

PRECISION INSPECTIONS, LLC

P.O. Box 1353, Matthews, NC 28106 ph (704) 849-9747 fax (704)847-6273

Residential Property Inspection Report

Prepared for

Jim Smith



Property Address: **8827 Big Bend Drive**
Any City NC 28123

Buyers Agent: **Lynne Aldridge**
CottinghamChalk
6846 Morrison Blvd.
Charlotte NC 28211
704-364-1700 Office

Inspector: Stephen Oakes
NC Home Inspector License #1867 SC Home Inspector License #1513

Stephen Oakes

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<h1>INSPECTION CONDITIONS</h1>

CLIENT & SITE INFORMATION:

FILE #: 050203bar.
DATE OF INSPECTION: March 2, 2005.
CLIENT NAME: Jim Smith.
INSPECTION SITE: 8342 Big Bend Drive.
INSPECTION SITE CITY/STATE/ZIP: Any City, NC 28123.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Wet.
APPROXIMATE OUTSIDE TEMPERATURE in F: 30-40.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 2005.
BUILDING TYPE: Transitional.
STORIES: 2
SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

WATER SOURCE: Private.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities were on at the time of inspection.

OTHER INFORMATION:

HOUSE OCCUPIED? No.
CLIENT PRESENT: No.
PEOPLE PRESENT: Selling agent.

<h1>GROUNDS</h1>

DRIVEWAY:

TYPE: Concrete.
CONDITION: The driveway was being poured at the time of inspection. The driveway will be re-inspected at the same time that the radon monitor is retrieved.

SIDEWALKS:

TYPE: Concrete.
CONDITION: The sidewalk was being poured at the time of inspection. The sidewalk will be re-inspected at the same time that the radon monitor is retrieved.

LANDSCAPING:

CONDITION: Final landscaping was not complete at the time of inspection.

GRADING:

SITE: Final site grading was not complete at the time of inspection.

DECKS:

TYPE: Wood.
CONDITION: Functioning as intended. Hand rails and/or guard rails are functioning as intended.

EXTERIOR STAIRS:

TYPE: Brick, Wood.
CONDITION: Functioning as intended. Hand rails are functioning as intended.

EXTERIOR STOOPS/PORCH:

TYPE: Brick, Concrete.
CONDITION: Functioning as intended.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

MATERIAL: Brick, Vinyl siding.
CONDITION: Functioning as intended.

TRIM:

MATERIAL: Wood, Vinyl, Aluminum.
CONDITION: Functioning as intended.

BASEMENT/CRAWL SPACE:

FOUNDATION WALLS - TYPE: Pier and curtain design. Concrete block, Brick.

FOUNDATION CONDITION: Appears to be functioning as intended. Many of the foundation vents can not be opened/shut due to excess mortar around the vent. Recommend freeing up the sliding foundation vents so they can be opened and closed as desired.

CRAWL SPACE: Appears to be in good condition. The crawl space is fully accessible.

FLOOR JOISTS: Functioning as intended.

BEAMS: Functioning as intended.

COLUMNS/SUPPORTS: Functioning as intended.

OTHER OBSERVATIONS: Wood debris in the crawl space is in contact with the soil. This condition is conducive to wood destroying insects. Recommend removing all wood debris from the crawl space.



ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION: Attic is full size, conventional framing, and accessible. Ventilation is provided.

INSULATION TYPE AND CONDITION: Fiberglass batts, Fiberglass- Blown.

ADDITIONAL INSULATION COMMENTS: Underfloor insulation is fiberglass batts.

DEPTH AND R-FACTOR: 12-14 inches.

ROOF:

STYLE: Hip.

TYPE: Composition shingles.

ROOF ACCESS: Viewed the roof from the ground.

ROOF COVERING STATUS: Functioning as intended.

EXPOSED FLASHINGS:

TYPE: Metal, Rubber.

