

Building Inspection Report

7904 Main Street, Anytown, NC

Inspection Date:

12/3/2010

Prepared For:

John and Mary Smith

Prepared By:

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Report Number:

12031011

Inspector:

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N.C. State License Number: 2804



Report Overview

THE HOUSE IN PERSPECTIVE



This five-bedroom, four-bathroom, traditional style home was constructed in 2001. Features include: deck, fireplace, and garage. The exterior is hardboard. The weather conditions at the time of the inspection were fifties and sunny.

Effort was made to conduct as thorough an inspection as possible. Due to the amount of personal items on the interior of the house, not all items (outlets, windows, walls, etc.) could be checked.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Observation: denotes a condition that was observed and was included to make the client aware. Generally, no action is required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Improve: denotes improvements, which are recommended but not required.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function. Any condition noted under a **Repair** heading indicates an item or system, in the inspector's opinion, which cannot perform its intended purpose in accordance with the Offer to Purchase and Contract, Standard Form 2-T, dated 7/08 approved by the North Carolina Bar Association and the North Carolina Association of Realtors®, Inc.

Orientation noted in the report (front, back, right, and left) is as facing the home from the front door.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the findings identified during the inspection. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

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

- **Monitor:** There are hairline cracks in the foundation walls.
- **Monitor:** Some of the shingles have small fissures/cracks.
- **Monitor:** There are some hairline cracks in the walls and ceiling. The right kitchen cabinet shows some separation at the ceiling.
- **Repair:** There are three structural repairs required: A floor joist by the crawlspace access has been cut to facilitate the installation of plumbing lines. Moisture is penetrating the right facing foundation wall under the deck. The floor structure in the crawlspace under the kitchen door to the deck is wet. (See Structural Section)
- **Repair:** There are five roofing repairs required: The gutters need cleaning. One of the vent boots on the rear roof is split at the top (around the pipe). In the garage there is some staining on the truss members in the attic and on the drywall ceiling below. There are some damaged shingles on the right side front rake area. The right side front downspout is deformed. (See Roofing Section)
- **Repair:** There are two exterior repairs required: There is rot in the chase rear trim (this location may have rot in multiple spots). The lower panel on the garage door is bent/damaged. (See Exterior Section)
- **Repair:** There are two electrical repairs required: The garage right wall GFCI outlet did not “trip” when tested with its test button. There is discoloration around the laundry room outlet. (See Electrical Section)
- **Repair:** There is one cooling repair required: The gas pack condensation drain line is buried. (See Cooling Section)
- **Repair:** There is one plumbing repair required: The hot water tank temperature/pressure relief valve (TPRV) discharge pipe is dripping water in the crawlspace. (See Plumbing Section)
- **Repair:** There are eight interior repairs required: All of the double hung windows are stuck shut (most likely painted shut). The threshold on the left of the foyer is loose. The front side right bedroom door did not latch when closed. The front side left window in the front side right bedroom would not unlock. The deadbolt on the master bedroom door to the deck would not unlock. The master bathroom towel rod detaches. There is staining under the master bathroom fixed large window. The hall bathroom toilet paper holder detaches. (See Interior Section)

THE SCOPE OF THE INSPECTION

All components designated for inspection in the North Carolina and ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Block
Piers:	•Block
Floor Structure:	•Wood Joists (2x8 on 12 Inch Centers)
Wall Structure:	•Not Visible
Ceiling Structure:	•Wood Truss (2x4 on 24 Inch Centers, Lower Member)
Roof Structure:	•Wood Truss (2x4 on 24 Inch Centers)-Waferboard Sheathing
Method of Crawl Space Inspection:	•Entered and Traversed Accessible Areas

STRUCTURE OBSERVATIONS

General Comments

All repairs listed below should be performed by a licensed general contractor unless otherwise noted.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** There are hairline cracks in the foundation walls. As they are small, there was no apparent movement of the house framing and there was no corresponding cracking of interior walls in these areas. These cracks are most likely normal settling cracks. They should be monitored for movement. Locations: front side right, right side (2 pics).



Crack front side right



Crack right side



Crack right side

- **Observation:** The triangle area of North Carolina is known to have an expansive clay type soil (a soil that expands significantly when wet and contracts significantly when dry). This type of soil can lead to more cracking in the foundation and interior walls than more stable types of soils.

- **Repair:** The floor structure in the crawlspace under the kitchen door to the deck is wet. This will lead to rot in the floor. A licensed general contractor needs to evaluate condition and recommend repairs.



