrical System	20
8 Heating / Central Air Conditioning	22
9 Insulation and Ventilation	25
10 Built-In Kitchen Appliances	26
Invoice	28
Agreement	29

General Summary

Customer


Address

Sample Report
Raleigh NC 27614

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"**.


1. Roofing

1.0 ROOF COVERINGS


-  **Repair** The end ridge cap shingles are damaged at the lower base of the upper hip roof seams on the right side of the home -see pictures 1, 2 & 3 below. All damaged shingles should be replaced in their entirety, not patched or tared as this is considered a temporary repair that also voids the manufacturer's warranty. All roof repairs should be performed by qualified roof contractors.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM


-  **Repair** The following exterior siding and trim defects were noted: (A.) The soffit is damaged at the rear patio -see picture 1 below. All damaged materials should be replaced in their entirety, primed and painted. (B.) The wood ceiling is damaged around the rear patio ceiling fan -see picture 2 below. All damaged materials should be replaced, primed and painted. (C.) Caulk is lacking at the upper exterior garage door trim/fiber cement siding on the right side -see picture 3 below. Calk should be replaced, primed and painted where lacking. (D.) Excess house wrap was noted beneath the siding on the lower mid-right side of the home -see example picture 4 below. All excess house wrap should be removed. (E.) Sealant is lacking around the HVAC condensate drain pipes at the lower right side -see pictures 4, 5 & 6 below. Sealant should be applied where needed. (E.) Debris was noted in the upper wall hood on the right side of the home -see picture 7 below. The debris should be removed and hood confirmed functional. (F.) Paint over-spray was noted on the first floor front porch window -see example picture 8 below. All excessive paint should be removed without damaging the window or the damaged window materials should be replaced.

2.1 DOORS (Exterior)

-  **Repair** The following exterior door defects were noted: (A.) The plunger on the door latch of the entry door from the garage sticks into the door during operation -see picture 1 below. Repair as needed. (B.) The exterior wood kick plate beneath the rear sliding glass door is damaged, crooked and does not adequately support the threshold -see example pictures 2 & 3 below. The kick plate should be replaced, secured, primed and painted. (C.) The exterior wood kick plate beneath the entry door into the exterior rear utility room is installed at an angle and not adequately secured -see picture 4 below. Properly re-install and secure or replace, secure, prime and paint. (D.) There are excessive gaps between the threshold and the bottom of the front entry door -see example picture 5 below. To maintain energy efficiency the gaps should be eliminated. (E.) The interior door knob is damaged on the front entry door into the home -see picture 6 below. The door knob should be replaced.


3. Garage

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)


-  **Repair** The following garage wall defects were noted: (A.) Nails were noted protruding from the mid-base of the right garage wall -see picture 1 below. The nails should be removed and any voids filled and sealed. (B.) The caulk is failing at the exterior door trim/wall connections of the entry door from the garage -see picture 2 below. The caulk should be renewed where needed.

4. Interiors

4.2 FLOORS


-  **Repair** The subflooring/flooring is raised at the left front of the second floor left front bedroom -see picture 1 below. The source of the raised flooring should be determined and corrected as needed. All damaged flooring materials discovered and/or incurred during the repair should be replaced in their entirety.

4.5 DOORS (REPRESENTATIVE NUMBER)

-  **Repair** The following interior door defects were noted: (A.) The threshold is damaged on the second floor hall bathroom entry door -see picture 1 below. All damaged materials should be replaced in their entirety. (B.) The hinge pin is missing on the center hinge on the master bathroom entry door -see picture 2 below. The pin or the entire hinge should be replaced. (C.) The master bedroom entry door does not latch when closed. Repair as needed.


