First Flight Home Inspections, Inc.

HOME INSPECTION REPORT

Exclusively For

Clients Name

Inspected Property Address:

1234 Sample Report Drive

Any Town, NC 27000

Field Inspection Performed on Tuesday, January 1, 2019 Scheduled Time: 10:00

Type of Inspection: Pre-Purchase Report # 10119-1

Inspection Conducted By:

Inspector's Signiture

Inspector's Name

NCHILB License # 0000

Phone or Text: 919-244-8627

Email: firstflighthomeinspections@att.net

INTEGRITY ABOVE ALL

FROM THE MOUNTAINS TO THE SEA

TABLE OF CONTENTS

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PREFACE

This inspection and report has been performed for the sole, confidential, and exclusive use and possession of the named Client(s). Neither the contents of this report nor any representation made herein are transferable or assignable to anyone else under any circumstances and any reliance thereon by any party other than the Client(s) named above is strictly prohibited. This report expires after 365 days. This home inspection has been conducted in accordance with (I.A.W.) the Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB) and the terms and conditions agreed to in the Home Inspection Contract. Reference those documents for more details regarding the scope of inspection, exclusions and limitations, client duties and responsibilities, time limits for notice of claims, limits of liability, arbitration, and other terms and conditions. The Standards of Practice of the NCHILB can be obtained at www.nchilb.com or 919-662-4480. A home inspection is not a building code inspection. This home inspection and report is intended to provide the client with an understanding of the property conditions, as inspected or existing at the time of the home inspection. Conditions can exist which can not be detected by normal inspection procedures, and components can fail after the inspection. Any inspections, repairs or modifications made after the inspection may reveal additional defects that are not apparent at the time of inspection. Accordingly, this home inspection and report is not a guaranty or warranty, or a service contract, or a hedge against latent defects or future maintenance or repair costs. All homeowners should budget for normal and unexpected repairs. It is strongly recommended that all systems or components, and their related components, that are stated or described as: not functioning as intended, appears to not function as intended, poses a safety concern; or that the inspection or operation of was limited, or not inspected, or not operated, or excluded; or is stated or described in an additional comment or recommendation; be further evaluated (if applicable, prior to the close of escrow or any inspection contingency or due diligence period) to determine the extent of or cause of the problem, specify repairs and or be repaired or remediated, by a NC registered professional engineer or the appropriately NC licensed or certified or otherwise qualified professional contractor, that provides written documentation thereof, which can transfer with the property. Please read the report in its entirety, and contact us immediately if you have any questions or concerns. Unless otherwise stated, reference indicators such as 'left' 'right' 'front' and 'rear' are oriented as if the observer is standing at the street and facing the front entryway door to the home.

Type of Structure: Two Story Site Built Wood Framed Single Family Detached with Crawl Space
Approximant Year of Original Construction: 2008 Date Building Permit Issued: Not Readily Available
Inspection Start Time: 9:45 End Time: 14:30 Client Attendance: Yes
Weather: Scattered Clouds 65-75°F
Recent Climate Conditions:

Average Temperature Average Humidity
Average Precipitation Average Soil Moisture Content

A wood destroying insect inspection ('termite' inspection) and report (WDIR) is beyond the scope of a home inspection.
The NC Board of Examiners for Engineers and Surveyors (NCBEES) interprets evaluations of structural systems or components as the practice of engineering and must be done by registered professional engineers (PE) practicing in residential structural engineering. Any further evaluation must be by a NC registered professional engineer.
A home inspection is not a building code inspection. Building code inspections can only be performed by a building code official inspector and only if a permit has been issued. The building codes can only be interpreted by a building code official. Building codes are the minimum required by law to insure the health and safety of the occupants. Equipment and appliances are to be installed according the manufacture's installations instructions and the building code. Building codes do not address every situation and many times lag behind. The building plans and the building permit/inspection/certificates of compliance records were not readily available at the time of the field inspection. Checking for proper building permits and code inspections and certificates of compliance is beyond the scope of a home inspection.

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SUMMARY PAGE

"This summary 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." NCGS §143-151.58a1.

The following is a description of any system or component inspected that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended, or any system or component that appears to not function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist, or any system or component that poses a safety concern.

STRUCTURAL COMPONENTS

1. The wood sub floor and wood band joist located in the crawlspace and along the area of the rear entryway door and rear deck are water stained and decayed. See exterior section. Water infiltration into the building envelope poses to result in decay and undesirable environmental conditions.

Consult a qualified professional general contractor experienced in residential structures for further investigation and repair.

1 

1 

EXTERIOR

2. The exterior wood trim located at the bottom of the rear entryway door is water damaged. Water infiltration into the building envelope poses to result in water damage and other undesirable environmental conditions. See structural components section.

