



# **HOME INSPECTION REPORT**

Prepared for: Sample Someone

123 Test St  
Wilmington , NC 12345

Inspected by:  
Michael Harmon  
Harmon Home Inspections



# HARMON HOME INSPECTIONS

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01/19/2021 02:06 PM

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123 Test St

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## DEFINITIONS

**NOTE:** ALL DEFINITIONS LISTED BELOW REFER TO THE PROPERTY OR ITEM LISTED AS INSPECTED ON THIS REPORT AT THE TIME OF INSPECTION

<b>A</b>	<b>ACCEPTABLE</b>	FUNCTIONAL WITH NO OBVIOUS SIGNS OF DEFECT.
<b>NP</b>	<b>NOT PRESENT</b>	ITEM NOT PRESENT OR NOT FOUND.
<b>NI</b>	<b>NOT INSPECTED</b>	ITEM WAS UNABLE TO BE INSPECTED FOR SAFETY REASONS OR DUE TO LACK OF POWER, INACCESSIBLE, OR DISCONNECTED AT TIME OF INSPECTION.
<b>M</b>	<b>MARGINAL</b>	ITEM IS NOT FULLY FUNCTIONAL AND REQUIRES REPAIR OR SERVICING.
<b>D</b>	<b>DEFECTIVE</b>	ITEM NEEDS IMMEDIATE REPAIR OR REPLACEMENT. IT IS UNABLE TO PERFORM ITS INTENDED FUNCTION.

## GENERAL INFORMATION

EXTERIOR AND GENERAL LOCATION DIRECTIONS ARE GIVEN AS IF YOU WERE LOOKING AT THE STRUCTURE FROM THE FRONT. SPECIFIC DIRECTIONS ARE GIVEN AS IF YOU WERE LOOKING AT THE ITEM BEING DESCRIBED.

### PROPERTY INFORMATION

**APPROXIMATE AGE OF STRUCTURE** 98 YEARS  
**PROPERTY ADDRESS:** 123 TEST ST  
**CITY:** WILMINGTON **STATE:** NC **ZIP:** 12345

### CLIENT INFORMATION

**CLIENT NAME:** SAMPLE SOMEONE  
**CLIENT ADDRESS:**  
**CITY: STATE: ZIP:**  
**PHONE:** (123) 456-7891 **EMAIL:** SSOMEONE@TEST.COM  
**REFERRER NAME:** JON DOE

### INSPECTION COMPANY

**INSPECTOR NAME** MICHAEL HARMON  
**COMPANY NAME** HARMON HOME INSPECTIONS  
**EMAIL:** MKHARMON@GMAIL.COM  
**AMOUNT DUE:** 0 **AMOUNT RECEIVED:** 0

### CONDITIONS

**OTHERS PRESENT:** NONE **PROPERTY OCCUPIED:** OCCUPIED  
**INSPECTION DATE:** 2021-01-14  
**START TIME:** 09:00 AM **END TIME:** 12:00 PM  
**UTILITIES ON:** ☒ YES ☐ NO ☐ NOT APPLICABLE  
**TEMPERATURE:** 72  
**WEATHER:** SUNNY **SOIL CONDITIONS:** DAMP  
**SPACE BELOW GRADE:** CRAWL SPACE  
**BUILDING TYPE:** SINGLE FAMILY **GARAGE:** NONE  
**WATER SOURCE:** CITY **HOW VERIFIED:** OWNER  
**SEWAGE DISPOSAL:** CITY **HOW VERIFIED:** OWNER  
**ADDITIONS/MODIFICATIONS:** NONE



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## ROOF

THE HOME INSPECTOR SHALL INSPECT: ROOF COVERINGS; 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 INSPECT THE ROOFING. THE HOME INSPECTOR IS NOT REQUIRED TO: WALK ON THE ROOFING; OR INSPECT ATTACHED ACCESSORIES INCLUDING SOLAR SYSTEMS, ANTENNAE, AND LIGHTNING ARRESTORS.

**A = ACCEPTABLE, NP = NOT PRESENT, NI = NOT INSPECTED, M = MARGINAL, D = DEFECTIVE**

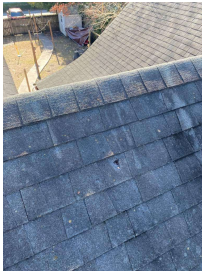
ANFNIM D

### MAIN ROOF SURFACE

1. **METHOD OF INSPECTION:** LADDER AT EAVES

2. ☒☐☐☐☐ **UNABLE TO INSPECT:** 10%

3. ☐☐☐☐☒ **MATERIAL:** ASPHALT SHINGLE - SIGNS OF CURLING OR CUPPING, HOLES IN SHINGLES. HOLES AND LIFTED SHINGLES CAUSE PROVIDE ACCESS FOR WATER PENETRATION AND DAMAGE TO THE STRUCTURE. A QUALIFIED ROOFING CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



4. **TYPE:** DORMER

5. **APPROXIMATE AGE:** 10 YEARS

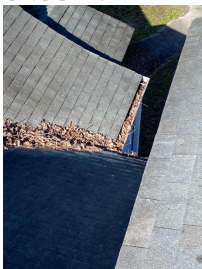
6. ☐☐☐☐☒ **FLASHING:** ALUMINUM - LOOSE AND POPPED NAILS. PRONE TO POSSIBLE LEAKS WITHOUT BEING SECURED PROPERLY, A QUALIFIED ROOFING CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



7. ☒☐☐☐☐ **VALLEYS:** ASPHALT SHINGLE

8. ☒☐☐☐☐ **PLUMBING VENTS:** PVC

9. ☐☐☐☐☒ **GUTTERS:** ALUMINUM - NEED CLEANING, CLOGGED GUTTERS CAUSE WATER TO BACK UP AND POTENTIALLY SPILL UNDERNEATH ROOF COVERING AND BEHIND SIDING, DAMAGING THE STRUCTURE OF THE HOME. HAVE A QUALIFIED PERSON CLEAN GUTTERS AND MAKE SURE THEY ARE PROPERLY SECURED



10. ☒☐☐☐☐ **DOWNSPOUTS:** ALUMINUM

11. ☒☐☐☐☐ **LEADER/EXTENSION:** PLASTIC



# HARMON HOME INSPECTIONS

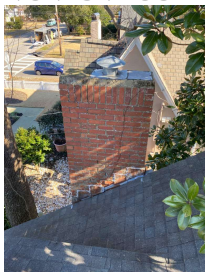
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## ROOF (CONTINUED)

### LEFT SIDE OF HOUSE CHIMNEY

12. ☐☐☐☐☒ **CHIMNEY:** BRICK - CHIMNEY LOOSE FROM SIDE OF HOUSE, SWAYS WHEN PROMPTED. HIGH WINDS CAN POTENTIALLY CAUSE THE CHIMNEY TO FURTHER PULL AWAY FROM THE HOME AND FALL. A LICENSED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