5. Structural Components

5.5 ROOF STRUCTURE AND ATTIC


-  **Investigate Further** Manufactured roof trusses have been installed to support the roof and multi-sectional roof trusses were noted at the rear of the home as viewed from the attic area. The majority of the multi-sectional roof trusses at the rear of the home have been adjoined or "sistered" at the truss cord connections -see example picture 1 below, however at least two of the multi-sectional roof trusses at the rear of the home are not sistered, of particular note at the right rear -see example picture 2 below. The attic trusses, especially the un-sistered rear trusses should be further evaluated by the builder and repaired as needed. Note: Any repairs or modifications to manufactured trusses are required to be further evaluated by a licensed Structural Engineer experienced in such defects. All repairs stipulated in the licensed Structural Engineer's Report should be performed by a licensed contractor with knowledge and experience performing such repairs.

6. Plumbing System

6.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


-  **Repair** The drain cap is still installed on the washing machine drain -see picture 1 below. The drain cap should be removed.

6.7 ADDITIONAL PLUMBING SYSTEM INFORMATION

-  **Investigate Further** The water supply valve at the water meter for the entire home was turned off and locked at the time of inspection there for the entire plumbing system and their related components, functions and features could not be properly inspected or tested. The entire plumbing system should be further inspected and tested once the water supply is resumed.

8. Heating / Central Air Conditioning

8.6 GAS/LP FIRELOGS AND FIREPLACES

-  **Investigate Further** The following observations were noted with the gas log fireplace -see picture 1 below: (A.) There are open voids in the lower front access area of the gas log fireplace, of particular note around the gas line that services the fireplace at the mid-left side of the bottom access area -see picture 2 below. These voids/gaps are allowing for unconditioned air to enter the home via the voids/gaps. To assist in maintaining the energy efficiency of the home, these voids/gaps should be properly sealed with the appropriate material. (B.) The gas logs did not function at the time of inspection there for the gas logs and all their related functions and features could not be

8. Heating / Central Air Conditioning

properly inspected or tested. This should be done once the gas logs are made functional and its functions and features explained and demonstrated to the buyers.

8.7 COOLING AND AIR HANDLER EQUIPMENT



(1) **Repair** Blown fiberglass insulation and debris was noted in the emergency condensate overflow pan below the HVAC air handler in the attic -see example picture 1 below. This can cause the pan drain and/or air conditioning system emergency cut off switch on the pan to malfunction at the time of need. All blown insulation and debris should be removed from the pan.

9. Insulation and Ventilation

9.0 ATTIC CONDITIONS



Repair The attic entry door does is installed crooked and does not fit flush against the door jamb allowing for the loss of conditioned interior air via the gaps -see picture 1 below. The door should be properly repaired or replaced if needed.

10. Built-In Kitchen Appliances

10.4 MICROWAVE COOKING EQUIPMENT



Repair The following microwave defects were noted: (A.) The case of the microwave is excessively damaged on the lower front right side -see picture 1 below. (B.) The stove vent hood compartment on the front right base of the microwave is damaged and the vent screen is missing -see picture 2 below. The microwave should be replaced.

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.

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

Date: 12/14/2014	Time: 02:00 PM	Report ID: 121214
Property: Sample Report Raleigh NC 27614	Customer:	Real Estate Professional:

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:

Buyer Only

Type Of Building:

Single Family (2 story), Townhome

Approximate age of building:

New Construction

Temperature:

30 - 40 Degrees F

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Viewed From:

The Street

Radon Test:

Yes

Water Test:

No

WDI Inspection:

No

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	Styles & Materials
1.0	ROOF COVERINGS	X			Roof Covering: 3-Tab fiberglass
1.1	ROOF DRAINAGE SYSTEMS	X			Metal
1.2	FLASHINGS	X			Viewed roof covering from: From the edge with a ladder
1.3	ROOF PENETRATIONS, SKYLIGHTS AND CHIMNEYS	X			From the ground with binoculars From upper windows Some areas were not accessible or visible Chimney (exterior): Metal Wall Flue

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

Comments:

1.0 Repair The end ridge cap shingles are damaged at the lower base of the upper hip roof seams on the right side of the home -see pictures 1, 2 & 3 below. All damaged shingles should be replaced in their entirety, not patched or tared as this is considered a temporary repair that also voids the manufacturer's warranty. All roof repairs should be performed by qualified roof contractors.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

