

Home Inspection Report

Report Number: 108-160 For The Property Located On:

2419 Olivet Church Rd Winston-Salem, North Carolina 27106



Prepared For Exclusive Use By:

Ms. Diana Saunders 2419 Olivet Church Rd, Winston-Salem, North Carolina, 27106

Report Prepared By: Kevin Holt; License No.: 3436

Inspector Signature:

Kevin Holt

Date of Inspection: Friday, July 17, 2015

Time Started: 10:00 AM, Time Completed: 1:00 PM

This report was prepared for the exclusive use of the client named above. This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

Solid Ground Home Inspections, PO Box 1092, Asheboro, North Carolina, 27204-1092 Phone: 336-963-2693, Email: solidgroundnc@yahoo.com, Kevin Holt, Lic.# 3436

Report Sections

Summary

- A Structural
- B Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

Report Introduction

Weather Conditions

Inspection Report Body

- A Structural
- **B** Exterior
- C Roofing
- D Plumbing
- E Electrical
- F Heating
- G Cooling
- H Interiors
- I Insulation and Ventilation
- J Appliances

Summary

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

(A1 - 1) Main House Summary - Structural: Foundation (Confirmation of Limitations, Reasons for Not Inspecting):

This area /system /component was not inspected due to the limitation(s) described in the body of the report, or disclosed in the contract and or listed below. This means that the inspector did not formulate any conclusions related to the condition or functionality of the area /system /component and therefore cannot provide significant information to the client. Further evaluation and investigation is recommended.

The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during a home inspection.

(A1 - 1) Summary - Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House



Cracks were noted at the right rear corner in the brick veneer. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home at the time of the inspection presented no visible evidence of progression to the foundation areas. The buyer should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. If the buyer has additional concerns an engineer should be consulted to determine the significance of the cracking.

(A6 - 1) Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



Evidence suggests that this home has been subjected to a fire. In the attic area, the framing was noted to be black/charred. Construction restoration after a fire must include all systems. In most cases all electrical, plumbing and insulation components are replaced. Any charred wood members that are not replaced require sealants to prevent reoccurring odors and engineering review and letters of structural integrity to remain with the home. The home owners should be asked for disclosure related to the extent of the fire and details for the renovation. An engineer should be consulted for a complete evaluation of the home and all the systems.

(A6 - 1.3) Main House



From the attic of the home, the purlin support beams are not installed with proper cuts to provide a full contact bearing to the purlin board. When the purlin board and support beams do not have full depth contact, the rafter can move, crack, or split over time. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A6 - 1.5) Main House

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The roof framing has been modified, the area of concern was located in the attic concerning the vertical supports for the rafters/purlins. The footing for these supports are not connected to a wall structure or another vertical support therefore heavy loads on the roof (ice) could cause damage to the roof/ceiling structure. The framing modifications do not follow standard framing methods that would normal be observed for a framing repair. The owners should be asked for disclosure related to the extent and history of repairs and if all required building permits were obtained. A licensed general contractor should be consulted for a Complete evaluation of the ceiling/ attic floor/ roof system to determine the extent of the concern and to make necessary repairs to ensure the stability and durability of the attic/floor/roof system.

(B3 - 1) Summary - Exterior: Decks, Porches, Stoops, and Balconies (Defects, Comments, and Concerns):

(B3 - 1.1) Deck ; Location: Main House Rear



The wood steps for the detached deck are in need of repair. The steps should be repaired to ensure safe entry and egress for the home. The following concerns were noted at the time of the inspection: Steps felt loose to the foot when light pressure was applied. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Deck ; Location: Main House Rear



The handrails to the detached deck are loose and present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B4 - 1) Summary - Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 1.1) Driveway ; Location: Main House Front



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 1.2) Driveway ; Location: Main House Front



Additional Photograph: This is a photograph of more cracks/displacement in the concrete of the driveway.

(B5 - 1) Summary - Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation; Location: Main House Left



The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. Damage from over grown vegetation can occur to the homes foundation, outer shell and gutter/roof components. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

(C2 - 1) Summary - Roofing: Drainage Systems

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(Defects, Comments, and Concerns):

(C2 - 1.1) Main House; System Type: Gutter

The gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in direct water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.2) Main House; System Type: Gutter



The gutter downspout at the rear right corner is clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C3 - 1) Summary - Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):

(C3 - 1.1) Main House; Location: Plumbing Vent



The plumbing vent boot located on the rear side of the roof was installed over the shingles and not lapped under the roof covering to shed water down the roof surface. This installation relies on caulking and will result in leaks. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.