13. ☒☐☐☐☐ **FLUE/FLUE CAP:** METAL/MORTAR  
14. ☐☐☐☐☒ **CHIMNEY FLASHING:** METAL - LOOSE COUNTER FLASHING- REPAIR

## ATTIC

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ANFNIM D

### ABOVE SECOND FLOOR LIVING ATTIC

1. **METHOD OF INSPECTION:** IN THE ATTIC  
2. ☒☐☐☐☐ **UNABLE TO INSPECT:** 60% - SAFETY AND FOOTING  
3. ☒☐☐☐☐ **ROOF FRAMING:** 2x6 RAFTER  
4. ☒☐☐☐☐ **SHEATHING:** DIMENSIONAL WOOD  
5. ☒☐☐☐☐ **VENTILATION:** GABLE AND SOFFIT VENTS  
6. ☒☐☐☐☐ **INSULATION:** BATTS  
7. ☒☐☐☐☐ **VAPOR BARRIER:** PAPER  
8. ☐☒☐☐☐ **ATTIC FAN:**  
9. ☐☒☐☐☐ **HOUSE FAN:**  
10. ☒☐☐☐☐ **WIRING/LIGHTING:** 110 VAC LIGHTING CIRCUIT  
11. ☐☐☐☒☐ **MOISTURE PENETRATION:** PREVIOUS WATER PENETRATION NOTED - MOISTURE DAMAGE PRESENT, LOOKS TO BE REPAIRED, HAVE A LICENSED CONTRACTOR FULLY EVALUATE AND REPLACE AND REPAIR AS NEEDED  
12. ☒☐☐☐☐ **BATHROOM FAN VENTING:** NONE



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## EXTERIOR

THE HOME INSPECTOR SHALL INSPECT: WALL CLADDING, FLASHINGS, AND TRIM; ENTRYWAY DOORS AND A REPRESENTATIVE NUMBER OF WINDOWS; GARAGE DOOR OPERATORS; DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, AND APPURTENANT RAILINGS; EAVES, SOFFITS, AND FASCIAS; DRIVEWAYS, PATIOS, WALKWAYS, AND RETAINING WALLS; AND VEGETATION, GRADING, AND DRAINAGE WITH RESPECT ONLY TO THEIR EFFECT ON THE CONDITION OF THE BUILDING. THE HOME INSPECTOR SHALL: DESCRIBE WALL CLADDING MATERIALS; OPERATE ALL ENTRYWAY DOORS; OPERATE GARAGE DOORS MANUALLY OR BY USING 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 INSPECT: STORM WINDOWS, STORM DOORS, SCREENING, SHUTTERS, AND AWNINGS; FENCES; FOR THE 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), EXCEPT AS OTHERWISE REQUIRED IN 11 NCAC 8.1109(d)(5)(F); DETACHED BUILDINGS OR STRUCTURES; OR FOR THE PRESENCE OR CONDITION OF BURIED FUEL STORAGE TANKS.

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**ANFNIM D**

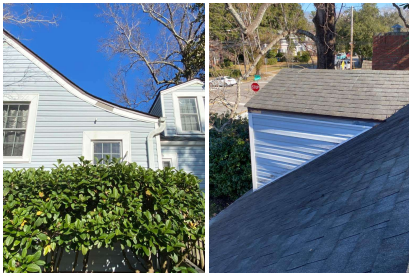
### ENTIRE PROPERTY EXTERIOR SURFACE

1. ☐☐☐☐☒ **TYPE:** VINYL SIDING - MISSING SIDING PANELS AND WARPED PANELS CAN INDICATE WATER PENETRATION BEHIND AS WELL AS PROVIDE DIRECT ACCESS FOR WATER TO DAMAGE THE STRUCTURE OF THE HOME. HAVE A LICENSED CONTRACTOR EVALUATE FULLY AND REPAIR OR REPLACE AS NEEDED



2. ☒☐☐☐☐ **TRIM:** VINYL

3. ☐☐☐☐☒ **FASCIA:** VINYL - MISSING FASCIA PANELS CAN PROVIDE ACCESS FOR WATER TO PENETRATE THE FRAMING STRUCTURE. A LICENSED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



4. ☒☐☐☐☐ **SOFFITS:** VINYL

5. ☒☐☐☐☐ **ENTRY DOORS:** WOOD

6. ☒☐☐☐☐ **WINDOW(S):** VINYL DOUBLE HUNG

7. ☐☐☐☒☐ **WINDOW SCREENS:** VINYL MESH - MISSING, RIGHT SIDE OF HOUSE, MIDDLE LOWER WINDOW



8. ☒☐☐☐☐ **EXTERIOR LIGHTING:** SURFACE MOUNTED LAMPS FRONT AND REAR

9. ☒☐☐☐☐ **EXTERIOR ELECTRIC OUTLETS:** 110 VAC GFCI



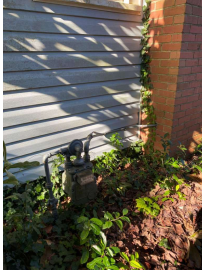
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## EXTERIOR (CONTINUED)

10. ☒ ☐ ☐ ☐ ☐ **HOSE BIBS:** ROTARY  
11. ☒ ☐ ☐ ☐ ☐ **GAS METER:** LEFT SIDE OF HOUSE NEXT TO CHIMNEY



12. ☒ ☐ ☐ ☐ ☐ **MAIN GAS VALVE:** NOT VISIBLE OR NOT PRESENT

## LOTS AND GROUNDS

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### ANFNIM D

1. ☒ ☐ ☐ ☐ ☐ **DRIVEWAY:** EARTH, CONCRETE  
2. ☒ ☐ ☐ ☐ ☐ **WALKS:** CONCRETE  
3. ☐ ☐ ☐ ☐ ☒ **STEPS/SOOPS:** CONCRETE, BRICK - MISSING HANDRAIL ON THE STEPS IN FRONT OF THE HOUSE, HANDRAILS ASSIST WITH TRAVERSING AND WITHOUT COULD PRESENT A FALL HAZARD. HAVE A QUALIFIED PERSON INSTALL A HANDRAIL



4. ☒ ☐ ☐ ☐ ☐ **PORCH:** BRICK  
5. ☐ ☐ ☐ ☐ ☒ **DECK:** TREATED WOOD - LOOSE PICKETS ON THE GUARD RAIL AROUND THE DECK AREA, THIS COULD PRESENT A SAFETY CONCERN FOR ANYONE ON THE DECK. A QUALIFIED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



6. ☒ ☐ ☐ ☐ ☐ **GRADING:** MODERATE SLOPE





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## LOTS AND GROUNDS (CONTINUED)

7. ☐☐☐☐☒ **VEGETATION:** TREES - TREE LIMBS OVER HANG THE ROOF AND SHOULD BE CUT BACK, TREE PLANTED TOO NEAR THE FOUNDATION AND ROOTS MAY CAUSE DAMAGE TO THE FOUNDATION, AN EVALUATION BY A QUALIFIED ARBORIST IS RECOMMENDED TO ESTIMATE SERVICES REQUIRED TO REPAIR THIS PROBLEM



8. ☒☐☐☐☐ **RETAINING WALLS:** BRICK

9. ☐☒☐☐☐ **EXTERIOR SURFACE DRAIN:**

10. ☐☐☐☒☐ **FENCES:** WOOD - DAMAGED, A QUALIFIED CONTRACTOR IS RECOMMENDED TO EVALUATE AND ESTIMATE REPAIRS

## STRUCTURE

THE HOME INSPECTOR SHALL INSPECT STRUCTURAL COMPONENTS INCLUDING: FOUNDATION; FLOORS; WALLS; COLUMNS OR PIERS; CEILINGS; AND ROOFS. THE HOME INSPECTOR SHALL DESCRIBE THE TYPE OF: FOUNDATION; FLOOR STRUCTURE; WALL STRUCTURE; COLUMNS OR PIERS; CEILING STRUCTURE; AND 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 INSPECT 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.

