



Top Home Inspection LLC

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Inspected By: David Hernandez



Home Inspection Report

Prepared For:

Alok Singh

Property Address:

6307 Ballybay Dr

Charlotte , NC 28278

Inspected on Sun, Nov 10 2019 at 1:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Client's Signature:

Property Type:

Single Family



Stories:

Two

Approximate Age:

10 Years

Age Based On:

Listing

Bedrooms/Baths:

5 Bedrooms/ 3 Baths

Door Faces:

North

Furnished:

No

Occupied:

No

Weather:

Sunny

Temperature:

Cool

Soil Condition:

Dry

Utilities On During Inspection:

Electric Service, Gas Service, Water Service

People Present:

Seller's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:

Mostly Level

Condition: Satisfactory

Vegetation:

Not Growing Against Structure

Condition: Satisfactory

(Site continued)

Retaining Walls:	Wood Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Not Present
Patios/Decks:	Not Present

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Repair or Replace



Comment 1:

Wood trimming in the front entry moisture was detected. This will continue deteriorating. Recommend further evaluation by a qualified carpenter/general contractor.



Figure 1-1

(Exterior continued)

Windows:

Vinyl, Aluminum

Condition: Further Evaluation Required



Comment 2:

Most of the all the windows were either close shut. In the great room the bottom corner sash and balance were broken. Also most of the screens were broken and the window in the front bay window dinner was foggy this could be from moisture. Recommend repairs/replacement by a general contractor.



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Exterior continued)



Figure 2-5



Figure 2-6



Figure 2-7

Entry Doors:

Wood

Condition: Satisfactory

Balconies:

Not Present

Railings:

Not Present

Garage

Garage Type:

Not Inspected



Comment 3:

Garage was not fully inspected it had several obstruction. Attached photo.



Figure 3-1



Figure 3-2

Garage Size:

2 Car

Door Opener:


Chain Drive

Condition: Satisfactory



(Garage continued)

Opener Safety Feature: Light Beam, Force Sensitive
Condition: Satisfactory

 Comment 4:
Portions of the garage were not inspected.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Drone
Roof Design:	Hip
Roof Covering:	Arquitectural Shingles Condition: Satisfactory
Approximate Roof Age:	10 Years
Ventilation Present:	Soffit, Ridge Vents Condition: Satisfactory
Vent Stacks:	Plastic Condition: Satisfactory
Chimney :	Metal Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Aluminum Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Repair or Replace

(Roofing continued)



Comment 5:

Several gutters were damaged and shut at the downspouts exits. This will hold debris and could clogged the drain therefore leading to damage siding and trim. Recommend repairs/replacement by a qualified gutters contractor.



Figure 5-1



Figure 5-2



Figure 5-3

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Subflooring:	Not Present
Wall Structure:	Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:	Master bed room closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Not Present
Vapor Retarder:	Not Present
Underfloor Insulation:	Not Present
Ventilation Present:	Yes
	Condition: Satisfactory

(Crawlspace continued)

Moisture Condition:

Dry

Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

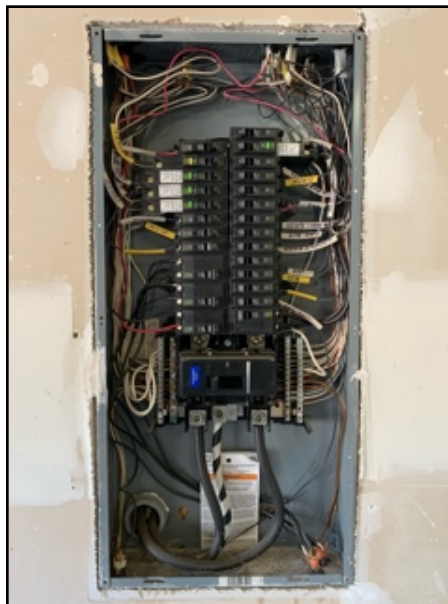
Underground



(Electrical continued)

Main Disconnect Location:

Service Panel



Service Panel Location:

Garage

Service Panel Manufacturer:

General Electric

Condition: Satisfactory

Service Line Material:

Copper

Condition: Satisfactory

Service Voltage:

240 volts

Service Amperage:

200 amps

Service Panel Ground:

Ground Rod

Branch Circuit Wiring:

Non-Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection:

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory

Smoke Detectors:

9 volt Battery Type

Condition: Further Evaluation Required

(Electrical continued)



Comment 6:

There were several smoke detectors with missing batteries, and one of them hanging down. Recommend install all batteries and repair or replace the damage smoke detector by a qualified handy man.