(C4 - 1) Summary - Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House Left; Location: Chimney: Masonry



Efflorescence (salt stains) was noted on the chimney. This type of staining serves as a warning, indicating that water has found a point of entry between the brick body and the flue liner or framing. Water penetration issues need to be addressed to prevent damage to the chimney and adjacent wood framing members. A general contractor should be consulted for a complete evaluation to determine the source of the moisture, possibility of hidden damage, and to make necessary repairs.

(D1 - 1) All Accessible Areas Summary - Plumbing: Water Distribution Systems (Confirmation of Limitations, Reasons for Not Inspecting):

This area /system /component was not inspected due to the limitation(s) described in the body of the report, or disclosed in the contract and or listed below. This means that the inspector did not formulate any conclusions related to the condition or functionality of the area /system /component and therefore cannot provide significant information to the client. Further evaluation and investigation is recommended.

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

(D3 - 1) Summary - Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):

(D3 - 1.1) Unit #1 ; Location: Exterior Hut



The 4 year old hot water heating unit for this home is located in a metal hut located on the exterior of the home. The hut is not secure and is leaning/loose. The hut needs to be level and secure to provide a safe and secure container for the water heating unit. Leaving an expensive unit in this condition gives opportunity for thieves to take the precious metal (Copper) and/or the unit itself. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

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(D3 - 1.2) Unit #1 ; Location: Exterior Hut



The heat expansion tank for the gas water heater is located under the kitchen sink. Typically these are positioned higher than the water heater unit itself. Heated/hot water expands and needs a place to go if the unit is at capacity. Heated water like heated air wants to rise. A path that leads hot water downward could result in poor performance of the expansion tank and/or the water heater as well. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

(E2 - 1) Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

(E2 - 1.1) Main Panel #1; Location: Garage



The electrical system of this home does not have a safe and effective way to quickly turn the power off in case of an emergency. Typically any system that requires more than six hand movements to shut down all system is considered unsafe. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

(E3 - 1) Summary - Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1; Location: Exterior



The electrical service panel is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. This panel serves as your water heater breaker. Spots of rust were also noted to exist inside the panel. apparently moisture is making its way inside the panel. The electrical panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(F1 - 1) Heating Unit #1 Summary - Heating: Equipment (Confirmation of Limitations, Reasons for Not Inspecting):

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Location: Attic

(F1 - 1) Summary - Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1; Location: Attic



This home has copper gas lines. This gas line has specific installation requirements related to required bending allowances, support, protection, and electrical bonding to ensure safe conditions. A section of the copper gas line located in the attic is installed with a sharp radius bend (kink) that is not typical for this pipe size. Improper installation could result in leaking and hazardous conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation of the copper piping installation and to verify the presence of electrical bonding.

(H4 - 1) Garage Summary - Interiors: Garages (Confirmation of Limitations, Reasons for Not Inspecting):

(H4 - 1) Summary - Interiors: Garages (Defects, Comments, and Concerns):

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(H4 - 1.1) Garage



The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted with reasonable force. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.2) Garage



Clearance between the rear and front storage room doors to the garage door is obstructed by the garage door impeding use of the storage room door. Damage to the garage door or both storage room doors could occur if storage room door(s) is/are left opened when lifting/lowering the garage door. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.

(H4 - 1.3) Garage



The wall in the storage room at the main panel has a hole in it. No related concerns were noted. Holes in any wall can lead to the infiltration of unwanted pests and loss of heat/cooling. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.

(H4 - 1.5) Garage



This is a hard wired vacuum system. This system is beyond the scope of a home inspector. Contact a general contractor or Home vacuum system dealer for further information/evaluation and testing.

(H6 - 1) Summary - Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry; Location: Family Room



From the fireplace opening, it was noted that the bricks in the chimney throat was loose and/or deteriorated. Also the dampener is a bit rusty. Deterioration of the chimney throat can result in improper draft and operation of the fireplace. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney and to make necessary repairs to ensure that the chimney is safe and functional.