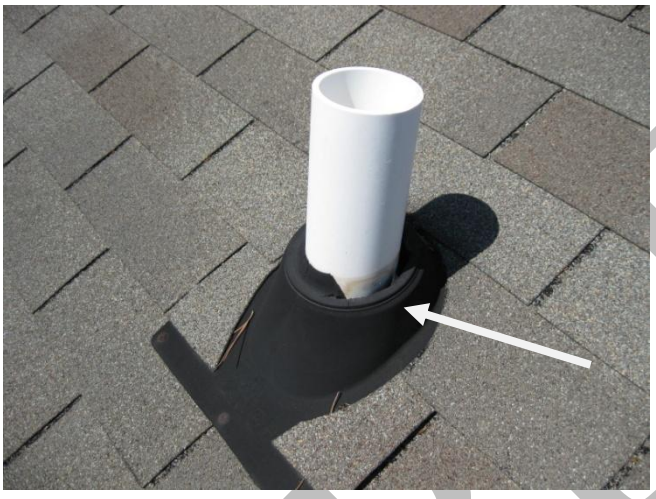
Consult a qualified professional general contractor experienced in residential exteriors for repair.

2 

ROOFING

3. The plastic DWV plumbing vent pipe collar flashing located on the rear roof is deteriorated and has an approximately two square inch opening. Water infiltration into the building envelope poses to result in water damage and other undesirable environmental conditions. This is above the area of the second floor master bathroom ceiling that is water stained. See Interior Section.

Consult a qualified professional contractor experienced in residential roofing for repair.

3 

4. The composition asphalt roofing shingles located on the right front roof are deteriorated. The deterioration is consistent with ruptured shingle blisters resulting in excessive mineral granule loss and exposure of the mat substrate. While not conclusive, the possible causes of asphalt shingle blisters maybe from the expansion of gas from either moisture or gases from the volatile organics or resins trapped in the shingle substrate and or inadequate attic ventilation. Deteriorated roof coverings pose to allow water to infiltrate into the building envelope and result in water damage and other undesirable environmental conditions.

Consult a qualified professional contractor experienced in residential roofing for further investigation.

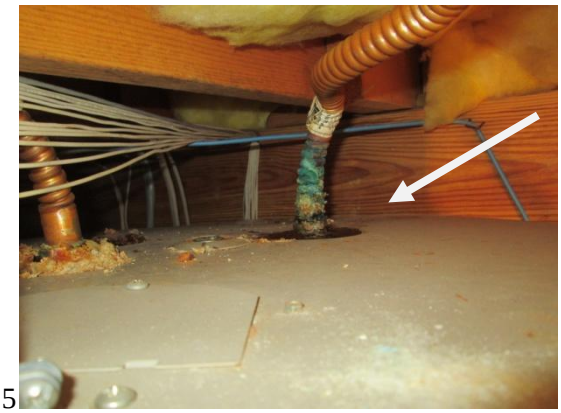
4 

4 

PLUMBING

5. The cold water supply pipe connection located above/on the water heater located in the center of the crawl space is corroded and is leaking water. The outer cover of the water heater, starting at the cold water supply pipe and continuing all the way to the bottom of the water heater is wet and rust stained from leaking water. Water infiltration into the building envelope poses to result in water damage and other undesirable environmental conditions.

Consult a qualified professional NC licensed plumbing contractor for repair.

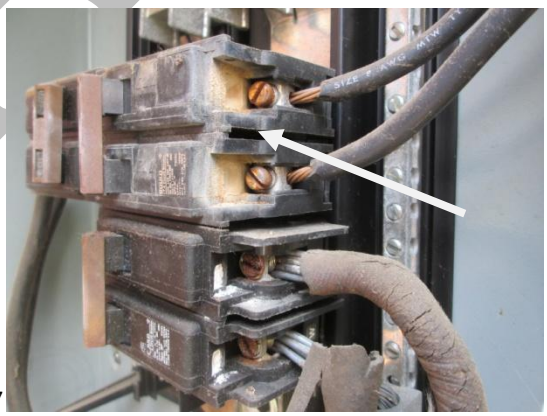
5 

5 

ELECTRICAL

6. The light bulbs in the ceiling light fixture located in the second floor hall and above the stairs are not functioning. Bunt out or missing light bulbs make it impossible to ascertain if the light fixtures and the associated wiring and switches are functioning. Check or replace the bulbs first.
7. The lugs for the circuit breakers in the main electrical distribution panel located on the right exterior are corroded. Corroded lugs pose to increase the resistance, which can lead to overheating and an electrical fire.
8. The installed carbon monoxide (CO) alarms are not present. This is consistent with minimum construction standards at the time of original construction. Carbon monoxide (CO) alarms detect the presence of carbon monoxide (CO) gas, which is virtually undetectable without using detection technology. Properly installed and maintained (CO) alarms provide early warning to occupants and greatly reduce the risk of CO poisoning. Carbon monoxide (CO) alarms should be located outside and in the immediate vicinity of each separate sleeping area or bedroom.