Figure 6-1



Figure 6-2

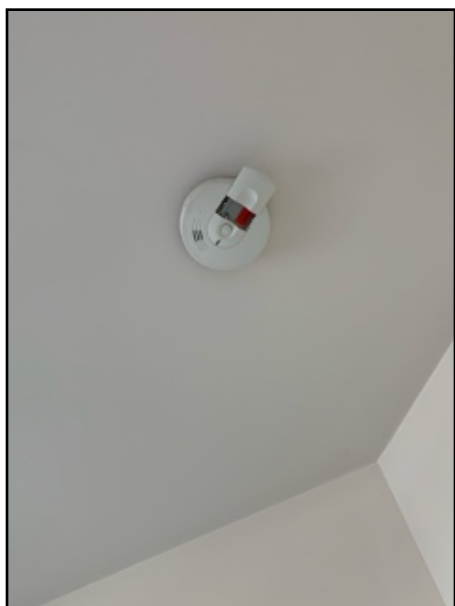


Figure 6-3

(Electrical continued)

Sub Panel

Location:	Not present
Service Line Material:	Not Present
Overcurrent Protection:	Not Present
Branch Circuit Wiring:	Not Present
GFCI/AFCI Breakers:	Not Present

HVAC

HVAC System Type: Central Split System



(HVAC continued)



Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Attic

Type of Equipment:

Forced Air

Condition: Satisfactory

(Heating continued)

Manufacturer:

Carrier



Heating Fuel:

Gas

Condition: Satisfactory

Approximate Age:

15 Years

Filter Type:

Washable

Condition: Satisfactory

Output Temperature:

120 Degree

Type of Distribution:

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric



Comment 7:

There were exposed electrical wires coming from the left outside unit. This is a safety hazard and should be corrected. Recommend repairs by a licensed HVAC contractor.

(Cooling continued)



Figure 7-1

Type of Equipment:	Split System
Condenser Make:	Condition: Satisfactory
Condensor Size:	No Tag
Condenser Approximate Age:	30,000 BTU (2.5 Tons)
Expansion Coil Make:	13 Years
Expansion Coil Size:	No Tag
Expansion Coil Approximate Age:	30,000 BTU (2.5 Tons)
Condensate Drainage:	13 Years
AC Supply Air Temp:	To Exterior
AC Return Air Temp:	Condition: Satisfactory
AC Temperature Drop:	71
	98
	21

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Garage



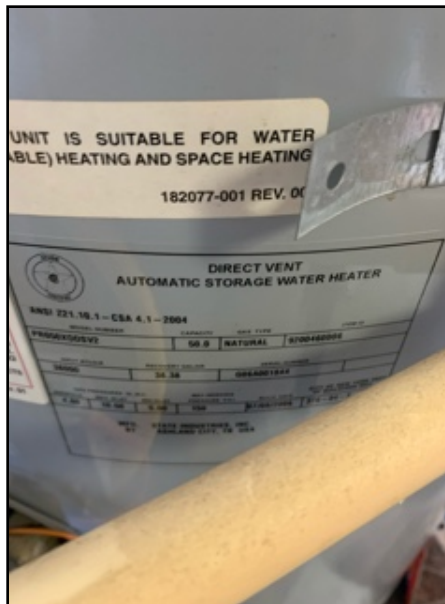
Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	Not Present

Water Heater

(Water Heater continued)

Manufacturer:

American Standard



Fuel:

Natural Gas

Capacity:

50 gal

Approximate Age:

13 Years

Temp & Pressure Relief Valve:

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect:

In Same Room

Seismic Straps Installed:

Not Present

Bathrooms

Bathroom #1

Location:

1 Floor

Bath Tub:

Free Standing

Condition: Satisfactory

Shower:

Stall

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Satisfactory

(Bathroom #1 continued)

Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Wall Vent Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #2

Location:	2 Floor
Bath Tub:	Free Standing Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Wall Vent Condition: Satisfactory
GFCI Protection:	Outlets Condition: Repair or Replace

(Bathroom #2 continued)



Comment 8:

Receptacle in the bathroom did not work, it also was stain with black from probably power surge. Recommend a licensed electrician to repair.



Figure 8-1

Bathroom #3

Location:	Master Bathroom
Bath Tub:	Free Standing
	Condition: Satisfactory
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Repair or Replace

(Bathroom #3 continued)



Comment 9:

There was a visible vertical crack on the right vanity on the master bedroom. This could cause leak and moisture to the cabinets. Recommend replacement/repairs by a qualified general contractor.