CONDITION: Several of the exterior roof penetration flashings have pulled up from the roof. Recommend re-securing the flashings and sealing all exposed fasteners. Recommend all repairs be made by a qualified Roofing Contractor.



GUTTERS & DOWNSPOUTS:

TYPE: The home has full guttering installed.

CONDITION: Gutters are functioning as intended.

PLUMBING

MAIN LINE:

MATERIAL: Plastic.
CONDITION: The main line is functioning as intended. The main plumbing shut off valve is located in the crawl space.



SUPPLY LINES:

MATERIAL: Plastic, Copper.
CONDITION: Supply lines are functioning as intended.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Waste lines are functioning as intended.

HOSE FAUCETS:

LOCATION OPERATION: Hose faucets are located at the right and the left elevations. Hose faucets were functioning as intended.

WATER HEATER:

TYPE: Electric.
SIZE: 65 Gallons.
LOCATION: Kitchen, Closet.
CONDITION: Functioning as intended. Pressure/Temperature relief valve is installed and properly plumbed to the floor. A water shutoff valve is installed.

FUEL SYSTEM:

**METER/TANK
LOCATION-
CONDITION:**

There is a gas line at the right exterior of the home. No gas meter or LPG tank was connected to the line at the time of inspection.



HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Attic (1), Crawl Space (1)
SYSTEM TYPE: Both units are heat pumps.
FUEL TYPE AND NOTES: Electric.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Both units are functioning as intended.
PUMP/BLOWER FAN: Functioning as intended.
AIR PLENUM: One of the plugs in the sheet metal at the evaporator coils, on the unit in the attic, is missing. This condition allows conditioned air to escape from the plenum. Recommend re-plugging the hole.



AIR FILTERS: Functioning as intended.
NORMAL CONTROLS: Functioning as intended.
GENERAL SUGGESTIONS: Return air filters should be routinely replaced/cleaned every 30 days.

AIR CONDITIONING:

TYPE: Central.
POWER SOURCE: 220 Volts.

**SYSTEM
CONDITION:**

The insulation on the HVAC low pressure refrigerant line(s) is damaged on the unit(s) in the attic, in the crawl space, and at the exterior. Recommend repairing/replacing the damaged insulation.



**CONDENSATE
LINE:**

A condensate line is installed at the evaporator coils. The condensate drain pan under the unit in the attic also has a micro switch installed.

**NORMAL
CONTROLS:**

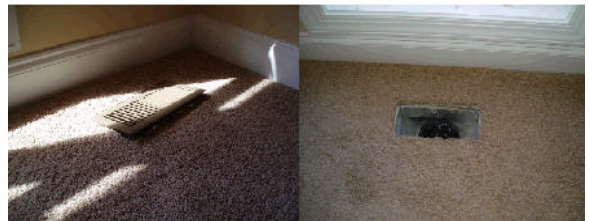
Outside air temperature was below 65 degrees in the last 24 hours. Unable to test system at this time.

DUCTWORK:

**TYPE:
DUCTS/AIR
SUPPLY:**

The ductwork used to supply conditioned air to the home is Flexible Round.

One of the floor registers in the master bedroom did not fit properly and one in the master bedroom closet is missing. Recommend properly installing the floor vents.



ELECTRICAL SYSTEM

SERVICE:

TYPE: Service drop is underground (lateral) type, 110/220 Volt, and appears to be grounded.
CONDITION: Appears to be functioning as intended.

ELECTRICAL PANELS:

**MAIN PANEL
LOCATION AND
NOTES:**

The main service panel is located in the garage. It is a 200 amp service, with circuit breakers.

Inspector Notes: The main panel is functioning as intended. There is a grounding system present.

**# OF 110 VOLT
CIRCUITS:** 16.

**# OF 220 VOLT
CIRCUITS:** 8

CONDUCTORS:

**ENTRANCE
CABLES:** Aluminum- OK.
**BRANCH
WIRING:** Copper, Functioning as intended.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are functioning as intended. The GFCI receptacle(s) in the kitchen, bathroom(s) and the garage are operational at the time of inspection.