Consult a qualified professional NC licensed electrical contractor for further investigation and or repair.

7 

HEATING

9. The right most burner section of the heat exchanger in/for the second floor HVAC furnace located in the attic is corroded or rusted. Faulty heat exchangers pose to allow carbon monoxide (CO) gas to enter the forced air distribution system. High levels of carbon monoxide (CO) gas, which is virtually undetectable without using detection technology, poses to result in carbon monoxide poisoning.

Consult a qualified professional NC licensed heating contractor for further investigation

9

AIR-CONDITIONING

10. The drip pan under the second floor HVAC unit located in the attic is corroded or rusted and has a watermark from past standing water. This is an indication of past improper draining of condensate (water) from the AC evaporator. Improper proper draining of condensate (water) poses to damage the equipment and other undesirable environmental conditions.

Consult a qualified professional NC licensed heating contractor experienced in residential air conditioners for further investigation and repair.

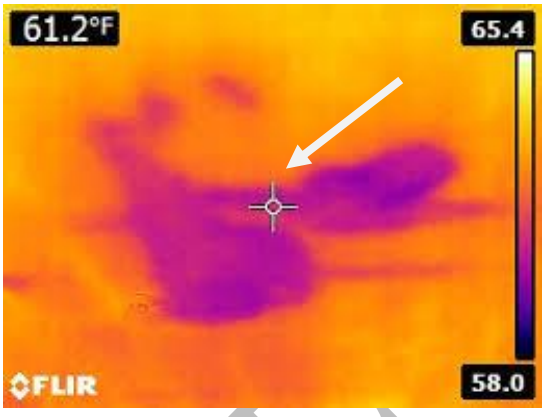
10

INTERIORS

11. The ceiling located in the second floor master bathroom is water stained. The ceiling has a thermal anomaly that appears to be consistent with possible water/moisture infiltration. This is below the area of the DWV vent pipe roof penetration located on the rear roof. See roofing section. Water infiltration into the building envelope poses to result in water damage and other undesirable environmental conditions.

Consult a qualified professional contractor experienced in residential interiors for further investigation and repair.

11 

11 

INSULATION AND VENTILATION

12. The under floor insulation located in the crawl space and along the area of the front entryway door is improperly installed with the kraft paper moisture barrier facing away from the conditioned surface. This poses to allow moisture to be trapped between the moisture barrier and the conditioned surface.

Consult a qualified professional contractor experienced in insulation for repair.

12 

BUILT-IN KITCHEN APPLIANCES

13. The anti-tip bracket for the stove located in the first floor kitchen was is not present. Missing or improperly installed anti-tip brackets pose to allow the stove to tip over. Anti-tip brackets are a safety device intended to keep the stove from tipping over.

Consult a qualified certified professional appliance service technician for repair.

End of Summary Page

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STRUCTURAL COMPONENTS

Inspected I.A.W. Section 1106 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Foundation	Inspected
Floors	Inspected
Walls	Inspected
Columns or Piers	Inspected
Ceilings	Inspected
Roofs	Inspected

Systems or Components Descriptions and Reportable Items:

Foundation Type: Concrete Block CMU and Brick Masonry Wall Vented Crawl Space
Floor Structure Type: Manufactured Engineered Wood I-Joist
Wall Structure Type: Standard Dimensional (Sawn) Lumber Framing
Columns or Piers Type: Concrete Block CMU and Brick
Ceiling Structure Type: Pre-fabricated Metal Plate Connected Wood Truss
Roof Structure Type: Pre-fabricated Metal Plate Connected Wood Truss
Probed Structural Components Where Deterioration Is Suspected: Yes - Probed Accessible Areas
Under Floor Crawl Space Inspection Method:
Entered via Crawl Space Entrance & Crawled Thru and Inspected with a Flashlight
Under Floor Crawl Space Inspection Limited By or Partially Not Readily Visible or Accessible Due To:
Construction Methods, Structure, Insulation, Ductwork, Drain Pipes, Electrical Wires, Vapor Retarder
Attic Inspection Method: Entered via Pulldown Stairs & Inspected from Flooring with a Flashlight
Attic Inspection Limited By or Partially Not Readily Visible or Accessible Due To:
Construction Methods, Structure, Flooring,Insulation,Ductwork, Storage Items
Signs of Abnormal or Harmful Water Penetration or Condensation: Yes

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Structural Components Inspection Was Limited By or Partially Not Readily Visible or Accessible Due To:
Construction Methods & Finished areas or surfaces & floor coverings
The second floor structure is not readily visible or accessible due to construction methods and finished areas and therefore was not inspected.
The structure located behind the exterior cladding is not readily visible or accessible due to construction methods and therefore could not be inspected for water infiltration or damage.

