

PRECISION INSPECTIONS, LLC

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

Residential Property Inspection Report

Prepared for

Jack & Jill Hill



Property Address: 1 My Street
Any Town, NC 00012

Buyers Agent: Your Best Friend

Office 1 Happy Drive
Any Town, NC 00012
704-123-4567

Inspector: Vern Heiler
NC Home Inspector License #2009

Vern Heiler

Confidential Inspection Report

,

Prepared for:

Prepared by: Precision Inspections

704-737-7944 heilerv@carolina.rr.com

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 100525one.
DATE OF INSPECTION: 5-25-2010.
CLIENT NAME: Jack & Jill Hill.
INSPECTION SITE: My Street.
INSPECTION SITE CITY/STATE/ZIP: Any Town, NC 00012.

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 70-80.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 2000.
BUILDING TYPE: 1 family, Traditional.
STORIES: 2.
SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

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

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? No.
CLIENT PRESENT: No.
PEOPLE PRESENT: Purchasers Agent.

COMMENTS: All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. "Research on product recalls or notices of any kind are not part of this inspection. I recommend visiting <http://www.recalls.com/> or <http://www.cpsc.gov/>."

GROUNDS

DRIVEWAY:

TYPE: Concrete.
CONDITION: The driveway is functioning as intended.

SIDEWALKS:

TYPE: Concrete.
CONDITION: The sidewalk is functioning as intended.

LANDSCAPING:

CONDITION: Tree limbs are touching or overhanging the roof and siding. Damage to the roof covering and structure is possible. Recommend limbs be removed by a qualified tree removal service.



GRADING:

SITE: Gentle slope, grade at foundation is draining properly.

DECKS:

TYPE: Wood.
CONDITION: Deck steps, railings, and guardrails are functioning as intended. Low elevation of deck prevents any viewing under the deck structure.

EXTERIOR STOOPS/PORCH:

TYPE Brick and Concrete.
CONDITION: The front porch is in good condition and functioning as intended.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONSTRUCTION: Visible framing material, indicates internal wall construction is platform wood stud framing.

Exterior Siding

Materials: Brick Veneer and Vinyl siding.

CONDITION: The exterior wall covering is in good condition and functioning as intended.

TRIM:

MATERIAL: Vinyl and Aluminum.

CONDITION: The trim is in good condition and functioning as intended.

ADDITIONAL

TRIM COMMENTS Moisture damage is sometimes concealed by a thin layer of undamaged paint. Suspected areas are probed to reveal soft wood where accessible. Wood siding and trim, more than 12' above the adjacent walk surface, are not probed without visual evidence of damage. Every effort to identify areas of concern, using binoculars and all possible viewing angles from the ground, were performed at the time of inspection.

BASEMENT/CRAWL SPACE/FOUNDATION:

FOUNDATION

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

FOUNDATION

CONDITION: The foundation is functioning as intended.

CRAWLSPACE:

The crawlspace entrance is adequately sized. The crawlspace was inspected by entering and crawling through. Battery operated lights and a small probe were used to inspect components in the crawlspace. The crawlspace is in good condition, is fully insulated with fiberglass bat and has a vapor barrier on the crawlspace floor. There is wood debris in contact with the soil in the crawl space. This condition is conducive to wood destroying insects. Recommend removing all wood debris from the crawl space.



CRAWLSPACE

VENTILATION: The cross-ventilation in the crawlspace appears to be adequate.

COLUMNS/

SUPPORTS: Masonry piers are installed in the crawlspace. Functioning as intended.

FLOOR JOISTS/

SUBFLOOR: Predominant type construction: TJI engineered lumber with oriented strand board (OSB) subfloor. Functioning as intended.

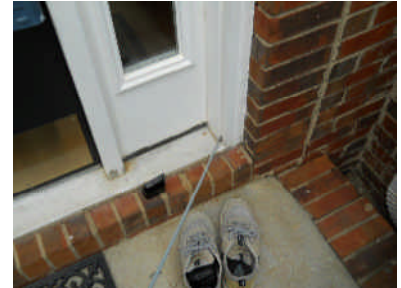
BEAMS:

Built-up dimensional lumber. Functioning as intended as far as visible.

EXTERIOR DOORS & WINDOWS

DOORS: Main Entry

Type: Fiber Glass with insulated glass side lites.
Condition: Minor moisture damage is noted at the lower right portion of the right side light frame. Moisture damage at the lower portion of exterior door jambs is generally caused by exposure to rainwater. Where MINOR moisture damage is indicated, repairs are often possible using a plastic type filler, properly applied over sound surfaces.