CONDITION The exterior receptical at the right rear elevation is not ground fault protected. Recommend re-wiring or replacing the receptical with a GFCI type receptical. The bulb in the crawl space and in the attic service light fixture is missing. This condition is a safety hazard. Recommend replacing the missing bulbs.

INTERIOR

DOORS:

MAIN ENTRY

DOOR:

The main entry door(s) are functioning as intended. Need additional caulking between the front door frame-to-brick interface and at the threshold-to-porch interface to prevent moisture intrusion.

OTHER EXTERIOR DOORS:

Other exterior doors are functioning as intended. Need additional caulking at the rear exterior door between the door frame-to-brick interface to prevent moisture intrusion.

INTERIOR DOORS:

The interior doors as a group are functioning as intended.

WINDOWS:

TYPE & CONDITION:

Vinyl, Single hung, Insulated glass. The rear left elevation window has a cracked pane. This condition voids the integrity of the thermal seal. Recommend repairs be made as needed to restore the thermal qualities of the window.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, General condition appears good.

CEILINGS:

TYPE & CONDITION:

Drywall, General condition appears good.

FLOORS:

TYPE & CONDITION:

Carpet, Wood, Tile, General condition appears good.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs are in good condition. Stair handrail is secure.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

Location #1: Kitchen: Fire place is prefabricated metal type with gas logs installed. Location #2: Den: Fire place is prefabricated metal type with gas logs installed.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded to the test button operation. Recommend an appropriate number of carbon monoxide detectors be installed when a gas source is connected to the home.

<h1>GARAGE - CARPORT</h1>

TYPE:

LOCATION: Built-In, Two car.

ROOF:

CONDITION: Same as house, Functioning as intended.

FLOOR:

CONDITION: Functioning as intended.

FIRE WALL:

CONDITION: A fire wall is installed and functioning as intended.

GARAGE DOOR(S):

CONDITION: Functioning as intended. The automatic door opener was functioning as intended. The automatic pressure reverse feature is functioning as intended.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

**TYPE AND
CONDITION:**

The sink components including the hand sprayer are functioning as intended. The following problem(s) were noted at the sink drain: Leakage was noted at the drain pipes under the left hand bowl. Recommend repairs be made as needed to stop leakage.



RANGE/COOK TOP AND OVEN:

**TYPE/
CONDITION:**

Electric, Functions as intended.

VENTILATION:

**TYPE AND
CONDITION:**

Internal recirculating fan built into the microwave. Functions as intended. Light is functioning as intended.

DISHWASHER:

CONDITION:

Dishwasher ran through a normal wash cycle and functioned as intended. The air gap high-loop on the drain line is functioning as intended.

GARBAGE DISPOSAL:

CONDITION:

The garbage disposal is functioning as intended.

MICROWAVE

CONDITION:

The microwave is functioning as intended.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Main floor utility room.

CONDITION:

The 220 volt service is operational. The 110 volt service is operational. Dryer venting is provided. Plumbing for the washer appears to be functioning as intended. No water leaks were detected.

BATHROOMS

BATHROOM AREA:

BATH LOCATION: Downstairs, Master bedroom.

CONDITION OF SINK: The sink is functioning as intended.

CONDITION OF TOILET: The toilet is functioning as intended.

TUB/SHOWER PLUMBING FIXTURES: The tub/shower fixtures are functioning as intended.

TUB/SHOWER AND WALLS: Caulking and/or re-grouting is needed at the floor to enclosure interface to prevent moisture intrusion.



BATH VENTILATION: The bathroom ventilation is functioning as intended.

BATHROOM AREA:

BATH LOCATION: Downstairs, hall.

CONDITION OF SINK: The sink is functioning as intended.

CONDITION OF TOILET: The toilet is functioning as intended.

BATH VENTILATION: The bathroom ventilation is functioning as intended.

