



Pait Home Inspections of North Carolina, LLC

75 Kristopher Woods Dr.

Youngsville, NC 27596

(919) 675-4095

paitinspections.com

stephen@paitinspections.com

Inspected By: Stephen Pait Lic # 4329



Home Inspection Report

Prepared For:

Sample Builder's Warranty

Property Address:

Youngsville, NC 27596

Inspected on Sat, Apr 20 2019 at 9:02 AM

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

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

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

DEFINITION OF CONDITION TERMS

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

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

Major Defect: A condition of a system or component that renders it nonworking, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace.

Minor Defect: A condition of a system or component that renders it nonworking, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.

Cosmetic Defect: A superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.

Item to Monitor: An item that is not yet non-working, broken, nor unsafe but should be inspected periodically to ensure proper function.

All directional references in the report are based on standing in the street, facing the front door.

Report Summary

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

Windows

1) The second-floor picture window on the right exterior of the home has a broken channel fin which helps in keeping water from entering behind the vinyl. Repairing or replacing this fin/window is recommended to keep water from entering and possibly causing damage to surrounding components.

Opener Safety Feature

2) The force sensitive reverse safety function on the garage door only operates with significant resistance applied. This is a safety hazard that could lead to injury. A garage door technician should be contacted to adjust the opener to reverse at a lower amount of pressure.

Roof Covering

3) There is at least one roof shingle that has been damaged either during installation or during the manufacturing process. There are no granules covering the fiberglass mesh which overtime will deteriorate with sunlight and lead to possible water intrusion. Replace any and all damaged shingles.

4) The roof shows signs of previous or current water leaking at the dryer vent penetration. Water damage to the roof decking and water staining is noticeable on the dryer vent ductwork. Repair by a licensed roofing contractor is recommended.

Soffit and Fascia

5) The exhaust fan vents on the rear soffit have become loose/ detached. They have only been fastened with a roofing nail. Over time, this will worsen and possibly completely fall off. Reattaching with an exterior grade screw is recommended.

(Report Summary continued)

Gutters & Downspouts

6) The gutters, in multiple locations, are filled with debris which will prevent water from exiting into the downspouts. This could cause water runoff in areas that could present problems. Cleaning out the gutters and ensuring functional flow out of the downspouts is recommended.

7) Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion or foundation deterioration. Recommend adding corrugated extensions to the downspouts.

Column or Pier Material

8) The front porch column base trim is cracked or broken. The composite base is already beginning to dry rot due to not being sealed or painted. Recommend repairing and painting to prevent further dry rot or damage.

Plumbing

9) On the left exterior of the house, there is a control valve box that is missing a lid and is full of mud and debris. This will not allow ease of shut off during an emergency situation. Installing a valve box lid and cleaning out the existing debris is recommended.

Thermal Expansion Tank

10) Support to thermal expansion tank is recommended.

Plumbing: Water Heater

11) The water heater located in the garage does not have a emergency overflow pan installed. Current guidelines require pans to be installed anywhere damage could occur from a water leak. Installing an overflow pan with drainage the exterior is recommended to avoid potential damage to wall framing, sheet rock, or any surrounding interior components.

Bathrooms

12) The master Bathroom shower valve handle is loose and should be tightened to avoid completely coming off.

(Report Summary continued)

Refrigerator

13) There is a leak from the refrigerator that has caused damage to the wood flooring, as well as the cabinet end panel. The wood flooring is showing signs of organic growth that could present an air quality issue. Repairing the leak and replacing the affected areas of the floor and cabinet is recommended.

Walls

14) The ceiling/walls in several rooms, including but not limited to the dining room, stairwell and entry hallway, are showing the beginning signs of nail pops and tape joint cracks, which over time will increase in size and/or become exposed. (cosmetic)

Interior

15) The ball latch to the right laundry door on the second floor does not latch properly. Adjust or replace the ball catch as needed.

General

Inspector's Signature:



Property Type:	Single Family
Stories:	Two
Approximate Age:	1 Yr
Age Based On:	Owner
Door Faces:	South
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Wet
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Owner

Site

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

Site Grading:	Sloped Away From Structure Condition: Item to Monitor
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Comment 1:

Monitor the site drainage, especially when the neighboring home is built. Additional drainage may need to be installed in order to avoid standing water.

Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Decks :	Detached, Attached Condition: Satisfactory

Exterior

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

Exterior Covering: Vinyl Siding
Condition: Satisfactory

Exterior Trim Material: Vinyl
Condition: Satisfactory

Windows: Vinyl, Double pane-Insulated glass
Condition: Minor Defect



Comment 2:

The second-floor picture window on the right exterior of the home has a broken channel fin which helps in keeping water from entering behind the vinyl. Repairing or replacing this fin/window is recommended to keep water from entering and possibly causing damage to surrounding components.



Figure 2-1



Figure 2-2

Entry Doors: Fiberglass, Steel
Condition: Satisfactory

Fixed Exterior Light By Entry Door: Condition: Satisfactory

Porches: Concrete, Brick
Condition: Satisfactory

Garage

Door Opener:	Chain Drive Condition: Satisfactory
Opener Safety Feature:	Photo-electric sensor Condition: Further Evaluation Required



Comment 3:

The force sensitive reverse safety function on the garage door only operates with significant resistance applied. This is a safety hazard that could lead to injury. A garage door technician should be contacted to adjust the opener to reverse at a lower amount of pressure.

Roofing

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

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	Dimensional composite Condition: Minor Defect



Comment 4:

There is at least one roof shingle that has been damaged either during installation or during the manufacturing process. There are no granules covering the fiberglass mesh which overtime will deteriorate with sunlight and lead to possible water intrusion. Replace any and all damaged shingles.

(Roofing continued)



Figure 4-1



Figure 4-2



Comment 5:

The roof shows signs of previous or current water leaking at the dryer vent penetration. Water damage to the roof decking and water staining is noticeable on the dryer vent ductwork. Repair by a licensed roofing contractor is recommended.

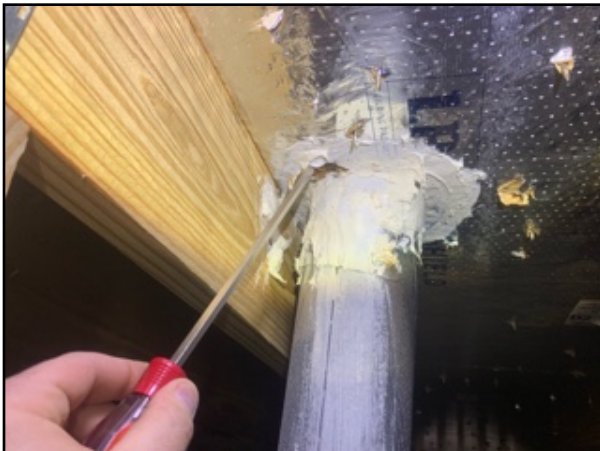


Figure 5-1



Figure 5-2

Approximate Roof Age:

1 Yr

Ventilation Present:

Soffit, Ridge Vents

Condition: Satisfactory

(Roofing continued)

Vent Stacks:	Plastic, Neoprene boots Condition: Satisfactory
Flashings:	Aluminum Condition: Satisfactory
Soffit and Fascia:	Aluminum, Vinyl Condition: Satisfactory



Comment 6:

The exhaust fan vents on the rear soffit have become loose/ detached. They have only been fastened with a roofing nail. Over time, this will worsen and possibly completely fall off. Reattaching with an exterior grade screw is recommended.