Additional Comments or Recommendations:

The NC Board of Examiners for Engineers and Surveyors (NCBEES) interprets evaluations of structural systems or components as the practice of engineering and must be done by registered professional engineers (PE) practicing in residential structural engineering. Any further evaluation must be by a NC registered professional engineer.
The crawl space is a vented crawl space.
More information on moisture problems in crawl spaces and closed crawl spaces can found at:
https://www.advancedenergy.org/portal/crawl_spaces/
https://www.advancedenergy.org/portal/crawl_spaces/pdfs/Closed%20Crawl%20Spaces_An%20Introduction%20for%20the%20Southeast.pdf
When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection.

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EXTERIOR

Inspected I.A.W. Section 1107 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Wall Cladding (Exterior Siding)	Inspected
Flashings and Trim	Inspected
Entryway Doors	Inspected
Representative Number of Windows	Inspected
Garage Door Operators	Inspected and Operated
Decks/Balconies/Stoops/Steps	Inspected
Areaways/Porches/Appurtenant Railings	Inspected
Eaves/Soffits/Fascias	Inspected
Driveways/Walkways/Patios	Inspected
Retaining Walls	Not Present
Vegetation/Grading/Drainage	Inspected

Descriptions and Reportable Items:

Wall Cladding Materials: Brick Veneer (Attached Masonry Veneer) & Fiber Cement Horizontal Lap Siding
Entryway Doors: Operated
Overhead Vehicle Garage Door: Operated
Vehicle Garage Door Operator Reversing/Stop Mechanism:
The Operator Did Reverse When Reasonable Resistance Was Applied During Closing
Probed Exterior Wood Components Where Deterioration Is Suspected: Probed Accessible Areas

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Exterior Inspection Was Limited By or Partially Not Readily Visible or Accessible Due To
Height of Structure Vs. Lot Size & Hidden Areas
The fascia boards located on the exterior are not readily visible or accessible due to rain gutters and therefore were not completely inspected.

Additional Comments or Recommendations:

The average life span of an exterior deck is considered to be approximately 20 years.
The exterior caulk and paint is part of the exterior cladding system and protects the exterior cladding material from water infiltration. The exterior paint should consist of one primer coat and two top coats if brushed or rolled on and three top coats if sprayed. Using a satin or semi-gloss paint improves the durability of the paint. Exterior caulking and painting generally is required about every 5 to 10 years.

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ROOFING

Inspected I.A.W. Section 1108 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Roof Coverings	Inspected
Roof Drainage Systems	Inspected
Flashings	Inspected
Skylights	Not Present
Chimneys	Inspected
Roof Penetrations	Inspected
Signs of Leaks/Abnormal Condensation	Inspected

Descriptions and Reportable Items:

Roof Covering Materials: Dimensional Composition Asphalt Shingles & Metal Standing Seam
Roof Covering Inspection Method: Viewed with Telephoto Lens Camera from Ground & Viewed with Binoculars from Ground & Viewed from Window & Viewed from Ladder
Signs of Leaks or Abnormal Condensation: Yes

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Roofing Inspection Limited By or Partially Not Readily Visible or Accessible Due To:
Construction Methods & Height of Structure Vs. Lot Size & Hidden Areas

The roof is not walked on due to the following: potential damage to the roof coverings, the inability to completely inspect the roof sheathing integrity from below, the pitch and height of the roof and no fall arrest tie off anchors present and insurance policy exclusions.

Additional Comments or Recommendations:

The composition asphalt roofing shingles located on the roof were installed circa ~2008.
The average time of replacement of composition asphalt roofing shingles is about 20 years.