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### ANFNIM D

1. ☒☐☐☐☐ **STRUCTURE TYPE:** WOOD FRAME  
2. ☒☐☐☐☐ **FOUNDATION:** POURED SLAB, EARTH, BRICK  
3. ☒☐☐☐☐ **BEAMS:** SOLID WOOD  
4. ☒☐☐☐☐ **BEARING WALLS:** FRAME  
5. ☒☐☐☐☐ **JOISTS/TRUSSES:** 2x8  
6. ☒☐☐☐☐ **PIERS/POSTS:** BLOCK PIERS AND WOOD POSTS  
7. ☒☐☐☐☐ **FLOOR/SLAB:** DIMENSIONAL WOOD, CONCRETE  
8. ☒☐☐☐☐ **SUBFLOOR:** DIMENSIONAL WOOD





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## CRAWL SPACE

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ANFNIM D

### REAR OF HOUSE LEFT OF DECK CRAWL SPACE

1. ☒ ☐ ☐ ☐ ☐ **METHOD OF INSPECTION:** IN THE CRAWL SPACE
2. ☒ ☐ ☐ ☐ ☐ **ACCESS:** WOOD DOOR
3. ☒ ☐ ☐ ☐ ☐ **MOISTURE PENETRATION:** NO MOISTURE PRESENT AT TIME OF INSPECTION
4. **MOISTURE LOCATION:** N/A
5. ☒ ☐ ☐ ☐ ☐ **MOISTURE BARRIER:** PLASTIC
6. ☒ ☐ ☐ ☐ ☐ **VENTILATION:** VENTS
7. ☐ ☐ ☐ ☐ ☒ **INSULATION:** N/A - MISSING INSULATION DOES NOT PROVIDE THE PROPER BARRIER FOR DIRECT AIR INFILTRATION. THE ENERGY EFFICIENCY OF THE HOME COULD BE IN JEOPARDY WITHOUT THE PROPER INSULATION. HAVE A LICENSED CONTRACTOR FULLY EVALUATE THE AREA AND REPLACE AS NEEDED
8. ☐ ☒ ☐ ☐ ☐ **VAPOR BARRIER:** N/A - NO MOISTURE OR VAPOR BARRIER PRESENT
9. ☒ ☐ ☐ ☐ ☐ **ELECTRICAL:** 110 VAC OUTLETS AND LIGHTING CIRCUITS

## INTERIORS

THE HOME INSPECTOR SHALL INSPECT: WALLS, CEILING, AND FLOORS; STEPS, STAIRWAYS, BALCONIES, AND RAILINGS; COUNTERS AND A REPRESENTATIVE NUMBER OF BUILT-IN 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 WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS. THE HOME INSPECTOR IS NOT REQUIRED TO INSPECT: PAINT, WALLPAPER, AND OTHER FINISH TREATMENTS ON THE INTERIOR WALLS, CEILINGS, AND FLOORS; CARPETING; OR DRAPERIES, BLINDS, OR OTHER WINDOW TREATMENTS; OR COATINGS ON AND HERMETIC SEALS BETWEEN PANES OF GLASS IN WINDOWS AND DOORS.

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ANFNIM D

### FAMILY ROOM, BOTH BEDROOMS LIVING SPACE

1. ☐ ☐ ☐ ☐ ☒ **CEILING:** POPCORN CEILING, PAINT - LOOSE OR PEELING PAINT, EVIDENCE OF PAST OR PRESENT WATER STAINING, MOISTURE OR WATER PENETRATION CAN CAUSE THE DETERIORATION IN THE CEILING MATERIAL. A QUALIFIED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS.



2. ☒ ☐ ☐ ☐ ☐ **WALLS:** PAINT AND PANELING
3. ☐ ☐ ☐ ☐ ☒ **FLOORS:** HARDWOOD - BROKEN FLOORBOARD, FLOOR DETERIORATED, UNEVEN FLOORS AND DETERIORATION IS COMMON FOR A HOUSE OF THIS AGE, A LICENSED CONTRACTOR SHOULD BE CONSULTED TO FULLY EVALUATE THE FLOORING AND SUB-FLOORING TO MAKE NECESSARY REPAIRS.





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## INTERIORS (CONTINUED)

4. ☐☐☐☐☒ **STEPS/STAIRWAYS/BALCONIES/RAILINGS** WOOD, CARPETED - HANDRAIL LOOSE, MAKES FOR A POTENTIAL FALL HAZARD WHEN TRAVERSING THE STAIRS, A LICENSED CONTRACTOR NEEDS TO FULLY EVALUATE ALL STAIRWAYS AND HANDRAILS FOR REPAIRS AND REPLACEMENT.



5. ☒☐☐☐☐ **DOORS (REPRESENTATIVE NUMBER):** HOLLOW WOOD  
6. ☒☐☐☐☐ **COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)** GRANITE, LAMINATE  
7. ☒☐☐☐☐ **WINDOWS (REPRESENTATIVE NUMBER):** VINYL DOUBLE HUNG

## BATHROOM(S)

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### 2ND FLOOR MAIN BATHROOM

1. ☒☐☐☐☐ **WALLS:** PAINT AND PANELING  
2. ☒☐☐☐☐ **FLOOR:** TILE  
3. ☒☐☐☐☐ **DOORS:** HOLLOW WOOD  
4. ☒☐☐☐☐ **WINDOWS:** VINYL DOUBLE HUNG  
5. ☒☐☐☐☐ **ELECTRICAL:** 110 VAC GFCI  
6. ☒☐☐☐☐ **COUNTER/CABINET:** GRANITE  
7. ☒☐☐☐☐ **SINK/BASIN:** ONE PIECE SINK/COUNTER TOPS  
8. ☒☐☐☐☐ **FAUCETS/TRAPS:** UNKNOWN BRAND WITH PVC TRAP  
9. ☒☐☐☐☐ **SHOWER/SURROUND:** PLASTIC PAN AND PLASTIC SURROUND  
10. ☒☐☐☐☐ **TOILETS:** WESTPORT  
11. ☒☐☐☐☐ **HVAC SOURCE:** HEATING SYSTEM REGISTER  
12. ☒☐☐☐☐ **VENTILATION:** WINDOW