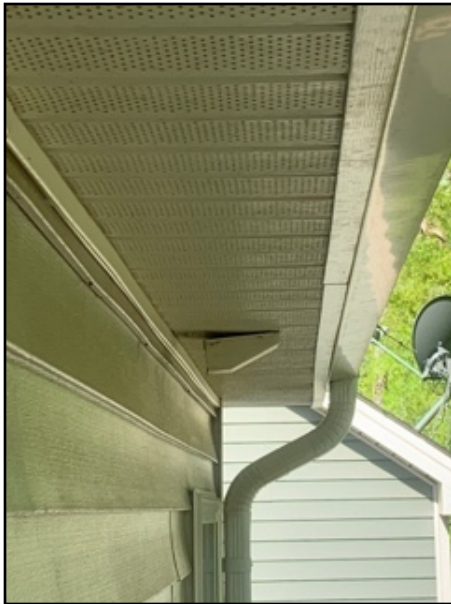


Figure 6-1

Gutters & Downspouts:	Metal Condition: Minor Defect
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(Roofing continued)



Comment 7:

The gutters, in multiple locations, are filled with debris which will prevent water from exiting into the downspouts. This could cause water runoff in areas that could present problems. Cleaning out the gutters and ensuring functional flow out of the downspouts is recommended.



Figure 7-1



Comment 8:

Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion or foundation deterioration. Recommend adding corrugated extensions to the downspouts.

(Roofing continued)



Comment 9:
General Roof Photo(s).



Figure 9-1



Figure 9-2

Structure

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

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
Wall Structure:	Unable to inspect
Column or Pier Material:	Composite
	Condition: Minor Defect



Comment 10:
The front porch column base trim is cracked or broken. The composite base is already beginning to dry rot due to not being sealed or painted. Recommend repairing and painting to prevent further dry rot or damage.

(Structure continued)



Figure 10-1

Attic

Attic Entry:	Upstairs hallway
Roof Framing Type:	Wood Trusses Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board Condition: Satisfactory
Vent Risers:	PVC Condition: Satisfactory
Insulation:	Blown In Cellulose Condition: Satisfactory
Attic Inspected :	Inside
Fixed Light And Receptacle:	Yes Condition: Satisfactory
Maintenance Platform:	Yes Condition: Satisfactory

(Attic continued)



Comment 11:
General Attic Photo(s).

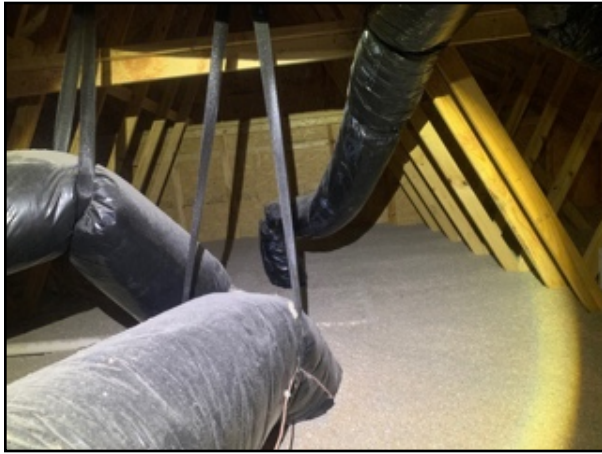


Figure 11-1



Figure 11-2

Electrical

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

Type of Service:	Underground
Main Disconnect Location:	Meter Box
Service Panel Location:	Left exterior
Service Panel Manufacturer:	Eaton
	Condition: Satisfactory
Service Entrance Material:	Stranded Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Aluminum
	Condition: Satisfactory

(Electrical continued)

Overcurrent Protection:	Breakers
	Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected
	Condition: Satisfactory
Carbon Monoxide Detectors:	Yes
	Condition: Satisfactory



Comment 12:
General Electrical Panel Picture(s).



Figure 12-1

Sub Panel

Location:	Garage
Feeder Line Material:	Stranded Aluminum
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Sub Panel continued)



Comment 13:
General Photo(s) of the Sub Panel(s).



Figure 13-1

Electrical Fixtures

Receptacles:	Grounded Condition: Satisfactory
Lights/fans:	Functioning Condition: Satisfactory
GFCI Exterior Receptacles :	Present Condition: Satisfactory
GFCI Interior Receptacles:	Kitchen, Bathroom, Garage , Laundry room Condition: Satisfactory



Comment 14:
The refrigerator in the garage is plugged into a GFCI protected outlet which if tripped will cut power to the refrigerator and could spoil any perishable items in the refrigerator.