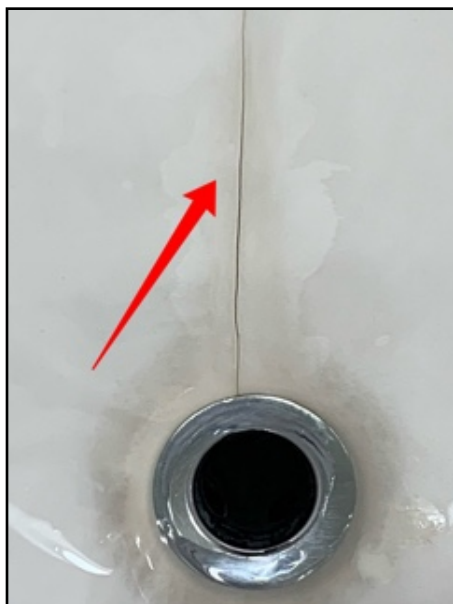


Figure 9-1

Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Wall Vent Condition: Satisfactory
GFCI Protection:	Outlets Condition: Repair or Replace

(Bathroom #3 continued)



Comment 10:

Receptacle in the bathroom did not work, it also was stain with black from probably power surge. Recommend a licensed electrician to repair.

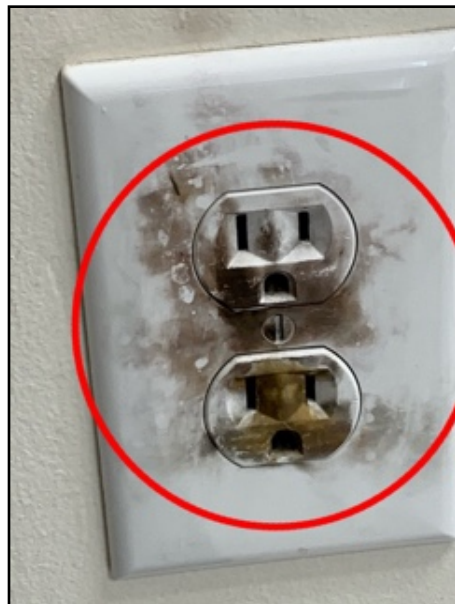


Figure 10-1

Living Room

Flooring:	Laminate Wood Condition: Satisfactory
Ceiling and Walls:	Walls did not have any damages Condition: Satisfactory

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

No Tag

Condition: Satisfactory



(Appliances continued)

Range:

No Tag
Condition: Satisfactory



Cooktop:

No Tag
Condition: Satisfactory



Range Hood:

No Tag
Condition: Satisfactory

(Appliances continued)

Refrigerator:

No Tag
Condition: Satisfactory



Dishwasher:

No Tag
Condition: Satisfactory

Microwave:

No Tag
Condition: Satisfactory

Disposal:

No Tag
Condition: Satisfactory

Washer:

Not Present

Dryer:

Not Present

Laundry

Built In Cabinets:

Yes
Condition: Satisfactory

Laundry Sink:

Yes
Condition: Satisfactory

Dryer Venting:

To Exterior
Condition: Satisfactory

GFCI Protection:

Yes
Condition: Satisfactory

(Laundry continued)

Laundry Hook Ups: Yes
Condition: Satisfactory
Washer: Not Present
Dryer: Not Present

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Wood Laminate
Condition: Further Evaluation Required
Walls: Painted Drywall
Condition: Satisfactory



Comment 11:

There was a noticeable patch. Recommend further evaluation by a qualified general contractor.



Figure 11-1

Window Types: Double Hung
Condition: Repair or Replace

(Interior continued)



Comment 12:

The far right hand window close to fireplace was damage. Latch is broken and balance. This is a safety hazard since all window must open and close for emergency exits. Recommend repairs by a qualified general contractor.



Figure 12-1

Window Materials:

Aluminum



Comment 13:

The kitchen window had crack trimming and siding. This could lead to moisture and deterioration. Recommend repairs by a general contractor.

(Interior continued)

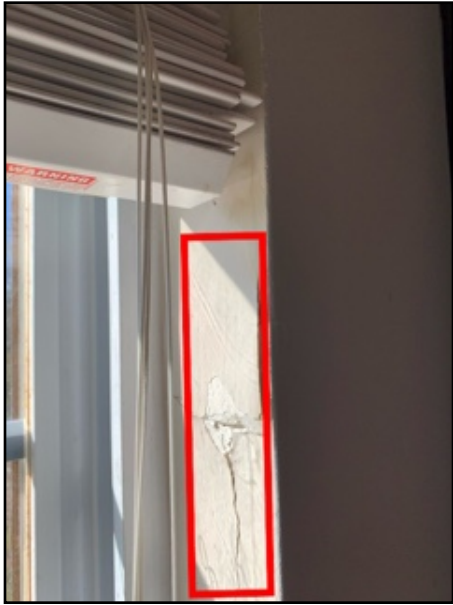


Figure 13-1

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Wood

Interior Door Materials:

Wood

Fireplace:

Gas Burning

Condition: Satisfactory



Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior Trim Material

1) Wood trimming in the front entry moisture was detected. This will continue deteriorating. Recommend further evaluation by a qualified carpenter/general contractor.