### FULL FINISHED BASEMENT BATHROOM

13. ☒☐☐☐☐ **WALLS:** PAINT AND PANELING  
14. ☒☐☐☐☐ **FLOOR:** TILE  
15. ☐☐☐☒☐ **DOORS:** NONE - DOOR IS MISSING



16. ☒☐☐☐☐ **WINDOWS:** VINYL DOUBLE HUNG  
17. ☒☐☐☐☐ **ELECTRICAL:** 110 VAC GFCI  
18. ☒☐☐☐☐ **COUNTER/CABINET:** PORCELAIN AND WOOD  
19. ☒☐☐☐☐ **SINK/BASIN:** PORCELAIN  
20. ☒☐☐☐☐ **FAUCETS/TRAPS:** UNKNOWN WITH PVC TRAP



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## BATHROOM(S) (CONTINUED)

21. ☐☐☐☐☒ **SHOWER/SURROUND:** PLASTIC PAN AND PLASTIC SURROUND - MISSING DRAIN STOPPER, GAP BETWEEN FAUCET AND SHOWER WALL, WATER CAN PENETRATE BEHIND THE WALL OF THE SHOWER CAUSING WATER DAMAGE TO UNSEEN STRUCTURE, A LICENSED PLUMBER SHOULD BE CONSULTED TO FULLY EVALUATE THE SYSTEM AND REPAIR AS NEEDED.



22. ☒☐☐☐☐ **TOILETS:** CHURCH  
23. ☒☐☐☐☐ **HVAC SOURCE:** HEATING SYSTEM REGISTER  
24. ☒☐☐☐☐ **VENTILATION:** WINDOW

## PLUMBING

THE HOME INSPECTOR SHALL INSPECT: 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, INCLUDING FUEL OR POWER SOURCE, STORAGE CAPACITY OR TANKLESS POINT OF USE DEMAND SYSTEMS, AND LOCATION; AND THE LOCATION OF ANY MAIN WATER SUPPLY SHUTOFF DEVICE. THE HOME INSPECTOR SHALL OPERATE ALL PLUMBING FIXTURES, INCLUDING THEIR FAUCETS AND ALL EXTERIOR FAUCETS ATTACHED TO THE HOUSE, EXCEPT WHERE THE FLOW END OF THE FAUCET IS CONNECTED TO AN APPLIANCE. THE HOME INSPECTOR IS NOT REQUIRED TO: STATE THE REQUIREMENT FOR OR EFFECTIVENESS OF ANTI-SIPHON DEVICES; DETERMINE WHETHER WATER SUPPLY AND WASTE DISPOSAL SYSTEMS ARE PUBLIC OR PRIVATE OR THE PRESENCE OR ABSENCE OF BACKFLOW DEVICES; OPERATE AUTOMATIC SAFETY CONTROLS; OPERATE ANY VALVE EXCEPT WATER CLOSET FLUSH VALVES, FIXTURE FAUCETS, AND HOSE FAUCETS; INSPECT: WATER CONDITIONING SYSTEMS; FIRE AND LAWN SPRINKLER SYSTEMS; ON-SITE WATER SUPPLY QUANTITY AND QUALITY; ON-SITE WASTE DISPOSAL SYSTEMS; FOUNDATION IRRIGATION SYSTEMS; BATHROOM SPAS, WHIRLPOOLS, OR AIR JET TUBS EXCEPT AS TO FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE; SWIMMING POOLS; SOLAR WATER HEATING EQUIPMENT; OR FIXTURE OVERFLOW DEVICES OR SHOWER PAN LINERS; INSPECT THE SYSTEM FOR PROPER SIZING, DESIGN, OR USE OF MATERIALS. REPORT ON THE ABSENCE OR PRESENCE OF THERMAL EXPANSION TANKS; OR, REPORT ON THE ADEQUACY OF THE REPORTED WATER HEATER CAPACITY.

**A = ACCEPTABLE, NP = NOT PRESENT, NI = NOT INSPECTED, M = MARGINAL, D = DEFECTIVE**

### ANFNIM D

1. ☒☐☐☐☐ **SERVICE LINE:** CAST IRON  
2. ☒☐☐☐☐ **MAIN WATER SHUTOFF:** FRONT OF HOUSE



3. ☐☐☐☒☐ **WATER LINES:** CAST IRON - CAST IRON PIPING DETERIORATES FROM THE INSIDE OUT, EVEN IF THE OUTER PIPE APPEARS TO BE IN GOOD, WORKING CONDITION, THE INNER PIPE COULD CONTAIN RUST AND CORROSION. A LICENSED PLUMBER SHOULD FULLY EVALUATE THE SYSTEM AND PERFORM A SEWER SCOPE TO DETERMINE THE CONDITION OF THE PIPING.  
4. ☒☐☐☐☐ **DRAIN PIPES:** PVC  
5. ☒☐☐☐☐ **SERVICE CAPS:** ACCESSIBLE  
6. ☒☐☐☐☐ **VENT PIPES:** PVC



# HARMON HOME INSPECTIONS

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Inspected by: Michael Harmon  
Prepared for: Sample Someone  
123 Test St

## PLUMBING (CONTINUED)


7. ☒ ☐ ☐ ☐ ☐ **GAS SERVICE LINES:** COPPER  
**BASEMENT LAUNDRY WATER HEATER**
8. ☒ ☐ ☐ ☐ ☐ **WATER HEATER OPERATION:** ADEQUATE
9. **MANUFACTURER:** GENERAL ELECTRIC
10. **MODEL NUMBER:** GE40M06AAG **SERIAL NUMBER:** GE 0508B00941
11. **TYPE:** ELECTRIC **CAPACITY:** 40 GAL.
12. **APPROXIMATE AGE:** 12 YEARS **AREA SERVED:** WHOLE BUILDING
13. ☒ ☐ ☐ ☐ ☐ **TPRV AND DRAIN TUBE:** COPPER, PEX