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PLUMBING

Inspected I.A.W. Section 1109 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Interior Water Supply & Distribution System	
Piping Materials, Supports, and Insulation	Inspected
Fixtures and Faucets	Inspected
Functional Flow, Leaks	Inspected
Cross Connections	Inspected
Interior Drain Waste Vent System	
Traps; Drain, Waste, and Vent Piping	Inspected
Piping Supports and Pipe Insulation	Inspected
Leaks and Functional Drainage	Inspected
Hot Water System	
Water Heating Equipment	Inspected
Normal Operating Controls	Inspected
Automatic Safety Controls	Inspected
Chimneys, Flues, and Vents	Not Present
Fuel Storage & Distribution System	
Interior Fuel Storage Equipment	Not Present
Supply Piping, Venting, and Supports	Inspected
Leaks	Inspected
Sump Pumps	Not Present

Descriptions and Reportable Items:

Water Supply & Distribution Piping Materials:
Predominately Crosslinked Polyethylene (PEX) Plastic With Some Copper
Drain Waste & Vent Piping Materials: Predominately Polyvinyl Chloride (PVC) Plastic
Water Heating Equipment Fuel/Power Source: Electric
Water Heating Equipment Type: Automatic Storage Tank - Approximately 50 US Gallon Capacity
Water Heating Equipment Location: Crawlspace
Main Water Supply Shutoff Valve Location: First Floor Kitchen Pantry Closet
Main Fuel Gas Service Shutoff Valve Location: Right Exterior Wall Prior to the Gas Meter
Plumbing Fixtures: Operated

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Plumbing Inspection Limited By or Partially Not Readily Visible or Accessible Due To:
Finished Areas
The operating controls or thermostats for the electric water heater located in the crawlspace are not readily visible or accessible due to their access covers being not readily openable as dismantling is required and therefore were not inspected.

Additional Comments or Recommendations:

The water heater was manufactured circa ~2008.
The average time of replacement of a water heater is about 6-12 years.
The temperature of the hot water measured at the kitchen sink was ~110°F. The nominal temperature of hot water is ~110°F. Water temperatures greater than 110°F are considered inefficient energy use. Dishwasher manufacturers recommend a water temperature of 120°F. Water temperatures above 125°F pose to be a scalding hazard.

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ELECTRICAL

Inspected I.A.W. Section 1110 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Service Entrance Conductors	Inspected
Service Equipment	Inspected
Grounding Equipment	Inspected
Main Overcurrent Devices	Inspected
Main Panelboard & Enclosures	Inspected
Distribution Panelboard & Enclosures	Inspected
Service Amperage & Voltage Ratings	Inspected
Branch Circuit Conductors	Inspected
Branch Circuit Overcurrent Devices & Compatibility	Inspected
Representative Number of Ceiling Fans	Inspected and Operated
Representative Number of Lighting Fixtures	Inspected and Operated
Representative Number of Switches	Inspected and Operated
Representative Number of Receptacles	Inspected and Operated
Polarity & Grounding of Certain Receptacles	Inspected
Ground Fault Circuit Interrupters (GFCI)	Inspected and Operated Test Function
Smoke Detectors (Alarms)	Inspected
Installed Carbon Monoxide (CO) Alarms	Inspected

Descriptions and Reportable Items:

Service Amperage & Voltage: Estimated 200 AMPS @ 240 VAC Nominal
Service Entry Conductor Material: Aluminum
Service Entry Type: Undeground Service Lateral
Location of Main Panelboard and Disconnect: Left Exterior Wall
Location of Distribution Panelboard: Garage
Overcurrent Protection Devices: Circuit Breakers
Arc Fault Circuit Interrupter (AFCI) Protection: AFCI Combination Type Circuit Breakers
Presence of Single Strand Aluminum (120 Volt) Branch Circuit Wiring: None Readily Visible/Accessible
Smoke Detectors (Alarms): Present and Operated Test Function
Installed Carbon Monoxide (CO) Alarms: Not Present

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Electrical Inspection Was Limited By or Partially Not Readily Visible/Accessible Due To: Finished Areas, Appliances, Furniture, Personal Items
The service entry cables are only visible at the main electrical panel and therefore could not be completely inspected.
The electrical grounding equipment is not completely readily visible or accessible due to being partly buried under ground and therefore was not completely inspected.
The test function for the arc fault circuit interrupter (AFCI) combination type circuit breakers in the electrical distribution panel located in the garage were not operated due to their circuits being in use.

Additional Comments or Recommendations:

The inspection of the low voltage electrical systems is beyond the scope of a home inspection and was not inspected.
The inspection of the security alarm system is beyond the scope of a home inspection and was not inspected.
Ground fault circuit interrupters (GFCI) protect personnel from electrical shock hazards by quickly stopping the flow of electricity in the event of a ground fault.
Arc fault circuit interrupter (AFCI) protection provides protection against electrical arcing faults that pose to contribute to electrical fires.