Floor under door to deck is wet

- **Repair:** Moisture is penetrating the right facing foundation wall under the deck. There is evidence moisture has come through some of the other foundation walls (staining on block walls) This can lead to structural issues. A licensed general contractor or other foundation drainage expert needs to evaluate condition and recommend repairs.



Moisture penetrating foundation wall

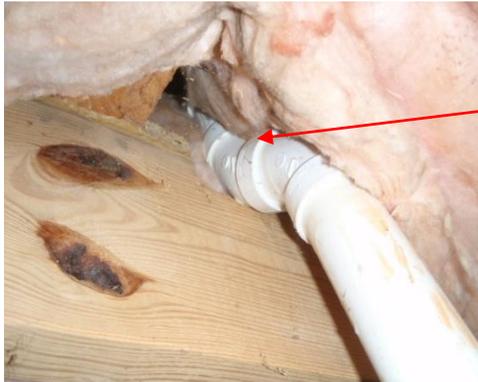


Evidence moisture came through left wall



Evidence moisture came through front wall

- **Repair:** A floor joist by the crawlspace access has been cut to facilitate the installation of plumbing lines. The joist is designed to support the flooring system with all portions intact. A licensed general contractor needs to evaluate condition and recommend repairs.



Joist has been cut

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingles
Roof Flashings:	•Metal
Chimneys:	•Wooden Chase Type
Roof Drainage System:	•Metal •Downspouts discharge above grade
Method of Inspection:	•Walked on Roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings appear to be original to the house. The house is listed as having been constructed in 2001. This would imply that the roof is approximately 9 years old. Based on this information and the observed condition, the roof should have several more years of life remaining.

General Comments

All repairs listed below should be performed by a licensed general contractor.

RECOMMENDATIONS / OBSERVATIONS

- Discretionary Improvements:** The downspouts need splash blocks or piping (which will allow discharge under the ground). Splash blocks/piping prevent erosion at the downspout discharge. Without splash blocks/piping, the erosion creates an area where water is collected and can cause damage to the house. As an improvement, all downspouts should have a splash block or piping added.



Sample -
downspouts
need splash
blocks or
piping



Sample -
downspouts
need splash
blocks or
piping

- Monitor:** Some of the shingles have small fissures/cracks. As the shingles are about ten years old and appeared to be intact and secured, these shingles should be monitored. If conditions change, further evaluation should be sought.



Shingles have
small
fissures/cracks



- **Repair:** The right side front downspout is deformed. This will allow the downspout to clog easily and needs to be repaired.



Downspout is deformed

- **Repair:** There are some damaged shingles on the right side front rake area. A qualified roofer should evaluate condition and recommend repairs.



Damaged shingles on right side

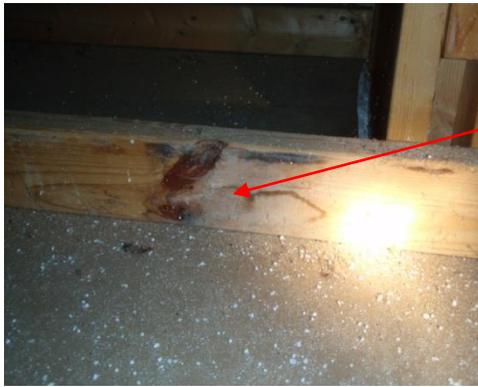
- **Repair:** In the garage there is some staining on the truss members in the attic and on the drywall ceiling below. This suggests there could be a leak above these areas. A qualified roofer should evaluate condition and recommend repairs.



Staining on truss members



Staining on truss members



Staining on truss members



Staining on truss members



Staining on drywall



Staining on drywall

- **Repair:** One of the vent boots on the rear roof is split at the top (around the pipe). This will allow rainwater to run down the pipe. This needs to be repaired or replaced to prevent leakage.



Boot is split at the top

- **Repair:** The gutters need cleaning. The debris in the gutters will hold moisture against the house and promote rot. This debris also prevents the gutters from functioning properly. There was no rot present in the areas examined.



The gutters
need cleaning

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Hardboard
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Metal Clad •Metal with Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkway:	•Concrete
Deck, Steps, Railings:	•Wood
Overhead Garage Door:	•Metal Automatic Opener Installed
Surface Drainage:	•Slight Grade Away From House

EXTERIOR OBSERVATIONS

Positive Attributes

The house has all Hardboard covered exterior walls. The exterior of the home is generally in good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that does not reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

General Comments

All repairs listed below should be performed by a licensed general contractor.