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			Siding Material: Cement-Fiber
		IN	NI	NP	

Jeff Pinyoun Residential & Commercial Inspections

		IN	NI	NP	
2.1	DOORS (Exterior)	X			Appurtenance: Covered porch Sidewalk Patio
2.2	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			
2.3	GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			Driveway: Concrete
2.4	EAVES, SOFFITS AND FASCIAS	X			
		IN	NI	NP	

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

Comments:

2.0 Repair The following exterior siding and trim defects were noted: (A.) The soffit is damaged at the rear patio - see picture 1 below. All damaged materials should be replaced in their entirety, primed and painted. (B.) The wood ceiling is damaged around the rear patio ceiling fan -see picture 2 below. All damaged materials should be replaced, primed and painted. (C.) Caulk is lacking at the upper exterior garage door trim/fiber cement siding on the right side -see picture 3 below. Calk should be replaced, primed and painted where lacking. (D.) Excess house wrap was noted beneath the siding on the lower mid-right side of the home -see example picture 4 below. All excess house wrap should be removed. (E.) Sealant is lacking around the HVAC condensate drain pipes at the lower right side -see pictures 4, 5 & 6 below. Sealant should be applied where needed. (E.) Debris was noted in the upper wall hood on the right side of the home -see picture 7 below. The debris should be removed and hood confirmed functional. (F.) Paint over-spray was noted on the first floor front porch window -see example picture 8 below. All excessive paint should be removed without damaging the window or the damaged window materials should be replaced.



2.0 Picture 1



2.0 Picture 2



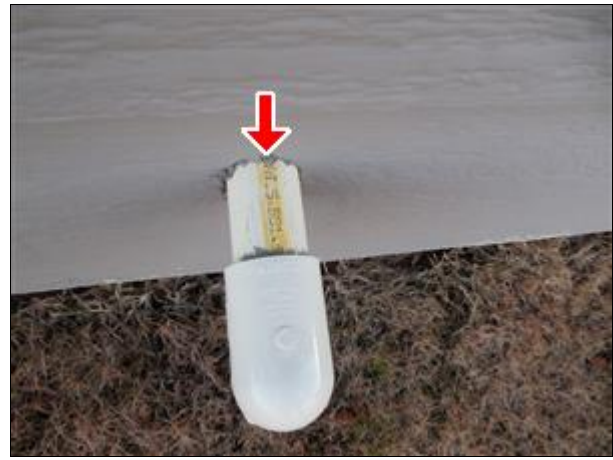
2.0 Picture 3



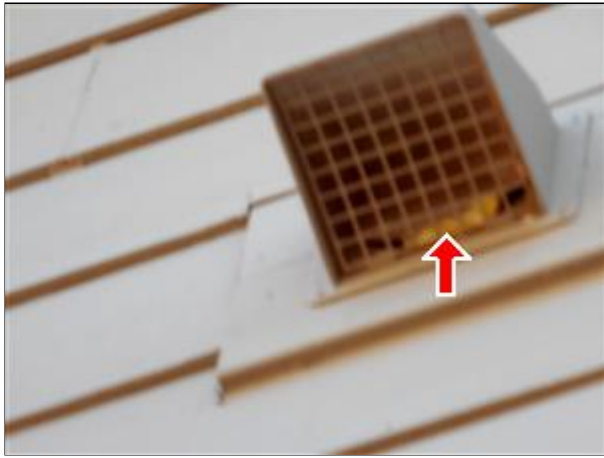
2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8