DOORS: Rear Entry

Type: Terrace Double door.
Condition: Good condition. Note: the entry door lockset can be opened from the inside when locked. Suggest hiding a key as it is very easy to lock yourself out.

DOORS: Garage Service Entry

Type: Metal.
Condition: Good condition. Note: the entry door lockset can be opened from the inside when locked. Suggest hiding a key as it is very easy to lock yourself out.

WINDOWS:

TYPE & CONDITION: Vinyl, Single hung, Insulated glass.

Condition: (a) The windows have lost their vacuum seal at: (1) top sash, dining room center, (2) top sash, dining room right, (3) front door transom, (4) study, half round of the left window, (5) study, right top sash, (6) study, left top sash, (7) left front bedroom, top sash, rear window, (8 & 9) master bedroom closet, top and bottom sash. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. At some time, if left in place, the window will turn opaque. Replacement is recommended since it is no longer serving its intended function. (b) The spring or slide that holds the window in the up position is not functional at: (1) study, left window, (2) left window of the right front bedroom, (3) right rear bedroom, (4) master bedroom closet. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. Recommend repair of all faulty counter balances.



ROOF SYSTEM

ATTIC AND INSULATION:

METHOD OF INSPECTION:

The attic cavity was entered via pull-down stair. The inspector was unable to enter the attic above the right front gable due to tight clearance. The attic area was inspected using a standard flashlight and a small probe.

CONSTRUCTION:

The attic is full size with limited storage area. No walk boards are provided. The roof structure is engineered system, manufactured trusses with OSB sheathing. Ventilation is provided via soffit vents.

CONDITION:

Attic is in good condition. The ridge vents are blocked by framing and do not function. Additional attic ventilation is recommended.



INSULATION TYPE AND CONDITION:

Fiberglass- Blown and Fiberglass batts. The wall chase cavity, near the second floor hall bath, is not covered by insulation. This will allow heating and cooling losses at the interior walls. Recommend covering the chase opening with drywall material and insulation.



DEPTH AND R-FACTOR:

10-12 inches. R-30.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Viewed the roof from the ground with binoculars.

ROOF COVERING STATUS:

The roof covering is in good condition and functioning as intended. Nail pattern observed from the attic suggest the roof has two layers of shingles.

EXPOSED FLASHINGS:

TYPE:

Metal and Rubber.

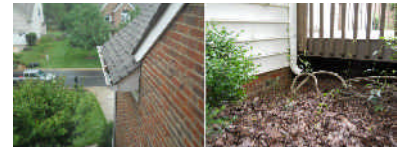
CONDITION: Several of the exterior roof plumbing boots have split. This can and has allowed water to enter around the area where the plumbing vent pipes go through the roof. Recommend all damaged boots be replaced. Recommend all repairs be made by a qualified Roofer. (See "Ceilings")



GUTTERS & DOWNSPOUTS:

TYPE: The home has full guttering installed.

CONDITION: (a) Debris is in the gutters at the time of inspection. Clogged gutters can cause many problems including hidden damage to the fascia boards and roof deck. (b) Downspouts discharge at the foundation of the house near the right front corner of the deck. Recommend to route downspouts away from the foundation.



PLUMBING

MAIN LINE:

MATERIAL: Plastic (PEX)

MAIN LINE SHUT OFF VALVE:

The main plumbing shut off valve is located in the garage.



CONDITION: The main line is functioning as intended. The valve was not tested.

SUPPLY LINES:

MATERIAL: Supply lines are made of Plastic (PEX)

CONDITION: Supply lines are functioning as intended.

WASTE LINES:

MATERIAL: Plastic (PVC)

CONDITION: Waste lines are functioning as intended. Plumbing vents functioning as intended.

HOSE FAUCETS:

LOCATION Hose faucets are located at the front and the rear elevations.

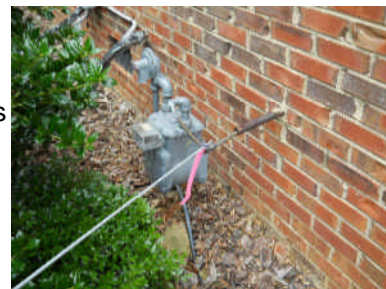
OPERATION: Hose faucets were functioning as intended.