## ELECTRICAL

THE HOME INSPECTOR SHALL INSPECT: ELECTRICAL SERVICE ENTRANCE CONDUCTORS; ELECTRICAL SERVICE EQUIPMENT, GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, AND INTERIORS OF PANELBOARD ENCLOSURES UNLESS UNSAFE CONDITIONS ARE REPORTED; AMPERAGE AND VOLTAGE RATINGS OF THE ELECTRICAL SERVICE; BRANCH CIRCUIT CONDUCTORS, THEIR OVERCURRENT DEVICES, AND THE COMPATIBILITY OF THEIR AMPACITIES AT THE INTERIORS OF PANELBOARD ENCLOSURES UNLESS UNSAFE CONDITIONS ARE REPORTED; THE OPERATION OF A REPRESENTATIVE NUMBER OF INSTALLED CEILING FANS, LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLINGS 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 AND INSTALLED CARBON MONOXIDE ALARMS. THE HOME INSPECTOR SHALL DESCRIBE: ELECTRICAL SERVICE AMPERAGE AND VOLTAGE; ELECTRICAL SERVICE ENTRY CONDUCTOR MATERIALS; THE ELECTRICAL SERVICE TYPE AS BEING OVERHEAD OR UNDERGROUND; AND THE LOCATION OF MAIN AND DISTRIBUTION PANELS. THE HOME INSPECTOR SHALL REPORT IN WRITING THE PRESENCE OF ANY READILY ACCESSIBLE SINGLE STRAND ALUMINUM BRANCH CIRCUIT WIRING. THE HOME INSPECTOR SHALL REPORT IN WRITING ON THE PRESENCE OR ABSENCE OF SMOKE DETECTORS, AND INSTALLED CARBON MONOXIDE ALARMS IN ANY HOMES WITH FIREPLACES, FUEL FIRED APPLIANCES, OR ATTACHED GARAGES, AND OPERATE THEIR TEST FUNCTION, IF READILY 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 OVERCURRENT DEVICE EXCEPT GROUND FAULT CIRCUIT INTERRUPTERS; DISMANTLE ANY ELECTRICAL DEVICE OR CONTROL OTHER THAN TO REMOVE THE COVERS OF PANELBOARD ENCLOSURES; OR INSPECT: LOW VOLTAGE SYSTEMS; SECURITY SYSTEMS AND HEAT DETECTORS; TELEPHONE, SECURITY, CABLE TV, INTERCOMS, OR OTHER ANCILLARY WIRING THAT IS NOT A PART OF THE PRIMARY ELECTRICAL DISTRIBUTION SYSTEM; BUILT-IN VACUUM EQUIPMENT; BACK UP ELECTRICAL GENERATING EQUIPMENT; OTHER ALTERNATIVE ELECTRICAL GENERATING OR RENEWABLE ENERGY SYSTEMS SUCH AS SOLAR, WIND, OR HYDRO POWER; BATTERY OR ELECTRICAL AUTOMOTIVE CHARGING SYSTEMS; OR ELECTRICAL SYSTEMS TO SWIMMING POOLS OR SPAS, INCLUDING BONDING AND GROUNDING.

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**ANFNIM D**

1. **NEITHER THE MAIN OR THE SUB-PANEL COVERS WERE REMOVED FOR INSPECTION DUE TO THE GROUND WIRE BEING CUT. A LICENSED ELECTRICIAN SHOULD FULLY EVALUATE THE SYSTEM FOR REPAIRS.**
2. **SERVICE SIZE AMPS:** 200 **VOLTS:** 120-240 VAC
3. ☐ ☐ ☒ ☐ ☐ **SERVICE:**
4. ☐ ☐ ☒ ☐ ☐ **120 VAC BRANCH CIRCUITS:**
5. ☐ ☐ ☒ ☐ ☐ **240 VAC BRANCH CIRCUITS:**
6. ☐ ☐ ☒ ☐ ☐ **ALUMINUM WIRING:**
7. ☒ ☐ ☐ ☐ ☐ **CONDUCTOR TYPE:** ROMEX
8. ☐ ☐ ☐ ☐ ☒ **GROUND:** ROD IN GROUND ONLY - GROUND WIRE LOOSE OR BROKEN, WITH NO SYSTEM GROUND THE SYSTEM IS UNSAFE. A FULL EVALUATION BY A LICENSED ELECTRICIAN IS NEEDED FOR IMMEDIATE REPAIR.
- 
9. ☒ ☐ ☐ ☐ ☐ **SMOKE DETECTORS:** HARD WIRED WITH BATTERY BACK UP AND LIGHT
10. ☒ ☐ ☐ ☐ ☐ **CARBON MONOXIDE DETECTORS:** HARD WIRED WITH BATTERY BACK UP AND LIGHT



# HARMON HOME INSPECTIONS

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Inspected by: Michael Harmon  
Prepared for: Sample Someone  
123 Test St

## ELECTRICAL (CONTINUED)

### FINISHED BASEMENT ELECTRIC PANEL

11. ☒ ☐ ☐ ☐ ☐ **MANUFACTURER:** CUTLER-HAMMER



12. **MAXIMUM CAPACITY:** 200 AMPS

13. ☒ ☐ ☐ ☐ ☐ **MAIN BREAKER SIZE:** NO SINGLE MAIN BREAKER EXISTS

14. ☒ ☐ ☐ ☐ ☐ **BREAKERS:** CUTLER-HAMMER

15. ☐ ☒ ☐ ☐ ☐ **FUSES:**

16. ☐ ☒ ☐ ☐ ☐ **AFCI:**

17. ☐ ☐ ☒ ☐ ☐ **GFCI:**

18. **IS THE PANEL BONDED?** ☐ Yes ☒ No PANEL BOND NOT INSPECTED DUE TO MISSING GROUND

## AIR CONDITIONING

THE HOME INSPECTOR SHALL INSPECT: CENTRAL AIR CONDITIONING AND THROUGH-THE-WALL DUCTLESS INSTALLED COOLING SYSTEMS INCLUDING: COOLING AND AIR HANDLING EQUIPMENT; AND NORMAL OPERATING CONTROLS. COOLING DISTRIBUTION SYSTEMS INCLUDING: FANS, PUMPS, DUCTS AND PIPING, WITH ASSOCIATED SUPPORTS, DAMPERS, INSULATION, AIR FILTERS, REGISTERS, FANCOIL UNITS; AND THE PRESENCE OR ABSENCE OF AN INSTALLED COOLING SOURCE FOR EACH HABITABLE SPACE. THE HOME INSPECTOR SHALL DESCRIBE THE: ENERGY SOURCES; AND COOLING EQUIPMENT TYPE. THE HOME INSPECTOR SHALL OPERATE THE SYSTEMS USING NORMAL OPERATING CONTROLS APPROPRIATE TO WEATHER CONDITIONS AT THE TIME OF THE INSPECTION. THE HOME INSPECTOR SHALL OPEN READILY OPENABLE ACCESS PANELS PROVIDED BY THE MANUFACTURER OR INSTALLER FOR ROUTINE HOMEOWNER MAINTENANCE. THE HOME INSPECTOR SHALL REPORT THE METHOD USED TO INSPECT THE AIR CONDITIONING SYSTEM AND WHETHER OR NOT ACCESS PANELS WERE REMOVED. THE HOME INSPECTOR IS NOT REQUIRED TO: OPERATE COOLING SYSTEMS WHEN WEATHER CONDITIONS OR OTHER CIRCUMSTANCES MAY CAUSE EQUIPMENT DAMAGE; INSPECT WINDOW AIR CONDITIONERS; OR INSPECT THE UNIFORMITY OR ADEQUACY OF COOL-AIR SUPPLY TO THE VARIOUS ROOMS.