Figure 1-1

Windows

2) Most of the all the windows were either close shut. In the great room the bottom corner sash and balance were broken. Also most of the screens were broken and the window in the front bay window dinner was foggy this could be from moisture. Recommend repairs/replacement by a general contractor.

(Report Summary continued)



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Report Summary continued)



Figure 2-5



Figure 2-6



Figure 2-7

(Report Summary continued)

Garage Type

3) Garage was not fully inspected it had several obstruction. Attached photo.



Figure 3-1



Figure 3-2

Garage

4) Portions of the garage were not inspected.

Gutters & Downspouts

5) Several gutters were damaged and shut at the downspouts exits. This will hold debris and could clogged the drain therefore leading to damage siding and trim. Recommend repairs/replacement by a qualified gutters contractor.

(Report Summary continued)



Figure 5-1



Figure 5-2



Figure 5-3

(Report Summary continued)

Smoke Detectors

6) There were several smoke detectors with missing batteries, and one of them hanging down. Recommend install all batteries and repair or replace the damage smoke detector by a qualified handy man.



Figure 6-1



Figure 6-2



Figure 6-3

(Report Summary continued)

Energy Source

7) There were exposed electrical wires coming from the left outside unit. This is a safety hazard and should be corrected. Recommend repairs by a licensed HVAC contractor.



Figure 7-1

GFCI Protection

8) Receptacle in the bathroom did not work, it also was stain with black from probably power surge. Recommend a licensed electrician to repair.



Figure 8-1

(Report Summary continued)

Sink(s)

9) There was a visible vertical crack on the right vanity on the master bedroom. This could cause leak and moisture to the cabinets. Recommend replacement/repairs by a qualified general contractor.



Figure 9-1

GFCI Protection

10) Receptacle in the bathroom did not work, it also was stain with black from probably power surge. Recommend a licensed electrician to repair.

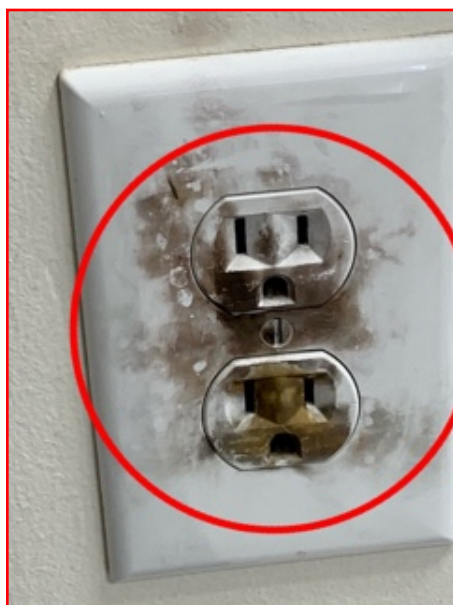


Figure 10-1

(Report Summary continued)

Walls

11) There was a noticeable patch. Recommend further evaluation by a qualified general contractor.



Figure 11-1

Window Types

12) The far right hand window close to fireplace was damage. Latch is broken and balance. This is a safety hazard since all window must open and close for emergency exits. Recommend repairs by a qualified general contractor.



Figure 12-1

(Report Summary continued)

Window Materials

13) The kitchen window had crack trimming and siding. This could lead to moisture and deterioration. Recommend repairs by a general contractor.

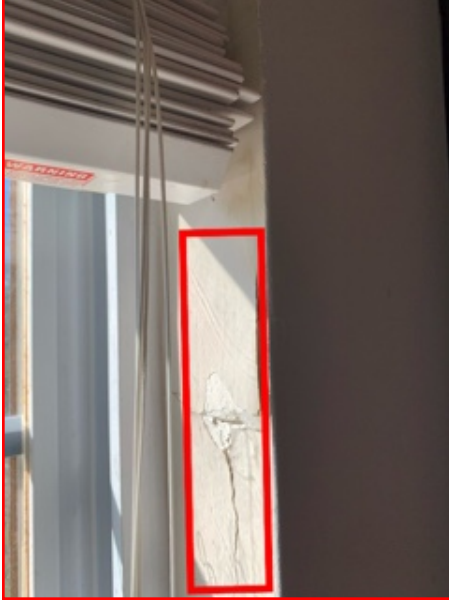


Figure 13-1