(I1 - 1) Summary - Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Attic



The screen which detours pests located at the Gabel vents in the attic have holes in them. This would be a mechanical defect, thus can result into pest infiltration. Screens are not warranted nor have a guarantee that I know of. Pests can cause serious structural damage provide an un-sanitary living environment. A licensed general contractor should be consulted to ensure that systems and component are functioning as intended. The contractor should consult specialist in each trade as needed.

(I1 - 1.2) Attic



A section of insulation in the attic is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

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(J1 - 1) Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Dishwasher; Location: Kitchen



The drainage pipe from the dishwasher to the sink plumbing was not installed in manner to prevent sewer from backing up in the event of a plumbing clog, (high loop). The dishwasher needs further evaluation and repair to ensure sanitary and proper operation. An appliance repair person should be consulted.

(J1 - 4) Summary - Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 4.1) Vent: Dryer; Location: Kitchen/pantry



The dryer duct for this home is a flexible plastic duct, and is disconnected. Most new dryers require a metal duct. A HVAC contractor should be requested to upgrade this duct for safest operation.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice. Inspect per the NCHILB SOP means the act of making a visual examination. Home inspectors are not required to report on: (1) Life expectancy of any component or system; (2) The causes of the need for a repair; (3) The methods, materials, and costs of corrections; (4) The suitability of the property for any specialized use; (5) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; (6) The market value of the property or its marketability: (7) The advisability or inadvisability of purchase of the property: (8) Any component or system that was not inspected; (9) The presence or absence of pests such as wood damaging organisms, rodents, or insects; or (10) Cosmetic damage, underground items, or items not permanently installed. Home inspectors are not required to: (1) Offer warranties or guarantees of any kind; (2) Calculate the strength, adequacy, or efficiency of any system or component; (3) 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; (6) Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; (7) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; (8) Determine the effectiveness of any system installed to control or remove suspected hazardous substances: (9) Predict future condition, including failure of components; (10) Project operating costs of components; (11) Evaluate acoustical characteristics of any system or component; (12) Inspect special equipment or accessories that are not listed as components to be inspected in the SOP Sections. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 87 Deg. F

Weather Conditions: Partly Cloudy

Home Inspection Report Body

A - Structural Section (General Limitations, Implications, and Directions):

All concerns related to structural items identified to be deficient in the following section are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of significance / cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Where accessible, roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The foundation inspection due to construction methods, furniture, and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation, if additional information concerning the slab foundation is desired a professional engineer should be consulted prior to purchase.

A - Structural Section (Foundation and Attic Inspection Methods):

The slab foundation could not be evaluated or inspected due to construction methods and floor covering. The home inspector did not formulate an opinion related to the condition of the slab foundation. When accessible and safe the inspector entered inspection areas with small probe, camera, and a standard flash light. Roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection.

(A1 - 1) Main House Structural: Foundation (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

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This area /system /component was not inspected due to the limitation(s) described in the body of the report, or disclosed in the contract and or listed below. This means that the inspector did not formulate any conclusions related to the condition or functionality of the area /system /component and therefore cannot provide significant information to the client. Further evaluation and investigation is recommended.

The inspection of the slab foundation is very limited. Due to exterior grade levels and interior floor coverings, the slab foundation is not visible and therefore no conclusions can be made concerning the condition of the slab foundation during a home inspection.

Foundation Type: Slab: Brick Perimeter

Foundation Materials: Brick

(A1 - 1) Structural: Foundation (Defects, Comments, and Concerns):

(A1 - 1.1) Main House



Cracks were noted at the right rear corner in the brick veneer. Cracks in brick veneer indicate a deficiency that can change or progress over the life of the home. The cracks on this home at the time of the inspection presented no visible evidence of progression to the foundation areas. The buyer should observe the cracks and assess their concerns related to the presence of the cracks, the number of cracks, and possibility of the condition worsening over the life of the home. If the buyer has additional concerns an engineer should be consulted to determine the significance of the cracking.

(A2 - 1) Porch Structural: Columns and Piers (Descriptions):

Column/Pier Type: Column: Exterior

Column/Pier Materials: Undetermined: Round

(A3 - 1) Main House Structural: Floor Structure (Descriptions):

Sub-Floor Type:	Concrete Slab
Floor Joist Type:	Not Visible For Inspection: Description

Girder/Beam Type: Not Visible For Inspection: Description

(A4 - 1) All Interior Areas Structural: Wall Structure (Descriptions):

Wall Structure Type: Finished Areas: Not Accessible for Inspection or Description

(A4 - 1) Structural: Wall Structure (Defects, Comments, and Concerns):

(A4 - 1.1) All Interior Areas

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July 17, 2015 Page 11 of 27 Inspected By: Kevin Holt, Lic.#: 3436



Holes like this in the attic along the ceiling structural members may be indicate a history of termite extermination/inspection. Termite infestation/problems should be disclosed by the seller. I did not see any other signs of pest infiltration, however I am not a licensed pest exterminator/inspector. pest inspections is beyond the scope of a home inspector. A licensed exterminator should be consulted if you choose to further investigate this matter.