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HEATING

Inspected I.A.W. Section 1111 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Heating Equipment	Inspected
Normal Operating Controls	Inspected
Automatic Safety Controls	Not Inspected Not Readily Visible/Accessible
Chimneys/Flues/Vents	Inspected
Solid Fuel Heating Devices	Inspected
Heat Distribution System	Inspected
Installed Heat Source in Each Habitable Space	Present

Descriptions and Reportable Items:

Second Floor Heating System
Heating Equipment & Distribution Type:
Split System Air to Air Heat Pump With Auxiliary Resistance-Type Electric Heating Element
Central Forced Air Duct Distribution System Rigid Metal & Flexible Ducts
Heating System Energy Source: Natural Gas
Method of Inspection: Inspected & Operated
Access Panels: Removed - No readily openable access panels provided. Dismantling required.

First Floor Heating System
Heating Equipment & Distribution Type: 80 % + Efficient Gas Furnace
Multi Zoned Central Forced Air Duct Distribution System Rigid Metal & Flexible Ducts
Energy Source: Natural Gas
Method of Inspection: Inspected & Operated
Access Panels: Removed

Heating System
Heating Equipment & Distribution Type: Direct Vent Gas Logs
Energy Source: Natural Gas
Method of Inspection: Inspected & Operated
Access Panels: Removed

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Heating Inspection Was Limited By or Partially Not Readily Visible/Accessible Due To:
No readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance present. Dismantling and or specialized equipment or tools required.
The interior of the HVAC air ducts are not readily visible or accessible and therefore were not inspected.
The automatic safety controls for the HVAC heating units are not readily visible or accessible due to disassembly & specialized tools or equipment required and therefore were not inspected.

Additional Comments or Recommendations:

The HVAC heating units were manufactured circa 2007 & 2008.
The average time of replacement of a HVAC gas furnace is about 15-20 years.
The average time of replacement of a HVAC heat pump is about 10-15 years.
Recommend annual HVAC servicing and cleaning by a NC licensed heating contractor and inspecting the air filters every 3 months and replace them as required on condition with pleated filters with a minimum MERV rating of 11.
The inspection of the heat exchanger for the HVAC gas furnace is beyond the scope of a home inspection and was not inspected.

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AIR CONDITIONING

Inspected I.A.W. Section 1112 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Cooling & Air Handling Equipment	Inspected
Normal Operating Controls	Inspected
Cooling Distribution Systems	Inspected
Installed Cooling Source in Each Habitable Space	Present

Descriptions and Reportable Items:

Second Floor Cooling System
- Cooling Equipment Type: Split System Air to Air Heat Pump
- Central Forced Air Duct Distribution System Rigid Metal & Flexible Ducts

Cooling System Energy Source: Electric
Method of Inspection: Inspected & Operated
Access Panels: Not Removed - No readily openable access panels provided. Dismantling required.

First Floor Cooling System
- Cooling Equipment Type: Split System Air to Air Heat Pump
- Multi Zoned Central Forced Air Duct Distribution System Rigid Metal & Flexible Ducts

Cooling System Energy Source: Electric
Method of Inspection: Inspected & Operated
Access Panels: Not Removed - No readily openable access panels provided. Dismantling required.

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Air Conditioning Inspection Was Limited By or Partially Not Readily Visible/Accessible Due To:
No readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance present.
Dismantling and or specialized equipment or tools required.
The interior of the HVAC air ducts are not readily visible or accessible and therefore were not inspected.
The automatic safety controls for the HVAC units are not readily visible or accessible and therefore were not inspected or operated.

Additional Comments or Recommendations:

The HVAC cooling units were manufactured circa 2008.
The average time of replacement of a HVAC heat pump system is about 10-15 years.

Recommend annual HVAC servicing and cleaning by a NC licensed heating contractor and inspecting the air filters every 3 months and replace them as required on condition with pleated filters with a minimum MERV rating of 11.

The temperature differential or drop (Δ T) for the second floor HVAC cooling system, measured near the air handler, was: - Δ T = ~20°F.
The temperature differential or drop (Δ T) for the first floor HVAC cooling system, measured at the registers, was: - Δ T = ~15°F.
Generally a Δ T between 15 and 25°F is an indication of nominal performance of the heat pump system. It is dependent on the humidity and where the measurement is taken (ideally measured near the HVAC air handler).
Δ T is the temperature difference between the air going in and the air coming out of the HVAC air handler.