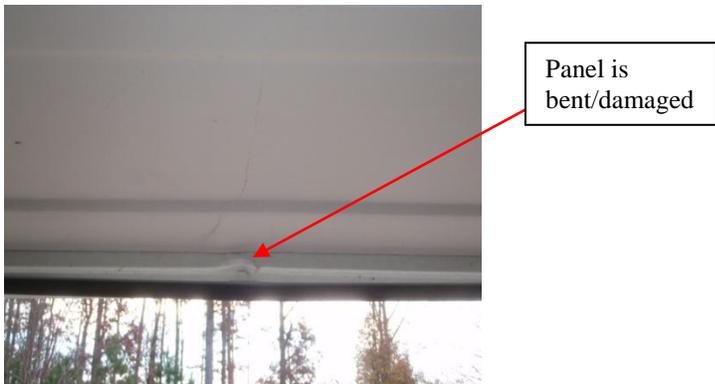
RECOMMENDATIONS / OBSERVATIONS

- **Observation:** The deck could use cleaning and re-sealing/staining.
- **Observation:** There are several areas where the caulking is starting to peel/crack (door trim, windowsills, etc.). Caulking is considered normal homeowner maintenance.
- **Observation:** Vegetation should be kept clear of the house. Vegetation close to the house holds moisture close to the house, and provides an entryway for insects.

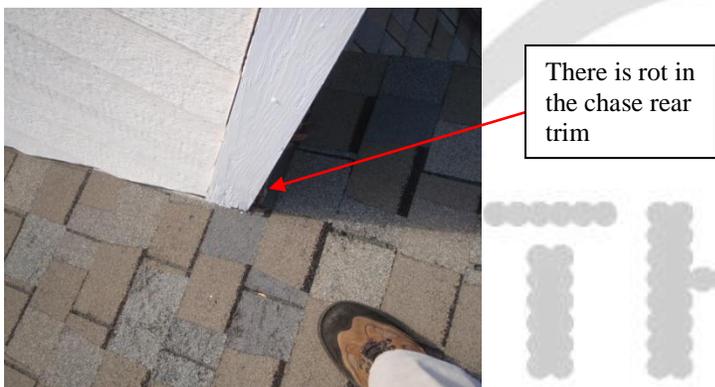


Vegetation should be kept clear of the house

- **Repair:** The lower panel on the garage door is bent/damaged. This needs to be repaired.



- **Repair:** There is rot in the chase rear trim (this location may have rot in multiple spots). This area needs to be repaired to prevent further deterioration. The repair should include removal and repair of all rotten wood in the areas noted.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Breakers •Located: Main Panel, Garage
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Breakers •Located: Main Panel, Garage
Disconnects:	•Located: Next to Exterior Gas Pack Unit
Distribution Wiring:	•Copper •Stranded Aluminum
Wiring Method:	•Non-Metallic Cable "Romex"
Wiring Method:	•Grounded
Switches & Receptacles:	•Garage •Exterior •Kitchen •Bathroom
Ground Fault Circuit Interrupters:	•Present (See Below)
Smoke Detectors:	•Present (See Below)

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single-family needs. The electrical panels are well arranged and all breakers are properly sized. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCIs) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCIs that were tested responded properly. There are four smoke detectors in the home: locations: hallway, one in all three bedrooms. Each operated correctly when its respective test button was pressed.

General Comments

All repairs listed below should be performed by a licensed electrician.

RECOMMENDATIONS / OBSERVATIONS

- **Observation:** There is what appeared to be a burned out light bulb in the main house attic. The operation of this fixture should be verified and if bulb replacement does not correct the issue, a repair will be required.
- **Repair:** There is discoloration around the laundry room outlet. This could be charring indicating a short which is a safety hazard. A licensed electrician needs to evaluate condition and recommend repairs.



Discoloration
around the
laundry room
outlet

- **Repair:** The garage right wall GFCI outlet did not “trip” when tested with its test button. This needs to be replaced as it could be a safety issue.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Cooling/Gas Pack

DESCRIPTION OF COOLING/GAS PACK

Energy Source:	•Gas/Electricity
Central System Type:	•Gas Pack •Manufacturer: Comfortmaker •Exterior Unit Model No.: PGF024K060A •Exterior Unit Serial No.: L011981340
Distribution Methods:	•Flex Duct

COOLING/GAS PACK OBSERVATIONS

Positive Attributes

The house is heated and cooled with a gas pack. A gas pack is a single unit that contains a gas furnace and an electric air conditioner all housed in one enclosure. The unit operated correctly in the heating mode. The system appears to be original to the home and as such this would imply that the unit should have several more years of service; however, normal regular maintenance will be required.