(A5 - 1) All Accessible Interior Areas Structural: Ceiling Structure (Descriptions):

Ceiling Joist Type: Dimensional Lumber: Standard Construction: Wood

Beam/Girder Type: Dimensional Lumber: Standard Construction: Wood

(A5 - 1) Structural: Ceiling Structure (Defects, Comments, and Concerns):

(A5 - 1.1) All Accessible Interior Areas



The ceiling in the hallway is cracked. No related concerns were noted in the throughout the other inspection areas. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. Ms. Saunders, while inspecting the attic, I lost my footing. Even though I did not fall through the ceiling, unfortunately I did cause this crack to appear. I will repair/replace this section of ceiling.

(A6 - 1) Main House Structural: Roof Structure (Descriptions):

Roof Style/Type: Gable

Roof Sheathing Type: Plywood

Rafter & Beam Types: Dimensional Lumber: Standard Construction

(A6 - 1) Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.1) Main House



Evidence suggests that this home has been subjected to a fire. In the attic area, the framing was noted to be black/charred. Construction restoration after a fire must include all systems. In most cases all electrical, plumbing and insulation components are replaced. Any charred wood members that are not replaced require sealants to prevent reoccurring odors and engineering review and letters of structural integrity to remain with the home. The home owners should be asked for disclosure related to the extent of the fire and details for the renovation. An engineer should be consulted for a complete evaluation of the home and all the systems.

(A6 - 1.2) Main House

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July 17, 2015 Page 12 of 27 Inspected By: Kevin Holt, Lic.#: 3436



Additional Photograph: This is a photograph of another section of roof rafters showing evidence of fire damage.

(A6 - 1.3) Main House



From the attic of the home, the purlin support beams are not installed with proper cuts to provide a full contact bearing to the purlin board. When the purlin board and support beams do not have full depth contact, the rafter can move, crack, or split over time. A licensed general contractor should be consulted for further evaluation and to make necessary repairs.

(A6 - 1.4) Main House



Additional Photograph: This is a photograph of an additional purlin member that has not been properly fastened as stated in the summary, a licensed contractor should be consulted for repair/replace.

(A6 - 1.5) Main House



The roof framing has been modified, the area of concern was located in the attic concerning the vertical supports for the rafters/purlins. The footing for these supports are not connected to a wall structure or another vertical support therefore heavy loads on the roof (ice) could cause damage to the roof/ceiling structure. The framing modifications do not follow standard framing methods that would normal be observed for a framing repair. The owners should be asked for disclosure related to the extent and history of repairs and if all required building permits were obtained. A licensed general contractor should be consulted for a Complete evaluation of the ceiling/ attic floor/ roof system to determine the extent of the concern and to make necessary repairs to ensure the stability and durability of the attic/floor/roof system.

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B - Exterior Section (General Limitations, Implications, and Directions):

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. It is important to have the exterior areas of concern evaluated / repaired prior to purchase. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern.

(B1 - 1) Main House Exterior: Wall Cladding (Descriptions):

Wall Cladding Type: Brick Veneer

Trim Type: Undetermined

(B2 - 1) All Windows

Exterior: Windows and Doors (Descriptions):

Window/Door Type: Window: Double Hung

Location: All Accessible

(B3 - 1) Deck Exterior: Decks, Porches, Stoops, and Balconies (Descriptions):

Structure Type: Wood (Wood Surface)

Location: Main House Rear

(B3 - 1) Exterior: Decks, Porches, Stoops, and Balconies

(Defects, Comments, and Concerns):

(B3 - 1.1) Deck



The wood steps for the detached deck are in need of repair. The steps should be repaired to ensure safe entry and egress for the home. The following concerns were noted at the time of the inspection: Steps felt loose to the foot when light pressure was applied. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(B3 - 1.2) Deck

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July 17, 2015 Page 14 of 27 Inspected By: Kevin Holt, Lic.#: 3436



The handrails to the detached deck are loose and present a safety/fall hazard. A licensed general contractor should be consulted for evaluation of the deck handrail system and to make necessary repairs.