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INTERIORS

Inspected I.A.W. Section 1113 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Walls, Ceilings, Floors	Inspected
Steps, Stairways, Balconies, Railings	Inspected
Counters & A Representative Number of Cabinets	Inspected
A Representative Number Interior Doors & Windows	Inspected

Descriptions and Reportable Items:

Interior Windows: Operated A Representative Number
Interior Doors: Operated A Representative Number
Signs of Water Penetration or Abnormal or Harmful Condensation: Yes

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Interior Inspection Was Limited By or Partially Not Readily Visible/Accessible Due To:
Appliances, Furniture, Floor Coverings, Wall Hangings, Personal Items, Fresh Paint
The areas under and around the showers and tubs located in the bathrooms are not readily visible or accessible due to construction methods and therefore were not inspected for water infiltration or damage.
The area under the dishwasher located in the kitchen is not readily visible or accessible due to construction methods and therefore was not inspected for water infiltration or damage.
The area under and behind the refrigerator located in the kitchen is not readily visible or accessible due to construction methods and was not inspected for water infiltration or damage.
The window located on the front wall in the second floor right bedroom was not readily visible or accessible due to furniture and therefore was not inspected or operated.

Additional Comments or Recommendations:

None

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INSULATION AND VENTILATION

Inspected I.A.W. Section 1114 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Insulation & Vapor Barriers	Inspected
Attic Ventilation	Inspected
Foundation Ventilation	Inspected
Kitchen Venting System	Not Present
Bathroom Venting System	Inspected
Laundry Venting System	Inspected
Attic Exhaust Fan	Not Present

Descriptions and Reportable Items:

Insulation Located In Unfinished Spaces:

Attic Ceiling Insulation:	Fiberglass Loose Fill & Fiberglass Blankets
Wall Insulation:	Not Readily Visible/Accessible
Crawl Space Under Floor Insulation:	Fiberglass Faced Kraft Paper Batts

Absence of Insulation in Unfinished Spaces at Conditioned Surfaces: None Found

Moved Insulation Where Required: Yes

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Insulation & Ventilation Inspection Was Limited By or Partially Not Readily Visible/Accessible Due To:
Structure & finished areas due to construction methods

The wall insulation is not readily visible or accessible due to construction methods and therefore was not inspected.

Additional Comments or Recommendations:

Periodic inspection and cleaning of the laundry (dryer) duct system will improve the efficiency of the dryer and reduces the fire hazard risk.

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BUILT-IN KITCHEN APPLIANCES

Inspected I.A.W. Section 1115 and the Home Inspection Contract

Systems or Components Designated for Inspection:

Installed Dishwasher	Inspected and Operated Thru a Complete Cycle
Range/Cook Top/Oven	Inspected and Operated
Trash Compactor	Not Present
Garbage Disposal	Inspected and Operated
Ventilation Equipment or Range Hood	Inspected and Operated
Installed Microwave Oven	Inspected and Operated

Systems or Components Present And Designated For Inspection That Were Not Inspected or The Inspection of Was Limited:

The Built-in Kitchen Appliance Inspection Was Limited By or Partially Not Readily Visible/Accessible Due To:
Disassembly & specialized tools or equipment required.

The area under the dishwasher located in the first floor kitchen is not readily visible or accessible due to the kick plate and therefore was not inspected.

Additional Comments or Recommendations:

The inspection of the refrigerator/freezer/icemaker located in the first floor kitchen is beyond the scope of a home inspection and therefore was not inspected.
The average time of replacement of a dishwasher is 9 years.
The average time of replacement of a range/cook top/oven is 6-20 years.
The average time of replacement of a garbage disposal is 13 years.
The average time of replacement of a range hood is 14 years.
The average time of replacement of a microwave oven is 8 years.