General Comments

The gas pack was not operated in the cooling mode during the inspection as the weather was too cool. Operating an air conditioning system when the outside temperature is too cool can damage the system. Based on the visual inspection only, the system shows no visible evidence of major defects. No repairs are necessary at this time. All repairs listed below should be performed by a licensed HVAC contractor.

RECOMMENDATIONS / OBSERVATIONS

- **Discretionary Improvements:** The installation of carbon monoxide detectors is advisable. A carbon monoxide detector offers protection from the dangers of carbon monoxide.
- **Repair:** The gas pack condensation drain line is buried. This can clog the drain and prevent it from operating properly.



Gas pack
condensation
drain line is
buried

LIMITATIONS OF COOLING/GAS PACK INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy and distribution balance are not inspected.
- The gaspack, humidifier, or dehumidifier, and electronic air filters are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation /Ventilation

DESCRIPTION OF INSULATION /VENTILATION

Attic Insulation:	•R-30 Fiberglass Blown In (According to the Insulator's Report)
Exterior Wall Insulation:	•R-13 Fiberglass (According to the Insulator's Report)
Crawl Space Insulation:	•R-19 in Floor above Crawl Space
Vapor Retarders:	•Plastic •Kraft Paper
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen
Method of Attic Inspections:	•Viewed From Attic Access In Garage and Hall (See Below)

INSULATION /VENTILATION OBSERVATIONS

Positive Attributes

The insulation levels in this house appear to meet the current building code standards (R-19 Floor and R-30 Ceilings). The ceiling and crawl space insulation levels were verified during the inspection.

General Comments

The attic was inspected from inside the attic. The insulation covered the ceiling joist portion of the roof trusses, and the floored portion of the attic was filled with personal items. For these reasons, the entire attic was not traversed.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Observation:** There is a plastic vapor barrier (plastic on the ground) in the crawl space. At the time of the inspection the ground was damp. Care should be exercised to ensure the vapor barrier remains in place and in good condition.

LIMITATIONS OF INSULATION /VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•PEX
Main Water Valve Location:	•Kitchen Pantry (See Below)
Interior Supply Piping:	•PEX
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•PVC
Water Heater:	•Electric - In Crawlspace Manufacturer State Approximate Capacity (in gallons): 47 Model No.: P65020LSW Serial No: H01305378
Fuel Shut-Off Valve:	•Natural Gas Main Valve at Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system, in general, was in good condition. The water pressure supplied to the fixtures is average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The main water shut-off is located in the kitchen pantry. This valve shuts off all of the water to the home. All repairs listed below should be performed by a licensed plumbing contractor. The installation of carbon monoxide detectors is advisable. A carbon monoxide detector offers protection from the dangers of carbon monoxide.



Water shut-off valve

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The hot water tank temperature/pressure relief valve (TPRV) discharge pipe is dripping water in the crawlspace. A licensed plumber needs to evaluate condition of the water heater and recommend repairs.



Discharge
pipe is
dripping

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys that are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double Hung •Fixed Pane •Double Glazed
Doors:	•Wood-Like, Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

Overall, the interior finishes of the home appear to be in above average condition. Typical flaws were observed in some areas. The counter surfaces in the bathrooms and kitchen are in good condition. All repairs listed below should be performed by a licensed general contractor.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The right kitchen cabinet shows some separation at the ceiling. The cabinet appeared to be firmly secured to the wall. This area should be monitored, if conditions change further evaluation should be sought.



Cabinet shows some separation

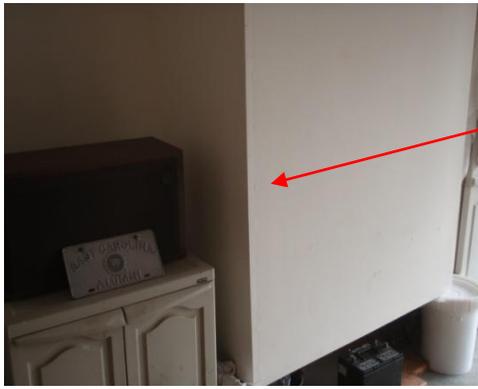
- **Monitor:** There are some hairline cracks in the walls and ceiling. As they are small and there was no apparent movement of the house framing in these areas, these cracks are most likely normal settling cracks. They should be monitored for movement. Locations: garage ceiling and wall, above kitchen door to deck, kitchen front wall at living room interface.