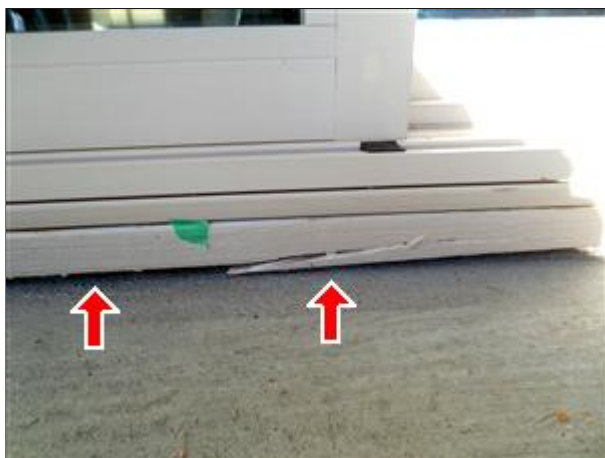
🏠 2.1 Repair The following exterior door defects were noted: (A.) The plunger on the door latch of the entry door from the garage sticks into the door during operation -see picture 1 below. Repair as needed. (B.) The exterior wood kick plate beneath the rear sliding glass door is damaged, crooked and does not adequately support the threshold -see example pictures 2 & 3 below. The kick plate should be replaced, secured, primed and painted. (C.) The exterior wood kick plate beneath the entry door into the exterior rear utility room is installed at an angle and not adequately secured -see picture 4 below. Properly re-install and secure or replace, secure, prime and paint. (D.) There are excessive gaps between the threshold and the bottom of the front entry door -see example picture 5 below. To maintain energy efficiency the gaps should be eliminated. (E.) The interior door knob is damaged on the front entry door into the home -see picture 6 below. The door knob should be replaced.



2.1 Picture 1



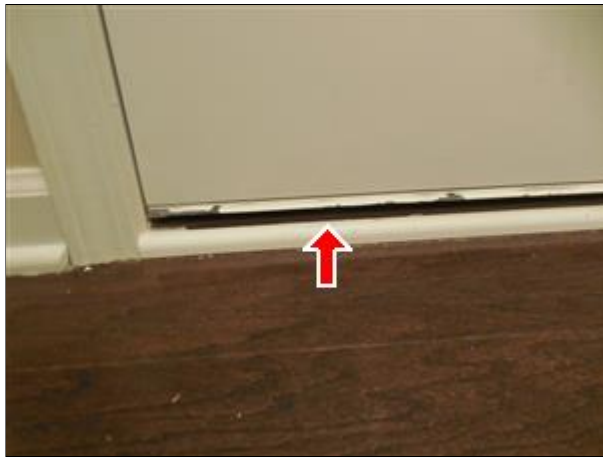
2.1 Picture 2



2.1 Picture 3



2.1 Picture 4



2.1 Picture 5



2.1 Picture 6

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			Garage Door Type: One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			Garage Door Material: Metal
3.2	GARAGE FLOOR	X			Insulated
3.3	GARAGE DOOR (S)	X			Light inserts
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			Auto-opener Manufacturer: GENIE
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:

3.1 Repair The following garage wall defects were noted: (A.) Nails were noted protruding from the mid-base of the right garage wall -see picture 1 below. The nails should be removed and any voids filled and sealed. (B.) The caulk is failing at the exterior door trim/wall connections of the entry door from the garage -see picture 2 below. The caulk should be renewed where needed.



3.1 Picture 1



3.1 Picture 2

3.6 Comment Cracks in the poured concrete foundation slab of the garage were noted -see example picture 1 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. Consult the builder for possible repair options.



3.6 Picture 1

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			Ceiling Materials: Sheetrock
4.1	WALLS	X			Wall Material: Sheetrock
4.2	FLOORS	X			
		IN	NI	NP	

		IN	NI	NP	Window Types:
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			Single-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
					Window Screens
		IN	NI	NP	

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

Comments:

4.2 Repair The subflooring/flooring is raised at the left front of the second floor left front bedroom -see picture 1 below. The source of the raised flooring should be determined and corrected as needed. All damaged flooring materials discovered and/or incurred during the repair should be replaced in their entirety.