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End of Inspection Report

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EXCLUSIONS & LIMITATIONS

This inspection, and any additional limited inspections, is LIMITED TO A VISUAL INSPECTION OF READILY ACCESSIBLE OR VISIBLE AREAS and conditions existing at the time of the inspection only, and are not technically exhaustive and that this inspection and report is intended to provide the Client(s) with an understanding of the condition of the property, existing at the time of the inspection and is not intended to be used as a guaranty or warranty, a service contract, or a hedge, against latent defects or future maintenance or repair costs. It must be specifically understood that the home inspection and report cannot cover every aspect of the home, and that ALL DEFECTS, DEFICIENCIES, OR PROBLEMS MAY NOT BE FOUND. Conditions can exist which cannot be detected by normal inspection procedures, and components can fail after the inspection. Any inspections, repairs or modifications made after the inspection may reveal additional defects that are not apparent at the time of inspection. Absolutely no guarantees or warranties are given, implied, or expressed for any latent or concealed defects and/or to the fitness for use, habitability, condition, performance, life expectancy or adequacy of any structure, item, component, or system, and the adequacy of any repairs or for any defects or deficiencies that cannot be reasonably discovered during a limited visual inspection. FFHI is not responsible for the repair, replacement, or alteration of any item within or upon the inspected property. FFHI is not responsible for any misleading information provided by seller or for any matter concealed or hidden. Unless specifically included as an additional item, detached structures or buildings are not a part of the inspection.
This inspection and report and any additional or limited inspections and reports, are not intended to provide the client(s) with information regarding and not limited to: the advisability of the purchase; the market value of the property; the compliance or non-compliance with building codes, energy codes, building permits, zoning, ordinances, statutes or covenants; land surveys, flood plains; seismic activity; soil quality or testing; the suitability of the property for specialized use; the warrantability or insurability of the property; the life expectancy of any component or system; manufacture's installation instructions, guidelines or specifications; design defects or product recalls or class actions; directions on how to address any problems found or assessments, screenings or surveys or remediation specifications; the cost estimates of repairs or remediation; the adequacy of any repairs or remediation efforts; the presence or absence of pests such as wood damaging organisms, rodents, or insects; underground items; cosmetic items or items that are not permanently installed. Reference is specifically made to the Standards of Practice of the North Carolina Home Inspector Licensure Board for a comprehensive listing of those items that are not required to be inspected or are excluded and, unless specifically included, are not part of this inspection. Additionally, arc fault circuit interrupters, fire suppression systems, elevators, low voltage lights, motion detectors, pressure reducing valves, refrigerators, freezers, icemakers, washers and dryers, synthetic stucco, saunas, spas, hot tubs, septic systems, sanitary sewer and water service pipes, water wells, water pumps, water pressure tanks, water softeners or purifiers, systems installed to control or remove suspected potential hazardous substances, are not a part of the inspection.
This inspection is not an environmental survey and is not intended to address the possible presence of, or proximity to, or the potential health impact or danger from any potentially harmful substances and/or environmental hazards, including but not limited to: arsenic, asbestos, asbestos containing materials, allergens, bacteria or viruses, carbon monoxide, carcinogens, electromagnetic fields, fungus, mold, mildew, noise, odors, lead, PCB's, pressure treated wood, pesticides, radiation, radon, silica, toxic or flammable chemicals, urea formaldehyde, underground fuel oil or gas storage tanks, volatile organic compounds, polluted soil, polluted water, water quality, or the proximity to toxic waste sites.
HVAC systems will not be operated in inappropriate weather conditions at the time of the inspection. The Inspector will not move appliances, furniture or personnel items. The Inspector at his/her sole discretion will not enter or inspect dangerous areas. The Inspector will not turn on utilities or light pilot lights. If utilities are not available or pilots are not lit and/or full-unfettered access is not available, the Inspector will proceed with the inspection, visually inspecting those items/areas that are readily visible and accessible and complete the report. Any additional or limited inspections and reports (including re-inspections) are addendums to the original inspection and report and fall under this contract.

EXCLUSIONS & LIMITATIONS

Home inspectors are not required to report on: life expectancy of any component or system; The causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of the purchase of the property; any component or system that was not inspected; the presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic damage, underground items, or items not permanently installed; the presence or absence of systems installed to control or remove suspected hazardous substances.
Home inspectors are not required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; determine House Energy Ratings (HER), insulation R values, system or component efficiencies; inspect heat recovery and similar whole house ventilation systems; predict future condition, including failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; inspect equipment or accessories that are not listed as components to be inspected in this section; or disturb insulation, except as required. Home inspectors shall not: offer or perform any act or service contrary to law; or offer or perform engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

EXTERIOR
The home inspector is not required to inspect: storm windows, storm doors, screening, shutters, 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; detached buildings or structures; or for the presence or condition of buried fuel storage tanks.

ROOFING
The home inspector is not required to: walk on the roofing; or inspect attached accessories including solar systems, antennae, and lightning arrestors.

PLUMBING
The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private 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; or inspect the system for proper sizing, design, or use of proper materials; report on the absence or presence of thermal expansion tanks; report on the adequacy of the reported water heater capacity.

EXCLUSIONS & LIMITATIONS

ELECTRICAL
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 system devices, heat detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment, back up electrical generating equipment or 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

HEATING
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 exchangers; humidifiers; electronic air filters; the uniformity or adequacy of heat supply to the various rooms; or solar space heating equipment.

AIR-CONDITIONING
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.

INTERIORS
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.

INSULATION AND VENTILATION
The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that for household appliances that are not required to be inspected.

BUILT-IN KITCHEN APPLIANCES
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.

Reference the Standards of Practice of the NCHILB and the Home Inspection Contract for more details regarding the scope of inspection, exclusions and limitations, client duties and responsibilities, time limits for notice of claims, limits of liability, arbitration, and other terms and conditions.

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