HVAC

HVAC System Type:	Central Split System
Thermostat:	Digital Condition: Satisfactory
Thermostat Location:	1st floor entry and 2nd floor hallway
Number Of Units:	One Condition: Satisfactory

Heating

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

Location:	Attic
Type of Equipment:	Forced Air Condition: Satisfactory
Heating Fuel:	Gas Condition: Satisfactory

(Heating continued)



Comment 15:
Gas shutoff for the attic furnace.



Figure 15-1

Approximate Age:	1 Yr
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory
Heating Inspection Method:	Panels removed
	Condition: Satisfactory

(Heating continued)



Comment 16:
Furnace emergency shutoff switch in the attic.



Figure 16-1



Comment 17:
Interior of Furnace Photo(s).

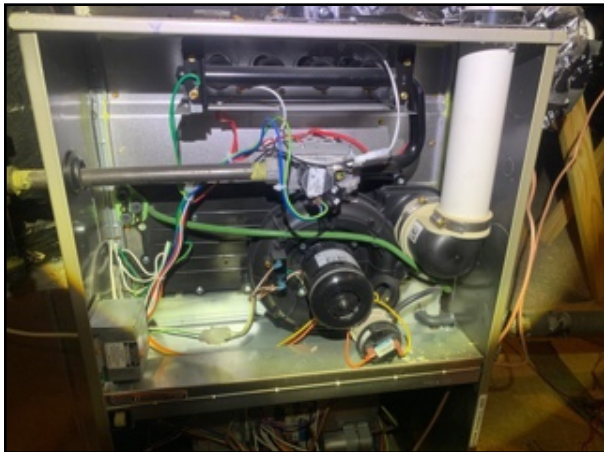


Figure 17-1

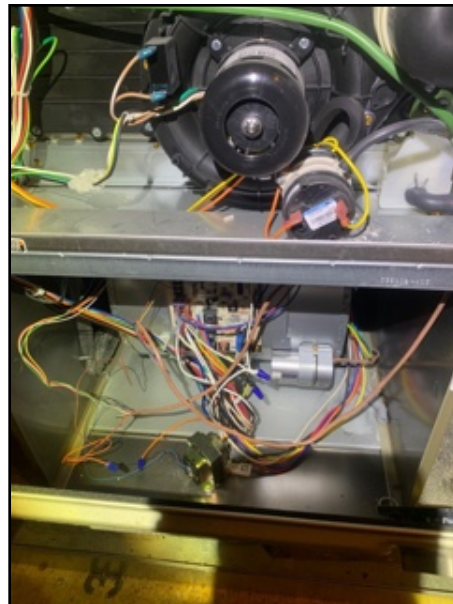


Figure 17-2

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

(HVAC continued)

Cooling

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

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condensor Size:	42,000 BTU (3.5 Tons)
Condenser Approximate Age:	1 Yr
Condensate Drainage:	To Exterior
	Condition: Satisfactory



Comment 18:
Condenser Info Plate(s).



Figure 18-1

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

Plumbing

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

Supply Pipe Material:	PEX Condition: Satisfactory
Waste Pipe Material:	PVC Condition: Satisfactory
Location of Fuel Shutoff:	At Meter
Hose Bibs:	Anti siphon valve , Frost-proof valve Condition: Satisfactory
Fuel Storage Location:	Left exterior Condition: Satisfactory



(Plumbing continued)



Comment 19:
Gas manifold in the attic.



Figure 19-1



Comment 20:
On the left exterior of the house, there is a control valve box that is missing a lid and is full of mud and debris. This will not allow ease of shut off during an emergency situation. Installing a valve box lid and cleaning out the existing debris is recommended.



Figure 20-1

(Plumbing continued)

Water Heater

Manufacturer:	Bradford white
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	1 Yr
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory Within Sight of Equipment



Thermal Expansion Tank:	Present and not supported Condition: Minor Defect
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Comment 21:
Support to thermal expansion tank is recommended.

(Water Heater continued)



Comment 22:
Water Heater Info Plate.