4.2 Picture 1

4.5 Repair The following interior door defects were noted: (A.) The threshold is damaged on the second floor hall bathroom entry door -see picture 1 below. All damaged materials should be replaced in their entirety. (B.) The hinge pin is missing on the center hinge on the master bathroom entry door -see picture 2 below. The pin or the entire hinge should be replaced. (C.) The master bedroom entry door does not latch when closed. Repair as needed.



4.5 Picture 1



4.5 Picture 2

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			Floor Structure: Concrete slab in garage
5.1	WALLS (Structural)	X			Concrete Slab First Floor &
5.2	COLUMNS OR PIERS	X			Unknown Material Second Floor
5.3	FLOORS (Structural)		X		Foundation: Poured concrete slab
5.4	CEILINGS (structural)	X			Wall Structure: Visible Portions - Wood
5.5	ROOF STRUCTURE AND ATTIC	X			Columns or Piers: Wood Piers Some Columns Or Piers Not Visible Ceiling Structure: Not visible First Floor / Wood Second Floor Roof Structure: Engineered wood trusses OSB Wood Sheathing Some Roof Structure Was Not Visible Roof-Type: Gable Method used to observe attic: Walked & Crawled Some Areas Were Inaccessible Some Areas Were Not Visible Attic info: Pull Down stairs Some storage One light in attic

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

Comments:

5.0 Comment Cracks were noted in the poured concrete slab foundation -see example picture 1 below. These cracks do not appear to require repair for functional purposes. 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. Consult the builder for more information.



5.0 Picture 1

5.5 Investigate Further Manufactured roof trusses have been installed to support the roof and multi-sectional roof trusses were noted at the rear of the home as viewed from the attic area. The majority of the multi-sectional roof trusses at the rear of the home have been adjoined or "sistered" at the truss cord connections -see example picture 1 below, however at least two of the multi-sectional roof trusses at the rear of the home are not sistered, of particular note at the right rear - see example picture 2 below. The attic trusses, especially the un-sistered rear trusses should be further evaluated by the builder and repaired as needed. Note: Any repairs or modifications to manufactured trusses are required to be further evaluated by a licensed Structural Engineer experienced in such defects. All repairs stipulated in the licensed Structural Engineer's Report should be performed by a licensed contractor with knowledge and experience performing such repairs.



5.5 Picture 1



5.5 Picture 2

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

Jeff Pinyoun Residential & Commercial Inspections

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		Water Source: Public (Per Provided Information)
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS		X		Plumbing Waste System: Public Sewer System (Per Provided Information)
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS		X		Water Filters: Not Present
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)		X		Plumbing Water Supply (into home): Not visible
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			Plumbing Water Distribution (inside home): PEX
6.5	MAIN FUEL SHUT OFF (Describe Location)	X			Plumbing Waste: PVC
6.6	SUMP PUMP			X	Water Heater Power Source: Natural gas
6.7	ADDITIONAL PLUMBING SYSTEM INFORMATION		X		Water Heater Capacity: Tankless

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

Water Heater Location:
Attic
Manufacturer:
RINNAI
Main water turn off location:
Foyer Closet

Comments:

6.0 Repair The drain cap is still installed on the washing machine drain -see picture 1 below. The drain cap should be removed.



6.0 Picture 1

6.2 Comment The temperature of the hot water could not be determined due to the water supply being off at the time of inspection. The water heater is located in the attic area -see picture 1 below.



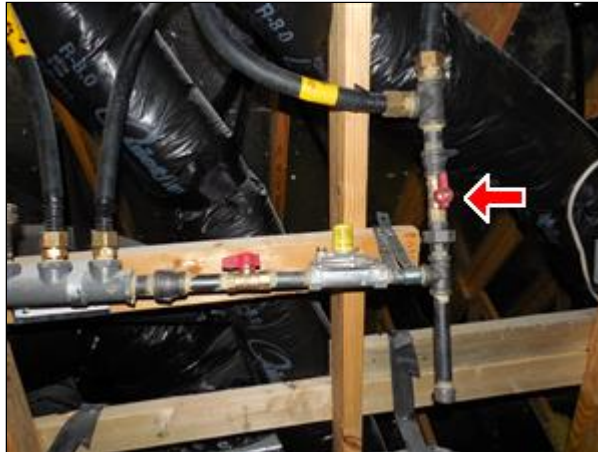
6.2 Picture 1

6.3 Comment The main water cut off valve is located in the front foyer closet -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 attic area -see picture 1 below.