Hairline cracks in garage

Hairline cracks in garage





Hairline cracks in garage



Crack above kitchen door to deck



Crack kitchen front wall at living room interface

- **Observation:** The tile/bathtub interface on the master bathtub will need normal homeowner maintenance. There are small cracks in this seam.



Interface will need maintenance



Interface will need maintenance

- **Observation:** The kitchen floor has some discoloration. The floor was not wet and this appeared to be a cosmetic issue.



The kitchen floor has some discoloration

The kitchen floor has some discoloration



- **Repair:** The hall bathroom toilet paper holder detaches. This needs to be firmly secured as intended.
- **Repair:** There is staining under the master bathroom fixed large window. This may suggest leaking and need to be reviewed by a licensed general contractor.



Staining under window

- **Repair:** The master bathroom towel rod detaches. This needs to be firmly secured as intended.



Master bathroom towel rod detaches

- **Repair:** The deadbolt on the master bedroom door to the deck would not unlock. This needs to be repaired and functionality of the door and bolt confirmed.
- **Repair:** The front side left window in the front side right bedroom would not unlock. This needs to be repaired and confirmation made the window can be opened, closed and locked as intended.

- **Repair:** The front side right bedroom door did not latch when closed. This needs to be repaired such that the door latches when closed as intended.
- **Repair:** The threshold on the left of the foyer is loose. This is a trip hazard and needs to be repaired.



Threshold is loose

- **Repair:** All of the double hung windows are stuck shut (most likely painted shut). The windows need to be repaired to operate as intended. Locations: both in dining area, all in front side right bedroom.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Dishwasher •Waste Disposer •Microwave Oven

Laundry Facility:

•240 Volt Circuit for Dryer •Dryer Vents to Building Exterior •Hot and Cold Water Supply for Washer •120 Volt Circuit for Washer •Waste Standpipe for Washer

Other Components Tested:

•Doorbell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances appear to be in generally good condition. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

None

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplace/Gas Logs

DESCRIPTION OF FIREPLACE/GAS LOGS

Fireplaces: •Zero Clearance
Vents, Flues, Chimneys: •Metal

FIREPLACE / GAS LOGS OBSERVATIONS

General Comments

The fireplace is a zero clearance-type fireplace. This type of fireplace is manufactured off site and installed as a complete unit in the house. The interior firebox uses metal or ceramic plates instead of firebrick. The inspection did not reveal any cracks or gaps in the firebox. The damper operated correctly.

RECOMMENDATIONS / OBSERVATIONS

None

LIMITATIONS OF FIREPLACE / GAS LOGS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Client Checklist

The following is a summary of the items that need repair or additional investigation. This sheet is intended to serve as a quick reference, independent of the full report. The section that discusses each of the following is noted in parentheses. This is not intended to replace the report. The client is encouraged to read the entire report.

1. A floor joist by the crawlspace access has been cut to facilitate the installation of plumbing lines. (Structure)
2. Moisture is penetrating the right facing foundation wall under the deck. (Structure)
3. The floor structure in the crawlspace under the kitchen door to the deck is wet. (Structure)
4. The gutters need cleaning. (Roofing)
5. One of the vent boots on the rear roof is split at the top (around the pipe). (Roofing)
6. In the garage there is some staining on the truss members in the attic and on the drywall ceiling below. (Roofing)
7. There are some damaged shingles on the right side front rake area. (Roofing)
8. The right side front downspout is deformed. (Roofing)
9. There is rot in the chase rear trim (this location may have rot in multiple spots). (Exterior)
10. The lower panel on the garage door is bent/damaged. (Exterior)
11. The garage right wall GFCI outlet did not "trip" when tested with its test button. (Electrical)
12. There is discoloration around the laundry room outlet. (Electrical)
13. The gas pack condensation drain line is buried. (See Cooling Section)
14. The hot water tank temperature/pressure relief valve (TPRV) discharge pipe is dripping water. (Plumbing)
15. All of the double hung windows are stuck shut (most likely painted shut). (Interior)
16. The threshold on the left of the foyer is loose. (Interior)
17. The front side right bedroom door did not latch when closed. (Interior)
18. The front side left window in the front side right bedroom would not unlock. (Interior)
19. The deadbolt on the master bedroom door to the deck would not unlock. (Interior)
20. The master bathroom towel rod detaches. (Interior)
21. There is staining under the master bathroom fixed large window. (Interior)
22. The hall bathroom toilet paper holder detaches. (Interior)