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**ANFNIM D**

### ATTIC HEAT PUMP AC SYSTEM

1. ☒ ☐ ☐ ☐ ☐ **A/C SYSTEM OPERATION:** APPEARS SERVICEABLE

2. ☒ ☐ ☐ ☐ ☐ **CONDENSATE REMOVAL:** PVC

3. ☐ ☐ ☐ ☐ ☒ **EXTERIOR UNIT:** PAD MOUNTED - UNIT NOT LEVEL, HAVING A UNIT OUT OF LEVEL CAN CAUSE THE UNIT TO NOT FUNCTION AS INTENDED. HAVE A LICENSED ELECTRICIAN FULLY EVALUATE AND MAKE NECESSARY REPAIRS



4. **PANEL COVER REMOVED** ☐ Yes ☒ No THE PANEL COVER WAS NOT REMOVED ON THE HANDLER UNIT, THE SCREWS WERE NOT ABLE TO BE LOOSENED WITHOUT EXCESSIVE FORCE, HAVE A LICENSED ELECTRICIAN FULLY EVALUATE THE SYSTEM TO MAKE NECESSARY REPAIRS

5. **UNIT UNOBSTRUCTED** ☐ Yes ☒ No LARGE AMOUNTS OF VEGETATION SURROUND THE UNITS AND DO NOT ALLOW THE UNIT TO FULLY FUNCTION AS INTENDED. A QUALIFIED ARBORIST SHOULD BE CONSULTED TO MAKE THE NECESSARY REPAIRS.

6. **MANUFACTURER:** LENNOX



# HARMON HOME INSPECTIONS

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Inspected by: Michael Harmon  
Prepared for: Sample Someone  
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## AIR CONDITIONING (CONTINUED)

7. **MODEL NUMBER:** XP13-024-230-03 **SERIAL NUMBER:** 5808D08295  
8. **AREA SERVED:** WHOLE BUILDING **APPROXIMATE AGE:** 12  
9. **FUEL TYPE:** 120-240 VAC **TEMPERATURE DIFFERENTIAL:** 5 DEGREES  
10. **TYPE:** HEAT PUMP **CAPACITY:** 2 TON  
11. ☒ ☐ ☐ ☐ ☐ **ELECTRICAL DISCONNECT:** FUSED  
12. ☒ ☐ ☐ ☐ ☐ **EXPOSED DUCTWORK:** INSULATED FLEX  
13. ☒ ☐ ☐ ☐ ☐ **BLOWER FAN/FILTERS:** DISPOSABLE  
14. ☒ ☐ ☐ ☐ ☐ **THERMOSTATS:** MULTI-ZONE

## HEATING SYSTEM

THE HOME INSPECTOR SHALL INSPECT PERMANENTLY INSTALLED HEATING SYSTEMS INCLUDING: HEATING EQUIPMENT; 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 OR ABSENCE OF AN INSTALLED HEAT SOURCE FOR EACH HABITABLE SPACE. THE HOME INSPECTOR SHALL DESCRIBE THE: ENERGY SOURCE; AND HEATING EQUIPMENT AND DISTRIBUTION TYPE. THE HOME INSPECTOR SHALL OPERATE THE SYSTEMS USING NORMAL OPERATING CONTROLS APPROPRIATE TO WEATHER CONDITIONS AT THE TIME OF THE INSPECTION. THE HOME INSPECTOR SHALL OPEN READILY OPENABLE ACCESS PANELS PROVIDED BY THE MANUFACTURER OR INSTALLER FOR ROUTINE HOMEOWNER MAINTENANCE. THE HOME INSPECTOR SHALL REPORT THE METHOD OF INSPECTION USED TO INSPECT THE HEATING SYSTEM AND WHETHER OR NOT ACCESS PANELS WERE REMOVED. THE HOME INSPECTOR IS NOT REQUIRED TO: OPERATE HEATING SYSTEMS WHEN WEATHER CONDITIONS OR OTHER CIRCUMSTANCES MAY CAUSE EQUIPMENT DAMAGE OR WHEN INAPPROPRIATE TO WEATHER CONDITIONS AT THE TIME OF INSPECTION; OPERATE AUTOMATIC SAFETY CONTROLS; IGNITE OR EXTINGUISH SOLID FUEL FIRES; OR IGNITE A PILOT LIGHT; OR INSPECT: THE INTERIOR OF FLUES; FIREPLACE INSERT FLUE CONNECTIONS; HEAT EXCHANGES; HUMIDIFIERS; ELECTRONIC AIR FILTERS; THE UNIFORMITY OR ADEQUACY OF HEAT SUPPLY TO THE VARIOUS ROOMS; OR SOLAR SPACE HEATING EQUIPMENT.

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**ANFNIM D**

### ATTIC HEATING SYSTEM

1. ☒ ☐ ☐ ☐ ☐ **HEATING SYSTEM OPERATION:** ADEQUATE  
2. **MANUFACTURER:** LENNOX  
3. **MODEL NUMBER:** XP13-024-230-03 **SERIAL NUMBER:** 5808D12246  
4. **PANEL COVER REMOVED** ☐ YES ☒ NO THE PANEL COVER WAS NOT REMOVED ON THE UNIT, THE SCREWS COULD NOT BE LOOSENED WITHOUT EXCESSIVE FORCE, HAVE A LICENSED ELECTRICIAN FULLY EVALUATE THE SYSTEM FOR NECESSARY REPAIRS  
5. **UNIT UNOBSTRUCTED** ☐ YES ☒ NO THE OUTSIDE UNITS HAVE A LARGE AMOUNT OF VEGETATION GROWN UP AROUND THEM WHICH DO NOT ALLOW THE UNITS TO FULLY FUNCTION AS INTENDED. HAVE A QUALIFIED ARBORIST EVALUATE THE UNITS AND MAKE THE NECESSARY REPAIRS.  
6. **TYPE:** FORCED AIR **CAPACITY:** 2 TON  
7. **AREA SERVED:** WHOLE BUILDING **APPROXIMATE AGE:** 12  
8. **FUEL TYPE:** ELECTRIC  
9. ☒ ☐ ☐ ☐ ☐ **BLOWER FAN/FILTER:** DISPOSABLE  
10. ☒ ☐ ☐ ☐ ☐ **DISTRIBUTION:** INSULFLEX DUCT  
11. ☒ ☐ ☐ ☐ ☐ **CIRCULATOR:** PUMP  
12. ☒ ☐ ☐ ☐ ☐ **DRAFT CONTROL:** AUTOMATIC  
13. ☒ ☐ ☐ ☐ ☐ **CONTROLS:** LIMIT SWITCH  
14. ☒ ☐ ☐ ☐ ☐ **DEVICES:** N/A  
15. ☒ ☐ ☐ ☐ ☐ **THERMOSTATS:** MULTI-ZONE  
16. **SUSPECTED ASBESTOS:** NO





# HARMON HOME INSPECTIONS

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Inspected by: Michael Harmon  
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## FIREPLACE/WOOD STOVE

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ANFNIM D

### FAMILY ROOM FIREPLACE

1. ☒ ☐ ☐ ☐ ☐ FIREPLACE CONSTRUCTION: BRICK
2. TYPE: GAS LOG
3. ☒ ☐ ☐ ☐ ☐ FIREPLACE INSERT: STANDARD
4. ☒ ☐ ☐ ☐ ☐ SMOKE CHAMBER: BRICK
5. ☒ ☐ ☐ ☐ ☐ FLUE: METAL
6. ☒ ☐ ☐ ☐ ☐ DAMPER: METAL
7. ☒ ☐ ☐ ☐ ☐ HEARTH: FLUSH MOUNTED