6.5 Picture 1

6.7 Investigate Further The water supply valve at the water meter for the entire home was turned off and locked at the time of inspection there for the entire plumbing system and their related components, functions and features could not be properly inspected or tested. The entire plumbing system should be further inspected and tested once the water supply is resumed.

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			Electrical Service Conductors: Below ground 4/0 Aluminum
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			Main panel type: Circuit breakers
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			Main Panel Location: Exterior Utility Closet At the rear 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			Main Panel Brand: Eaton
		IN	NI	NP	

		IN	NI	NP	
7.4	RECEPTACLES, POLARITY AND GROUNDING OF RECEPTACLES, FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			Panel capacity: 200 AMP
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			Branch wire 15 and 20 AMP: Copper
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			Wiring Methods: Romex
7.7	SMOKE DETECTORS	X			
7.8	CARBON MONOXIDE DETECTORS		X		
7.9	ADDITIONAL ELECTRICAL SYSTEM INFORMATION		X		

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

Comments:

7.1 Comment The main electrical cut off breaker for the entire home is located in the electrical panel box in the rear exterior utility room -see pictures 1 & 2 below



7.1 Picture 1



7.1 Picture 2

7.9 (1) Comment The following GFCI receptacles control the following electrical circuits: (A.) The GFCI reset button for all of the exterior and garage electrical receptacles is located on the receptacle on the right wall of the garage and at the rear patio -see picture 1 below. (B.) All of the bathrooms electrical receptacles are controlled by the GFCI receptacle in the master bathroom.



7.9 Picture 1

(2) **Comment** The low voltage systems were not inspected or tested as this is not considered part of a normal home inspection -see picture 1 below. Consult the builder and/or the providers for any documents and demonstrations.



7.9 Picture 2

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			Heat Type: Natural Gas Forced Air
8.1	NORMAL OPERATING CONTROLS	X			Energy Source: Natural Gas
8.2	AUTOMATIC SAFETY CONTROLS		X		Number of Heat Systems (excluding wood): One
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			Heat System Brand: LENNOX
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			Ductwork: Insulated Flex Duct
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			Filter Type: Disposable
8.6	GAS/LP FIRELOGS AND FIREPLACES		X		Types of Fireplaces: Natural Gas Vented To The Exterior No Blower Installed Heatilator Brand Gas Log Fireplace
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:

LENNOX

Number of AC Only Units:

One

Comments:

8.6 Investigate Further The following observations were noted with the gas log fireplace -see picture 1 below: (A.) There are open voids in the lower front access area of the gas log fireplace, of particular note around the gas line that services the fireplace at the mid-left side of the bottom access area -see picture 2 below. These voids/gaps are allowing for unconditioned air to enter the home via the voids/gaps. To assist in maintaining the energy efficiency of the home, these voids/gaps should be properly sealed with the appropriate material. (B.) The gas logs did not function at the time of inspection there for the gas logs and all their related functions and features could not be properly inspected or tested. This should be done once the gas logs are made functional and its functions and features explained and demonstrated to the buyers.