WATER HEATER:

TYPE: Gas.
SIZE: 50 Gallons.
LOCATION: Garage.
CONDITION: Functioning as intended. A water shutoff valve is installed. Pressure/Temperature relief valve is installed and properly plumbed to the floor. The flue vent is intact and functioning as intended.

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION: The gas meter is located on the exterior at the left elevation. Gas piping is not supported, at the regulator end supplying the water heater, in the garage. Recommend supporting the piping with straps to prevent accidental movement of the gas pipe.



HEATING - AIR CONDITIONING

HEATING VENTILATION AND AIR CONDITIONING (HVAC)

ZONE: First Floor.
UNIT TESTED: Yes.
TEMPERATURE AT RETURN REGISTERS: 73.
TEMPERATURE AT SUPPLY REGISTERS: 63.
TEMPERATURE DIFFERENTIAL: The desired temperature drop across the evaporator is 10 - 22 degrees F.
SYSTEM TYPE: Electric Split System.
CAPACITY OF UNIT: 2.5 tons.
LOCATION OF UNIT AIR-HANDLER (EVAPORATOR & HEAT): Crawl Space.

**CONDENSATE
LINE:**

A condensate line is installed at the evaporator coils. The trap clean-out cap is missing. Without a cap the trap is defeated. Recommend replacing the missing cap.



**UNIT/
CONDENSER
LOCATION:**

Exterior left elevation.

**CONDENSER
CLEAR OF
OBSTRUCTION:**

Satisfactory.

**CONDENSER
CABINET LEVEL:**

Satisfactory.

**CONDENSING
COIL
CONDITION:**

The condensing coil is clean and no blockage was noted.

**INSULATION
WRAP ON THE
SUCTION LINE:**

The insulation on the HVAC low pressure refrigerant line stops short of the sheet metal on the unit in the crawlspace. This condition will allow condensation to drip onto the main air handler cabinet and cause premature rusting of the unit. Recommend the low pressure refrigerant insulation be run all the way to and be flush with the sheet metal on the main air handler.



**SERVICE
DISCONNECT:**

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

HEATING:

**LOCATION OF
UNIT:**

(First floor system)

TYPE:

Gas.

BTU

50,000.

CONDITION:

The burner flame(s) appear typical.

**COMBUSTION
AIR:**

Adequate.

VENTING:

Functioning as intended.

AIR-HANDLER AND DUCTS:

Zone: First Floor.

LOCATION OF UNIT: Crawlspace

AIR HANDLER CONDITION: Good.

BLOWER CONDITION: The blower assembly is performing as expected.

FILTER CONDITION: The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 days is recommended.



AIR PLENUM: Functioning as intended.

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

DUCTS CONDITION: The ductwork is properly installed and supported.

AIR LEAKAGE: No significant areas noted.

DUCT INSULATION IN UNHEATED SPACES: Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

HUMIDIFIER INSTALLED: No.

THERMOSTAT LOCATION: Family room.

THERMOSTAT CONDITION: Satisfactory - The thermostat worked properly when tested.

HEATING VENTILATION AND AIR CONDITIONING (HVAC)

ZONE: Second Floor.

UNIT TESTED: Yes.

TEMPERATURE AT RETURN REGISTERS: 81.

TEMPERATURE AT SUPPLY REGISTERS: 75.

TEMPERATURE DIFFERENTIAL:

The desired temperature differential across the evaporator is 10 degrees to 22 degrees F. The measured temperatures do not fall within the recommended parameter. Recommend licensed HVAC technician further evaluate and repair as necessary.

SYSTEM TYPE: Electric Split System.

CAPACITY OF UNIT: 3.0 tons.

LOCATION OF UNIT AIR-HANDLER (EVAPORATOR & HEAT): Attic.

CONDENSATE LINE: A condensate line is installed at the evaporator coils. The condensate drain pan under the unit in the attic also has a condensate line and a micro switch installed. Condensate coming from the secondary drain suggest the primary drain is partly blocked. Recommend further investigation by a licensed HVAC contractor.



UNIT/ CONDENSER LOCATION: Exterior left elevation.

CONDENSER CLEAR OF OBSTRUCTION: Satisfactory.

CONDENSER CABINET LEVEL: Satisfactory.

CONDENSING COIL CONDITION: The condensing coil is clean and no blockage was noted.