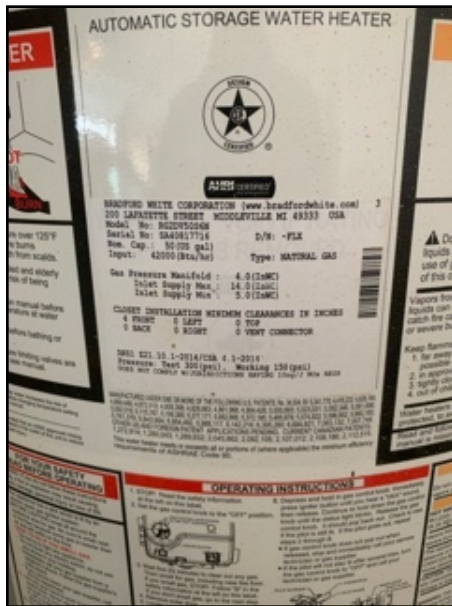


Figure 22-1



Comment 23:
The water heater located in the garage does not have a emergency overflow pan installed. Current guidelines require pans to be installed anywhere damage could occur from a water leak. Installing an overflow pan with drainage the exterior is recommended to avoid potential damage to wall framing, sheet rock, or any surrounding interior components.

(Water Heater continued)



Figure 23-1

Bathrooms

Lighting Fixtures:	Working Condition: Satisfactory
GFCI Outlets:	Yes Condition: Satisfactory



Comment 24:

The master Bathroom shower valve handle is loose and should be tightened to avoid completely coming off.

(Bathrooms continued)



Figure 24-1

Kitchen

GFCI : Yes
Condition: Satisfactory

Appliances

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

Refrigerator:
Condition: Major Defect

(Appliances continued)



Comment 25:

There is a leak from the refrigerator that has caused damage to the wood flooring, as well as the cabinet end panel. The wood flooring is showing signs of organic growth that could present an air quality issue. Repairing the leak and replacing the affected areas of the floor and cabinet is recommended.



Figure 25-1



Figure 25-2

Disposal:

Condition: Satisfactory

Anti-tip Bracket:

Condition: Satisfactory

Laundry

Dryer Venting:

To the roof

Condition: Satisfactory



Comment 26:

Dryer vents that run vertically should be cleaned and maintained routinely to prevent excess lint buildup.

GFCI Protection:

Yes

Condition: Satisfactory

(Laundry continued)

Laundry Hook Ups: Yes
Condition: Satisfactory
Light Fixture : Yes
Condition: Satisfactory

Interior

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

Walls: Painted Drywall
Condition: Cosmetic Defect



Comment 27:

Cosmetic issues are beyond the scope of a North Carolina home inspector and therefore are provided at a courtesy.



Comment 28:

The ceiling/walls in several rooms, including but not limited to the dining room, stairwell and entry hallway, are showing the beginning signs of nail pops and tape joint cracks, which over time will increase in size and/or become exposed. (cosmetic)



Figure 28-1

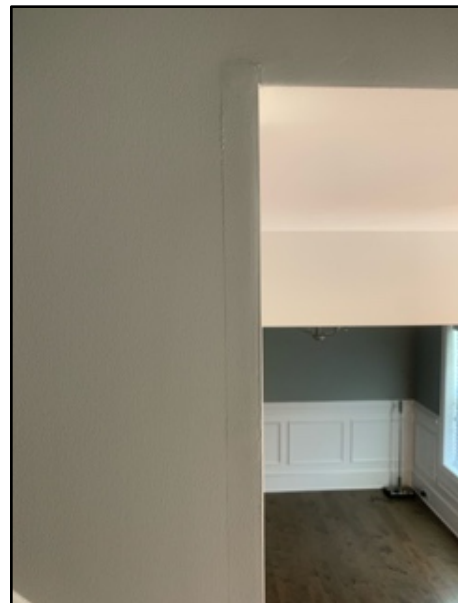


Figure 28-2

(Interior continued)

Fireplace: Manufactured, Gas Burning
Condition: Satisfactory



Comment 29:

All fireplaces, chimneys and fuel burning stoves should be inspected by a certified technician before their first use and annually to ensure safety and proper function.



Comment 30:

The ball latch to the right laundry door on the second floor does not latch properly. Adjust or replace the ball catch as needed.



Figure 30-1

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

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