(B4 - 1) Driveway Exterior: Driveways, Patios, Walks, and Retaining Walls (Descriptions):

Construction Type: Concrete

Location: Main House Front

(B4 - 1) Exterior: Driveways, Patios, Walks, and Retaining Walls (Defects, Comments, and Concerns):

(B4 - 1.1) Driveway



The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard. A licensed general contractor should be consulted for further evaluation and repair.

(B4 - 1.2) Driveway



Additional Photograph: This is a photograph of more cracks/displacement in the concrete of the driveway.

(B5 - 1) Vegetation Exterior: Vegetation and Grading (Descriptions):

Location:

Main House Left

(B5 - 1) Exterior: Vegetation and Grading (Defects, Comments, and Concerns):

(B5 - 1.1) Vegetation

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The vegetation around the perimeter of the home is over grown and blocks the air circulation around the home. The growth also limited the inspection access. Damage from over grown vegetation can occur to the homes foundation, outer shell and gutter/roof components. A landscaping company should be consulted to correct the over growth and the inspection should be completed prior to purchase.

C - Roofing Section (General Limitations, Implications, and Directions):

The roof covering, chimney, flashings, and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by Licensed Roofing or General Contractor. Chimney related Items listed or identified were found to be of concern and in need of further evaluation and repair by a General Contractor and or Engineer. It is important to correct roofing deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection, if the buyer would like to budget for replacement a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and Roof gutters system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problems areas or areas that may need adjustment or corrections. Chimney inspections are limited to the visible surfaces only, flue liners, chimney caps, chimney crowns are not visible and therefore beyond the scope of the home inspection. Chimneys should have complete inspections by a specialist annually and prior to use.

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected using binoculars / zoom camera and from a ladder at the roof eaves. Walking on the roof surface is beyond the scope of the home inspection. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a licensed roofing contractor prior to purchase.

(C1 - 1) Main House Roofing: Coverings (Descriptions):

Roof Covering Type: Shingles/Composite/Fiberglass

(C2 - 1) Main House

Roofing: Drainage Systems (Descriptions):

System Type: Gutter

(C2 - 1) Roofing: Drainage Systems (Defects, Comments, and Concerns):

(C2 - 1.1) Main House

Solid Ground Home Inspections, PO Box 1092, Asheboro, North Carolina, 27204-1092 Phone: 336-963-2693, Email: solidgroundnc@yahoo.com, Kevin Holt, Lic.# 3436

July 17, 2015 Page 16 of 27 Inspected By: Kevin Holt, Lic.#: 3436



The gutter downspouts are not extended or piped to direct roof drainage away from the foundation. Direct drainage from the gutter system can result in direct water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C2 - 1.2) Main House



The gutter downspout at the rear right corner is clogged. Evidence on the bedding areas indicates that the gutters have been overflowing. Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

(C3 - 1) Main House Roofing: Flashings, Skylights, and Penetrations (Descriptions):

System Type: Plumbing Vent

(C3 - 1) Roofing: Flashings, Skylights, and Penetrations (Defects, Comments, and Concerns):

(C3 - 1.1) Main House



The plumbing vent boot located on the rear side of the roof was installed over the shingles and not lapped under the roof covering to shed water down the roof surface. This installation relies on caulking and will result in leaks. A licensed roofing contractor should be consulted for evaluation and repair to ensure the weather-tightness of the roof covering system.

(C4 - 1) Main House Left Roofing: Chimneys and Flues (Descriptions):

Type: Chimney: Masonry

(C4 - 1) Roofing: Chimneys and Flues (Defects, Comments, and Concerns):

(C4 - 1.1) Main House Left

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Efflorescence (salt stains) was noted on the chimney. This type of staining serves as a warning, indicating that water has found a point of entry between the brick body and the flue liner or framing. Water penetration issues need to be addressed to prevent damage to the chimney and adjacent wood framing members. A general contractor should be consulted for a complete evaluation to determine the source of the moisture, possibility of hidden damage, and to make necessary repairs.