## KITCHEN

THE HOME INSPECTOR SHALL INSPECT AND OPERATE THE BASIC FUNCTIONS OF THE FOLLOWING KITCHEN APPLIANCES: INSTALLED DISHWASHER(S), THROUGH A COMPLETE CYCLE; RANGE(S), COOK TOP(S), AND PERMANENTLY INSTALLED OVEN(S); TRASH COMPACTOR(S); GARBAGE DISPOSAL(S); VENTILATION EQUIPMENT OR RANGE HOOD(S); AND INSTALLED MICROWAVE OVEN(S). THE HOME INSPECTOR IS NOT REQUIRED TO INSPECT: CLOCKS, TIMERS, SELF-CLEANING OVEN FUNCTIONS, 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. THE HOME INSPECTOR SHALL INSPECT AND OPERATE THE BASIC FUNCTIONS OF THE FOLLOWING KITCHEN APPLIANCES: INSTALLED DISHWASHER(S), THROUGH A COMPLETE CYCLE; RANGE(S), COOK TOP(S), AND PERMANENTLY INSTALLED OVEN(S); TRASH COMPACTOR(S); GARBAGE DISPOSAL(S); VENTILATION EQUIPMENT OR RANGE HOOD(S); AND INSTALLED MICROWAVE OVEN(S). THE HOME INSPECTOR IS NOT REQUIRED TO INSPECT: CLOCKS, TIMERS, SELF-CLEANING OVEN FUNCTIONS, 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.

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ANFNIM D

### MAIN LEVEL KITCHEN

1. ☒ ☐ ☐ ☐ ☐ COOKING APPLIANCES: FRIGIDAIRE
2. ☒ ☐ ☐ ☐ ☐ VENTILATOR: FRIGIDAIRE
3. ☐ ☒ ☐ ☐ ☐ DISPOSAL:
4. ☒ ☐ ☐ ☐ ☐ DISHWASHER: FRIGIDAIRE
5. AIR GAP PRESENT? ☐ YES ☒ NO AIR GAP HOSE MISSING
6. ☒ ☐ ☐ ☐ ☐ MICROWAVE: FRIGIDAIRE
7. ☒ ☐ ☐ ☐ ☐ SINK: STAINLESS STEEL
8. ☒ ☐ ☐ ☐ ☐ PLUMBING/FIXTURES: PVC, STAINLESS STEEL
9. ☒ ☐ ☐ ☐ ☐ COUNTER TOPS: GRANITE





# HARMON HOME INSPECTIONS

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Inspected by: Michael Harmon  
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## LAUNDRY ROOM

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ANFNIM D

### FINISHED BASEMENT LAUNDRY ROOM/AREA

1. ☒ ☐ ☐ ☐ ☐ **ELECTRICAL:** 110 VAC/220 VAC
2. ☒ ☐ ☐ ☐ ☐ **WASHER AND DRYER ELECTRICAL:** 110-240 VAC
3. ☐ ☐ ☐ ☐ ☒ **DRYER VENT:** METAL FLEX - NEEDS CLEANING, VENT CAP CRACKED AND DETERIORATING, DEBRIS BUILD UP IN THE VENT IS A FIRE HAZARD, HAVE A LICENSED CONTRACTOR FULLY EVALUATE THE SYSTEM FOR NECESSARY REPAIRS.





# HARMON HOME INSPECTIONS

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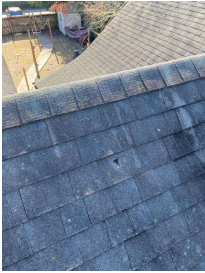
Inspected by: Michael Harmon  
Prepared for: Sample Someone  
123 Test St

## 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 NORTH CAROLINA REAL ESTATE AGENT OR AN ATTORNEY.

## ROOF

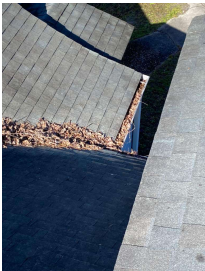
- 1. MAIN ROOF SURFACE MATERIAL:** ASPHALT SHINGLE - SIGNS OF CURLING OR CUPPING, HOLES IN SHINGLES. HOLES AND LIFTED SHINGLES CAUSE PROVIDE ACCESS FOR WATER PENETRATION AND DAMAGE TO THE STRUCTURE. A QUALIFIED ROOFING CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



- 2. FLASHING:** ALUMINUM - LOOSE AND POPPED NAILS. PRONE TO POSSIBLE LEAKS WITHOUT BEING SECURED PROPERLY, A QUALIFIED ROOFING CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



- 3. GUTTERS:** ALUMINUM - NEED CLEANING, CLOGGED GUTTERS CAUSE WATER TO BACK UP AND POTENTIALLY SPILL UNDERNEATH ROOF COVERING AND BEHIND SIDING, DAMAGING THE STRUCTURE OF THE HOME. HAVE A QUALIFIED PERSON CLEAN GUTTERS AND MAKE SURE THEY ARE PROPERLY SECURED



- 4. LEFT SIDE OF HOUSE CHIMNEY CHIMNEY:** BRICK - CHIMNEY LOOSE FROM SIDE OF HOUSE, SWAYS WHEN PROMPTED. HIGH WINDS CAN POTENTIALLY CAUSE THE CHIMNEY TO FURTHER PULL AWAY FROM THE HOME AND FALL. A LICENSED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



# HARMON HOME INSPECTIONS

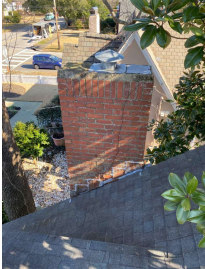
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Prepared for: Sample Someone  
123 Test St

## ROOF (CONTINUED)

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### CHIMNEY: (CONTINUED)



5. **LEFT SIDE OF HOUSE CHIMNEY CHIMNEY FLASHING:** METAL - LOOSE COUNTER FLASHING- REPAIR  
**ATTIC**
- 

6. **ABOVE SECOND FLOOR LIVING ATTIC MOISTURE PENETRATION:** PREVIOUS WATER PENETRATION NOTED - MOISTURE DAMAGE PRESENT, LOOKS TO BE REPAIRED, HAVE A LICENSED CONTRACTOR FULLY EVALUATE AND REPLACE AND REPAIR AS NEEDED

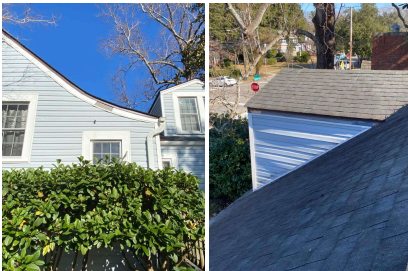
## EXTERIOR

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7. **ENTIRE PROPERTY EXTERIOR SURFACE TYPE:** VINYL SIDING - MISSING SIDING PANELS AND WARPED PANELS CAN INDICATE WATER PENETRATION BEHIND AS WELL AS PROVIDE DIRECT ACCESS FOR WATER TO DAMAGE THE STRUCTURE OF THE HOME. HAVE A LICENSED CONTRACTOR EVALUATE FULLY AND REPAIR OR REPLACE AS NEEDED