INSULATION WRAP ON THE SUCTION LINE:

(a) The insulation on the HVAC low pressure refrigerant line stops short of the sheet metal on the unit in the attic. This condition will allow condensation to drip onto the main air handler cabinet and cause premature rusting of the unit. Recommend the low pressure refrigerant insulation be run all the way to and be flush with the sheet metal on the main air handler. (b) The HVAC low pressure refrigerant line is not fully insulated. Gaps in the insulation were observed. This condition will allow condensation to drip onto the ceiling causing staining and damage. Recommend the low pressure refrigerant insulation be run all the way to and be flush with the sheet metal on the main air handler.



SERVICE

DISCONNECT: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

HEATING:

LOCATION OF UNIT: (Second floor system)
TYPE: Gas.
BTU 50,000.
CONDITION: The burner flame(s) appear typical.
COMBUSTION AIR: Adequate.
VENTING: Functioning as intended.

AIR-HANDLER AND DUCTS:

LOCATION OF UNIT: Attic.
AIR HANDLER CONDITION: Good.
BLOWER CONDITION: The blower assembly is performing as expected.
FILTER CONDITION: The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 days is recommended.
AIR PLENUM: Functioning as intended.
DUCT TYPE: The ductwork used to supply conditioned air to the home is Flexible Round.
DUCTS CONDITION: The ductwork is properly installed and supported.
AIR LEAKAGE: No significant areas noted.
DUCT INSULATION IN UNHEATED SPACES: Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.
HUMIDIFIER INSTALLED: No.
THERMOSTAT LOCATION: Second floor hall.
THERMOSTAT CONDITION: Satisfactory - The thermostat worked properly when tested.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Fire place is prefabricated metal type with gas logs installed. The fireplace is a direct

vent design. (combustion and exhaust vent to the exterior), The fire place functioned as intended.

Fireplace Fuel: Gas - The fireplace is designed to use gas fuel only.

SMOKE / FIRE DETECTOR:

CONDITION: Smoke alarm(s) responded to the test button operation. Recommend an appropriate number of carbon monoxide detectors be installed in this home.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

SERVICE TYPE: Service drop is underground (lateral) type. 120/240 Volt. The electrical system is grounded.

SERVICE CONDITION: Service is functioning as intended.

MAIN PANEL LOCATION AND TYPE: The main service panel is located in the laundry room. It is a 200 amp service, with circuit breakers.

MAIN PANEL NOTES: The main panel is functioning as intended. The circuit and wire sizing is correct so far as visible. There is a grounding system present.

CONDUCTORS:

SERVICE ENTRANCE CONDUCTORS: Aluminum- OK.

BRANCH WIRING: Copper and Aluminum (240 volt OK) Functioning as intended.

SWITCHES & OUTLETS:

CONDITION: All readily accessible switches and outlets were tested. Except as noted, tested outlets and switches throughout the house are functioning as intended. The GFCI receptacle(s) in the, kitchen, bathroom(s), garage, and the exterior are operational at the time of inspection.

LIGHTING AND FANS:

INTERIOR: Lights and fans are functioning as intended.

EXTERIOR: Lights are functioning as intended.

INTERIOR

INTERIOR DOORS:

CONDITION: The interior doors as a group are functioning as intended. The following doors do not latch when closed:(1) Second floor hall, (2) Study, double door. Recommend handyman adjust the striker plate or hinges and ball catches.

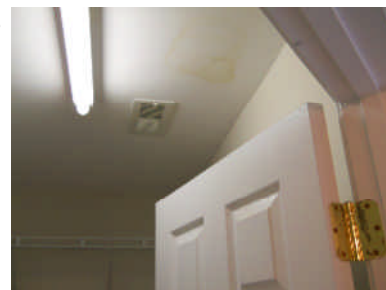
INTERIOR WALLS:

CONSTRUCTION: Evidence indicates internal wall construction is platform wood stud framing.

MATERIAL & CONDITION: The walls are covered with Drywall. The general condition of the walls is good.

CEILINGS:

TYPE & CONDITION: The ceilings are covered with Drywall. Moisture stains were noted on the ceiling in the master bedroom closet. Stains are due to roof plumbing boot leaks.



FLOORS:

TYPE & CONDITION: Floors are covered with Wood, Carpet and Vinyl. General condition of the flooring is good.

STAIRS & HANDRAILS:

CONDITION: The interior stairs are in good condition. The stair handrails and guardrails are secure.

GARAGE - CARPORT

TYPE:

LOCATION: Two car Attached.

ROOF:

CONDITION: Functioning as intended.