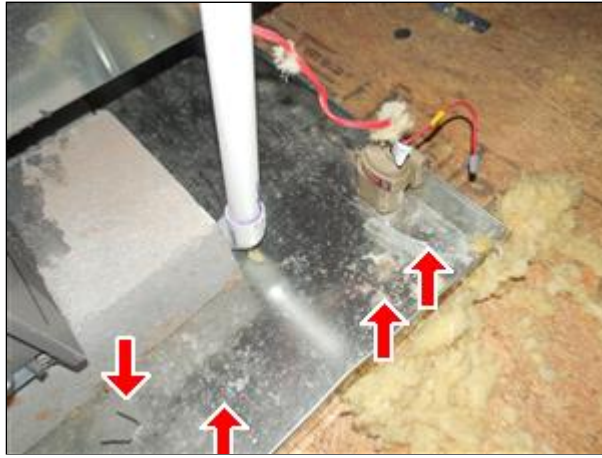


8.6 Picture 1



8.6 Picture 2

8.7 (1) Repair Blown fiberglass insulation and debris was noted in the emergency condensate overflow pan below the HVAC air handler in the attic -see example picture 1 below. This can cause the pan drain and/or air conditioning system emergency cut off switch on the pan to malfunction at the time of need. All blown insulation and debris should be removed from the pan.



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 (40's @ time of inspection). Per HVAC manufacturer's instructions, operating the air conditioning system at such temperatures can damage the system.

(3) **Maintenance** Mulch and debris should be cleared away from the air conditioning condensing unit and the platform the unit sits on to assist in preventing corrosion, keeping the exterior cooling coils clean and to allow for proper cooling of the warm refrigerant coils within the condenser -see picture 2 below.



8.7 Picture 2

8.10 (1) Comment Per coded information on the HVAC system, it appears to be: One 2014 Lennox 2 & 1/2 Ton -see pictures 1 & 2 below.

Compressor Model # 13ACX-030-17 Serial # 1914K20670



8.10 Picture 1



8.10 Picture 2

(2) **Comment** The home has two floors with two thermostats and only one HVAC system. The electronic circuit board located in the attic area electronically balances the amount of conditioned air flow to the two floors depending on the settings of the first and second floor thermostats by the use of electronic motor operated dampers -see picture 3 below.



8.10 Picture 3

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					Attic Insulation: Blown Fiberglass Fiberglass batts

		IN	NI	NP
9.1	INSULATION IN ATTIC	X		
9.2	INSULATION UNDER FLOOR SYSTEM		X	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X		
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X		
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X

IN NI NP

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

IN NI NP

Dryer Vent:

Not Visible

Floor System Insulation:

No Insulation First Floor

Not Visible Second Floor

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

Comments:

9.0 Repair The attic entry door does is installed crooked and does not fit flush against the door jamb allowing for the loss of conditioned interior air via the gaps -see picture 1 below. The door should be properly repaired or replaced if needed.



9.0 Picture 1

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
10.0	DISHWASHER	X		
10.1	RANGES/OVENS/COOKTOPS	X		
10.2	RANGE HOOD	X		
10.3	FOOD WASTE DISPOSER	X		

IN NI NP

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC


Built in Microwave:
GENERAL ELECTRIC

IN NI NP

		IN	NI	NP	Disposer Brand:
10.4	MICROWAVE COOKING EQUIPMENT	X			GENERAL ELECTRIC
10.5	REFRIGERATOR		X		Exhaust/Range hood:
		IN	NI	NP	RE-CIRCULATE
					THROUGH THE MICROWAVE
					GENERAL ELECTRIC

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

Comments:

 **10.4 Repair** The following microwave defects were noted: (A.) The case of the microwave is excessively damaged on the lower front right side -see picture 1 below. (B.) The stove vent hood compartment on the front right base of the microwave is damaged and the vent screen is missing -see picture 2 below. The microwave should be replaced.



10.4 Picture 1



10.4 Picture 2

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: 12/14/2014

Report ID: 121214

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	Sample Report Raleigh NC 27614

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note:

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

Jeff Pinyoun Residential & Commercial Inspections

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 Raleigh NC 27614

yes no (circle one)

Client Name:

Date: 12/14/2014

Inspector: Jeff Pinyoun

Signature _____

Total Inspection Cost: \$0.00

Signature 

Jeff Pinyoun

Jeff Pinyoun Residential & Commercial Inspections