8. **FASCIA:** VINYL - MISSING FASCIA PANELS CAN PROVIDE ACCESS FOR WATER TO PENETRATE THE FRAMING STRUCTURE. A LICENSED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



9. **WINDOW SCREENS:** VINYL MESH - MISSING, RIGHT SIDE OF HOUSE, MIDDLE LOWER WINDOW





# HARMON HOME INSPECTIONS

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Inspected by: Michael Harmon  
Prepared for: Sample Someone  
123 Test St

## SUMMARY (CONTINUED)

### LOTS AND GROUNDS

- 10. STEPS/STOOPS:** CONCRETE, BRICK - MISSING HANDRAIL ON THE STEPS IN FRONT OF THE HOUSE, HANDRAILS ASSIST WITH TRAVERSING AND WITHOUT COULD PRESENT A FALL HAZARD. HAVE A QUALIFIED PERSON INSTALL A HANDRAIL



- 11. DECK:** TREATED WOOD - LOOSE PICKETS ON THE GUARD RAIL AROUND THE DECK AREA, THIS COULD PRESENT A SAFETY CONCERN FOR ANYONE ON THE DECK. A QUALIFIED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS



- 12. VEGETATION:** TREES - TREE LIMBS OVER HANG THE ROOF AND SHOULD BE CUT BACK, TREE PLANTED TOO NEAR THE FOUNDATION AND ROOTS MAY CAUSE DAMAGE TO THE FOUNDATION, AN EVALUATION BY A QUALIFIED ARBORIST IS RECOMMENDED TO ESTIMATE SERVICES REQUIRED TO REPAIR THIS PROBLEM



- 13. FENCES:** WOOD - DAMAGED, A QUALIFIED CONTRACTOR IS RECOMMENDED TO EVALUATE AND ESTIMATE REPAIRS

### CRAWL SPACE

- 14. REAR OF HOUSE LEFT OF DECK CRAWL SPACE INSULATION:** N/A - MISSING INSULATION DOES NOT PROVIDE THE PROPER BARRIER FOR DIRECT AIR INFILTRATION. THE ENERGY EFFICIENCY OF THE HOME COULD BE IN JEOPARDY WITHOUT THE PROPER INSULATION. HAVE A LICENSED CONTRACTOR FULLY EVALUATE THE AREA AND REPLACE AS NEEDED

### INTERIORS

- 15. FAMILY ROOM, BOTH BEDROOMS LIVING SPACE CEILING:** POPCORN CEILING, PAINT - LOOSE OR PEELING PAINT, EVIDENCE OF PAST OR PRESENT WATER STAINING, MOISTURE OR WATER PENETRATION CAN CAUSE THE DETERIORATION IN THE CEILING MATERIAL. A QUALIFIED CONTRACTOR IS RECOMMENDED TO EVALUATE AND MAKE NECESSARY REPAIRS.



# HARMON HOME INSPECTIONS

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Prepared for: Sample Someone  
123 Test St

## INTERIORS (CONTINUED)

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### CEILING: (CONTINUED)



- 16. FAMILY ROOM, BOTH BEDROOMS LIVING SPACE FLOORS:** HARDWOOD - BROKEN FLOORBOARD, FLOOR DETERIORATED, UNEVEN FLOORS AND DETERIORATION IS COMMON FOR A HOUSE OF THIS AGE, A LICENSED CONTRACTOR SHOULD BE CONSULTED TO FULLY EVALUATE THE FLOORING AND SUB-FLOORING TO MAKE NECESSARY REPAIRS.



- 17. FAMILY ROOM, BOTH BEDROOMS LIVING SPACE STEPS/STAIRWAYS/BALCONIES/RAILINGS** WOOD, CARPETED - HANDRAIL LOOSE, MAKES FOR A POTENTIAL FALL HAZARD WHEN TRAVERSING THE STAIRS, A LICENSED CONTRACTOR NEEDS TO FULLY EVALUATE ALL STAIRWAYS AND HANDRAILS FOR REPAIRS AND REPLACEMENT.



## BATHROOM(S)

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- 18. FULL FINISHED BASEMENT BATHROOM DOORS:** NONE - DOOR IS MISSING







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## SUMMARY (CONTINUED)

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- 19. FULL FINISHED BASEMENT BATHROOM SHOWER/SURROUND:** PLASTIC PAN AND PLASTIC SURROUND - MISSING DRAIN STOPPER, GAP BETWEEN FAUCET AND SHOWER WALL, WATER CAN PENETRATE BEHIND THE WALL OF THE SHOWER CAUSING WATER DAMAGE TO UNSEEN STRUCTURE, A LICENSED PLUMBER SHOULD BE CONSULTED TO FULLY EVALUATE THE SYSTEM AND REPAIR AS NEEDED.



### PLUMBING

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- 20. WATER LINES:** CAST IRON - CAST IRON PIPING DETERIORATES FROM THE INSIDE OUT, EVEN IF THE OUTER PIPE APPEARS TO BE IN GOOD, WORKING CONDITION, THE INNER PIPE COULD CONTAIN RUST AND CORROSION. A LICENSED PLUMBER SHOULD FULLY EVALUATE THE SYSTEM AND PERFORM A SEWER SCOPE TO DETERMINE THE CONDITION OF THE PIPING.

### ELECTRICAL

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- 21. GROUND:** ROD IN GROUND ONLY - GROUND WIRE LOOSE OR BROKEN, WITH NO SYSTEM GROUND THE SYSTEM IS UNSAFE. A FULL EVALUATION BY A LICENSED ELECTRICIAN IS NEEDED FOR IMMEDIATE REPAIR.



### AIR CONDITIONING

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- 22. ATTIC HEAT PUMP AC SYSTEM EXTERIOR UNIT:** PAD MOUNTED - UNIT NOT LEVEL, HAVING A UNIT OUT OF LEVEL CAN CAUSE THE UNIT TO NOT FUNCTION AS INTENDED. HAVE A LICENSED ELECTRICIAN FULLY EVALUATE AND MAKE NECESSARY REPAIRS



### LAUNDRY ROOM

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- 23. FINISHED BASEMENT LAUNDRY ROOM/AREA DRYER VENT:** METAL FLEX - NEEDS CLEANING, VENT CAP CRACKED AND DETERIORATING, DEBRIS BUILD UP IN THE VENT IS A FIRE HAZARD, HAVE A LICENSED CONTRACTOR FULLY EVALUATE THE SYSTEM FOR NECESSARY REPAIRS.



# HARMON HOME INSPECTIONS

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## LAUNDRY ROOM (CONTINUED)

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DRYER VENT: (CONTINUED)