D - Plumbing Section (General Limitations, Implications, and Directions):

All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing or General Contractor. If additional concerns are discovered during the process of evaluation and repair, a general contractor should be consulted to contact specialist in each trade as needed. Repairs are needed to prevent leaks and ensure proper sanitation. The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design during a home inspection when the system cannot be put under the same load as presented by a family. The inspection of the water heater does not include evaluating the unit capacity for functional use based on the number bathrooms or fixtures. The hot water requirement for daily use varies with each family and the home inspector has not developed an opinion whether or not the hot water system for this home is adequate. The inspection does not include verification of anti-scald fixtures. The inspection does not assure that the plumbing systems and components of the home will meet the demands of your family. Determining the quality and quantity of the water supply is beyond the scope of the home inspection, this includes determining if water supply is acidic or has high mineral content. Fixtures are not identified as defective as the result of hard water or mineral stains. The effectiveness of the toilet flush and the verification of the drain for the washing machine are beyond the scope of the home inspection. The main water turn off valve location is identified if located, but not operated. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not found and reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Waste and supply lines are evaluated by running water inside the home, the condition of the inside of the plumbing pipes cannot be determined. Verification of the surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Backflow protection is not a requirement for all homes, and determining the presence or absence of backflow protection is beyond the scope of the inspection. Annual service and inspection of the main waste line will prevent system clogging and backup. The plumbing inspection is a limited functional evaluation made under little to no system load. If the buyer would like to know the condition of the interior of the pluming lines, the buyer should consult a licensed plumbing contractor prior to purchase.

D - Plumbing Section (Main Water Shut-Off Location, Water Supply Type, and Water Supply Piping Materials):

Main Shut-Off Location: Water Meter

Water Supply Type: Public

Supply Piping Materials: [Not Visible]

(D1 - 1) All Accessible Areas Plumbing: Water Distribution Systems (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

This area /system /component was not inspected due to the limitation(s) described in the body of the report, or disclosed in the contract and or listed below. This means that the inspector did not formulate any conclusions related to the condition or functionality of the area /system /component and therefore cannot provide significant information to the client. Further evaluation and investigation is recommended.

The majority of the water supply and the waste lines are concealed from visual inspection and the general condition cannot be determined.

Piping Materials: [Copper/Brass] [Not Visible]

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(D2 - 1)All Accessible Areas Plumbing: Drain, Waste, and Vent Systems (Descriptions):					
Piping Materials:	[ABS] [PVC]				
Trap Materials:	[Plastic]				
(D3 - 1) Unit #1 Plumbing: Water Heating Equipment (Descriptions):					
Location:	Exterior Hut				
Capacity:	40 Gallons	Energy Source:	Gas		
(D3 - 1) Plumbing: Water Heating Equipment (Defects, Comments, and Concerns):					

(D3 - 1.1) Unit #1



The 4 year old hot water heating unit for this home is located in a metal hut located on the exterior of the home. The hut is not secure and is leaning/loose. The hut needs to be level and secure to provide a safe and secure container for the water heating unit. Leaving an expensive unit in this condition gives opportunity for thieves to take the precious metal (Copper) and/or the unit itself. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

(D3 - 1.2) Unit #1



The heat expansion tank for the gas water heater is located under the kitchen sink. Typically these are positioned higher than the water heater unit itself. Heated/hot water expands and needs a place to go if the unit is at capacity. Heated water like heated air wants to rise. A path that leads hot water downward could result in poor performance of the expansion tank and/or the water heater as well. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

E - Electrical Section (General Limitations, Implications, and Directions):

All Electrical items listed below that were found to be of concern and in need of further evaluation and repair by a Licensed Electrical Contractor. When repairs are made the complete electrical system should be evaluated. Electrical issues are safety concerns and should be repaired immediately. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no consideration was made to future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

E - Electrical Section (Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):

Smoke Detectors are Present in this Home

Carbon Monoxide Detectors are Present in this Home

(E1 - 1) Type: Overhead Electrical: Main Service (Descriptions):

Grounding Electrode: Driven Rod

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(E2 - 1)Main Panel #1 Electrical: Main Panels (Descriptions):						
Location:	Garage		Amperage Rating:	125 Amps		
Service Cable Material:	Aluminum		Voltage Rating:	240 Volts, 1 Phase		
(E2 - 1) Electrical: Main Panels (Defects, Comments, and Concerns):						
(E2 - 1.1) Main Panel #	ŧ1					
and the second second second		The electrical system of this	home does not have	a safe and effective		



way to quickly turn the power off in case of an emergency. Typically any system that requires more than six hand movements to shut down all system is considered unsafe. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