FLOOR:

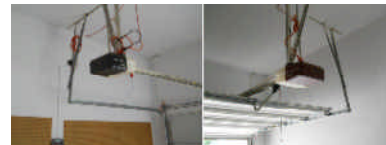
CONDITION: Functioning as intended.

FIRE SEPARATION:

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

GARAGE DOOR(S):

CONDITION: The overhead garage door(s) were functioning as intended. The electric-eye reverse feature is functioning as intended. The automatic pressure reverse feature did not automatically reverse or stop when meeting reasonable resistance during closing. Recommend adjusting the down pressure sensitivity.



KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: Enameled fiberglass. The sink components including the hand sprayer are functioning as intended.

RANGE/COOK TOP AND OVEN:

TYPE/ CONDITION: The range uses gas. The range is functioning 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. The microwave light is functioning as intended.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Cabinets are wood. Cabinets are functioning as intended. Counters are tile. Tile is cracked at the left rear corner of the sink. Recommend replacement of the cracked tile to prevent moisture damage to the wood sub surface.



LAUNDRY:

LOCATION: Main floor.
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: First Floor Hall

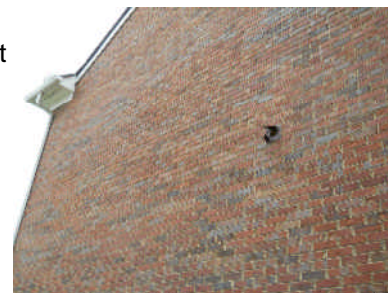
CONDITION OF SINK: The sink, faucet and drain are functioning as intended.

CONDITION OF TOILET: Toilet is loose at the floor. Recommend plumber replace the wax seal and secure the toilet bowl to the floor.

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

TUB/SHOWER AND WALLS: Tub/shower enclosures are functioning as intended.

BATH VENTILATION: The vent cover, on the exterior is broken. Recommend replacing the vent cover to prevent insect and small animal intrusion.



BATHROOM AREA: Master Bedroom

CONDITION OF SINK: The faucets, drains and sinks function as intended.

CONDITION OF TOILET: Toilet is loose at the floor. Recommend plumber replace the wax seal and secure the toilet bowl to the floor.

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

TUB/SHOWER AND WALLS: Tub/shower enclosures are functioning as intended.

BATH VENTILATION: The bathroom ceiling vent fan started when switched on. Bath vent piping and connections concealed in walls, floors, ceilings or under insulation can not be inspected.

BATHROOM AREA: Second Floor Hall

**CONDITION OF
SINK:**

The faucets, drains and sinks function as intended.

**CONDITION OF
TOILET:**

The toilet is functioning as intended.

**TUB/SHOWER
PLUMBING
FIXTURES:**

The tub/shower fixtures are functioning as intended. Drain is functioning as intended.

**TUB/SHOWER
AND WALLS:**

Tub/shower enclosures are functioning as intended.

**BATH
VENTILATION:**

The bathroom ceiling vent fan started when switched on. Bath vent piping and connections concealed in walls, floors, ceilings or under insulation can not be inspected.

RESIDENTIAL PROPERTY REPORT **SUMMARY**

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 attorney.

GROUNDS

LANDSCAPING:

CONDITION:

1. Tree limbs are touching or overhanging the roof and siding. Damage to the roof covering and structure is possible. Recommend limbs be removed by a qualified tree removal service.

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT/CRAWL SPACE/FOUNDATION:

CRAWLSPACE:

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

EXTERIOR DOORS & WINDOWS

DOORS: Main Entry

Condition:

3. Minor moisture damage is noted at the lower right portion of the right side light frame. Moisture damage at the lower portion of exterior door jambs is generally caused by exposure to rainwater. Where MINOR moisture damage is indicated, repairs are often possible using a plastic type filler, properly applied over sound surfaces.

WINDOWS:

Condition:

4. (a) The windows have lost their vacuum seal at:(1) top sash, dining room center, (2) top sash, dining room right, (3) front door transom, (4) study, half round of the left window, (5) study, right top sash, (6) study, left top sash, (7) left front bedroom, top sash, rear window, (8 & 9) master bedroom closet, top and bottom sash. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. At some time, if left in place, the window will turn opaque. Replacement is recommended since it is no longer serving its intended function. (b) The spring or slide that holds the window in the up position is not functional at: (1) study, left window, (2) left window of the right front bedroom, (3) right rear bedroom, (4) master bedroom closet. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. Recommend repair of all faulty counter balances.