BATHROOM AREA:

BATH LOCATION: Upstairs, hall.

CONDITION OF SINK: The sink is functioning as intended.

CONDITION OF TOILET: The toilet is functioning as intended.

TUB/SHOWER PLUMBING FIXTURES: The tub/shower fixtures are functioning as intended.

**TUB/SHOWER
AND WALLS:**

Caulking and/or re-grouting is needed at the floor to enclosure interface to prevent water intrusion.



**BATH
VENTILATION:
ADDITIONAL
COMMENTS**

The bathroom ventilation is functioning as intended.

The lower left hand drawer in the first vanity from the hall entrance was difficult to operate. Recommend freeing up the drawer so that it operates freely.

RESIDENTIAL PROPERTY REPORT **SUMMARY**

This summary is not the entire report. The complete report may contain additional information of concern to the client. It is recommended that the client read the complete report.

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT/CRAWL SPACE:

FOUNDATION CONDITION:

Many of the foundation vents can not be opened/shut due to excess mortar around the vent. Recommend freeing up the sliding foundation vents so they can be opened and closed as desired.

OTHER OBSERVATIONS:

Wood debris in the crawl space is in contact with the soil. This condition is conducive to wood destroying insects. Recommend removing all wood debris from the crawl space.

ROOF SYSTEM

EXPOSED FLASHINGS:

CONDITION:

Several of the exterior roof penetration flashings have pulled up from the roof. Recommend re-securing the flashings and sealing all exposed fasteners. Recommend all repairs be made by a qualified Roofing Contractor.

PLUMBING

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:

There is a gas line at the right exterior of the home. No gas meter or LPG tank was connected to the line at the time of inspection.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR PLENUM:

One of the plugs in the sheet metal at the evaporator coils, on the unit in the attic, is missing. This condition allows conditioned air to escape from the plenum. Recommend re-plugging the hole.

AIR CONDITIONING:

SYSTEM CONDITION:

The insulation on the HVAC low pressure refrigerant line(s) is damaged on the unit(s) in the attic, in the crawl space, and at the exterior. Recommend repairing/replacing the damaged insulation.

NORMAL CONTROLS:

Outside air temperature was below 65 degrees in the last 24 hours. Unable to test system at this time.

DUCTWORK:

DUCTS/AIR SUPPLY:

One of the floor registers in the master bedroom did not fit properly and one in the master bedroom closet is missing. Recommend properly installing the floor vents.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION

The exterior receptical at the right rear elevation is not ground fault protected. Recommend re-wiring or replacing the receptical with a GFCI type receptical. The bulb in the crawl space and in the attic service light fixture is missing. This condition is a safety hazard. Recommend replacing the missing bulbs.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

Need additional caulking between the front door frame-to-brick interface and at the threshold-to-porch interface to prevent moisture intrusion.

OTHER EXTERIOR DOORS:

Need additional caulking at the rear exterior door between the door frame-to-brick interface to prevent moisture intrusion.

WINDOWS:

TYPE & CONDITION:

The rear left elevation window has a cracked pane. This condition voids the integrity of the thermal seal. Recommend repairs be made as needed to restore the thermal qualities of the window.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

The following problem(s) were noted at the sink drain: Leakage was noted at the drain pipes under the left hand bowl. Recommend repairs be made as needed to stop leakage.

BATHROOMS

BATHROOM AREA:

BATH LOCATION:

Downstairs, Master bedroom.

TUB/SHOWER AND WALLS:

Caulking and/or re-grouting is needed at the floor to enclosure interface to prevent moisture intrusion.

BATHROOM AREA:

BATH LOCATION:

Upstairs, hall.

TUB/SHOWER AND WALLS:

Caulking and/or re-grouting is needed at the floor to enclosure interface to prevent water intrusion.

ADDITIONAL COMMENTS

The lower left hand drawer in the first vanity from the hall entrance was difficult to operate.

Recommend freeing up the drawer so that it operates freely.