ROOF SYSTEM

ATTIC AND INSULATION:

CONDITION:

5. The ridge vents are blocked by framing and do not function. Additional attic ventilation is recommended.

INSULATION TYPE AND CONDITION:

heating and cooling losses at the interior walls. Recommend covering the chase opening with drywall material and insulation.

EXPOSED FLASHINGS:

CONDITION:

7. Several of the exterior roof plumbing boots have split. This can and has allowed water to enter around the area where the plumbing vent pipes go through the roof. Recommend all damaged boots be replaced. Recommend all repairs be made by a qualified Roofer. (See "Ceilings")

GUTTERS & DOWNSPOUTS:

CONDITION:

8. (a) Debris is in the gutters at the time of inspection. Clogged gutters can cause many problems including hidden damage to the fascia boards and roof deck. (b) Downspouts discharge at the foundation of the house near the right front corner of the deck. Recommend to route downspouts away from the foundation.

PLUMBING

FUEL SYSTEM:

METER/TANK LOCATION-CONDITION:

9. The gas meter is located on the exterior at the left elevation. Gas piping is not supported, at the regulator end supplying the water heater, in the garage. Recommend supporting the piping with straps to prevent accidental movement of the gas pipe.

HEATING - AIR CONDITIONING

HEATING VENTILATION AND AIR CONDITIONING (HVAC) First Floor

CONDENSATE LINE:

10. The trap clean-out cap is missing. Without a cap the trap is defeated. Recommend replacing the missing cap.

INSULATION WRAP ON THE SUCTION LINE:

11. The insulation on the HVAC low pressure refrigerant line stops short of the sheet metal on the unit in the crawlspace. This condition will allow condensation to drip onto the main air handler cabinet and cause premature rusting of the unit. Recommend the low pressure refrigerant insulation be run all the way to and be flush with the sheet metal on the main air handler.

AIR-HANDLER AND DUCTS:

FILTER CONDITION:

12. The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 days is recommended.

HEATING VENTILATION AND AIR CONDITIONING (HVAC) Second Floor

TEMPERATURE DIFFERENTIAL:

13. The desired temperature differential across the evaporator is 10 degrees to 22 degrees F. The measured temperatures do not fall within the recommended parameter. Recommend licensed HVAC technician further evaluate and repair as necessary.

CONDENSATE LINE:

14. Condensate coming from the secondary drain suggest the primary drain is partly blocked. Recommend further investigation by a licensed HVAC contractor.

INSULATION WRAP ON THE SUCTION LINE:

15. (a) The insulation on the HVAC low pressure refrigerant line stops short of the sheet metal on the unit in the attic. This condition will allow condensation to drip onto the main air handler cabinet and cause premature rusting of the unit. Recommend the low pressure refrigerant insulation be run all the way to and be flush with the sheet metal on the main air handler. (b) The HVAC low pressure refrigerant line is not fully insulated. Gaps in the insulation were observed. This condition will allow condensation to drip onto the ceiling causing staining and damage. Recommend the low pressure refrigerant insulation be run all the way to and be flush with the sheet metal on the main air handler.

AIR-HANDLER AND DUCTS:

FILTER CONDITION:

16. The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 days is recommended.

SMOKE / FIRE DETECTOR:

CONDITION:

17. Recommend an appropriate number of carbon monoxide detectors be installed in this home.

INTERIOR

INTERIOR DOORS:

CONDITION:

18. The following doors do not latch when closed:(1) Second floor hall, (2) Study, double door. Recommend handyman adjust the striker plate or hinges and ball catches.

CEILINGS:

TYPE & CONDITION:

19. Moisture stains were noted on the ceiling in the master bedroom closet. Stains are due to roof plumbing boot leaks.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

20. The automatic pressure reverse feature did not automatically reverse or stop when meeting reasonable resistance during closing. Recommend adjusting the down pressure sensitivity.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

21. Tile is cracked at the left rear corner of the sink. Recommend replacement of the cracked tile to prevent moisture damage to the wood sub surface.

BATHROOMS

BATHROOM AREA: First Floor Hall

CONDITION OF TOILET:

22. Toilet is loose at the floor. Recommend plumber replace the wax seal and secure the toilet bowl to the floor.

BATH VENTILATION:

23. The vent cover, on the exterior is broken. Recommend replacing the vent cover to prevent insect and small animal intrusion.

BATHROOM AREA: Master Bedroom

CONDITION OF TOILET:

24. Toilet is loose at the floor. Recommend plumber replace the wax seal and secure the toilet bowl to the floor.