Amperage Rating:

Voltage Rating:

260

120 Volts, 1 Phase

(E3 - 1) Distribution Panel #1 Electrical: Distribution Panels (Descriptions):

Exterior

Location:

Service Cable Material: Direct Feed

(E3 - 1) Electrical: Distribution Panels (Defects, Comments, and Concerns):

(E3 - 1.1) Distribution Panel #1



The electrical service panel is not secure where it is attached to the wall of the home. This condition presents a safety hazard that could result in serious personal injury and or property damage. This panel serves as your water heater breaker. Spots of rust were also noted to exist inside the panel. apparently moisture is making its way inside the panel. The electrical panel cover was not removed and the inspection was not completed. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

(E3 - 1.2) Distribution Panel #1



This is a photo for the breaker located inn the attic that operates the air handler which is also located in the attic. It is a 15 amp breaker. This is on the report so you know where it is located.

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F - Heating Section (General Limitations, Implications, and Directions):

All heating system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. The removal of the unit covers provided for service by a qualified service technician is beyond the scope of the home inspection. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 65 degrees F, it is not possible to evaluate if the system will properly heat the home, therefore, the heating system is operated only for a short cycle to visually inspect the burner area. It is not possible for the home inspector to draw a conclusion regarding the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems.

(F1 - 1) Heating Unit #1 Heating: Equipment (Confirmation of Limitations, Reasons for Not Inspecting, Descriptions):

This area /system /component was not inspected due to the limitation(s) described in the body of the report, or disclosed in the contract and or listed below. This means that the inspector did not formulate any conclusions related to the condition or functionality of the area /system /component and therefore cannot provide significant information to the client. Further evaluation and investigation is recommended.

For a summer inspection, furnaces are visually inspected, however, not operated because the AC system is the key system that is evaluated. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. If an invasive inspection is desired, a HVAC service service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally.

Location: Attic

Equipment Type: Heat Pump: Hybrid Split (Gas)

Energy Source: Gas

(F1 - 1) Heating: Equipment (Defects, Comments, and Concerns):

(F1 - 1.1) Heating Unit #1



This home has copper gas lines. This gas line has specific installation requirements related to required bending allowances, support, protection, and electrical bonding to ensure safe conditions. A section of the copper gas line located in the attic is installed with a sharp radius bend (kink) that is not typical for this pipe size. Improper installation could result in leaking and hazardous

conditions. A plumbing or HVAC contractor should be consulted for a complete evaluation of the copper piping installation and to verify the presence of electrical bonding.

(F2 - 1) Heating Unit Served: Heating Unit #1 Heating: Distribution Systems (Descriptions):

Location: Attic

System Type: Forced Air: Metal Box: Flexible Branch

(F2 - 1) Heating: Distribution Systems (Defects, Comments, and Concerns):

(F2 - 1.1) Heating Unit Served: Heating Unit #1

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Even though there was no measurement of leaking air from the air ducts, visible wear/deterioration is present on a large part of the air ducts. It is wise to keep an eye on the progression of deterioration. It is even wiser to have an annual home inspection from Solid Ground Home Inspections.

(F3 - 1) Kitchen Heating: Gas Piping and Fuel Storage Systems (Descriptions):

Gas Piping Materials: Copper

Fuel Turn Off Location: At Furnace

G - Cooling Section (General Limitations, Implications, and Directions):

All concerns related to the Air Conditioning System/Systems identified to be deficient in the following section are hazardous, create conditions that will stop the system from functioning, create possible environmental concerns due to high humidity levels or condensate leakage, and / or are a safety concern to the occupants of this home. Winter inspections do not include the operation of the system. If the buyer would like more information concerning the functionality of the system, an invasive inspection by a HVAC technician should be requested prior to purchase. All concerns are in need of further evaluation by a Licensed HVAC Contractor.

H - Interiors Section (General Limitations, Implications, and Directions):

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. One window and one receptacle were tested in each room unless furniture or storage blocked the access. Identifying cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations inspection. may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Homeowners should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example: worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage. washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. The inspection of the garage does not include moving personal properly and or storage. The verification of fire separation systems between the house and the garage such as doors and ceilings is beyond the scope of the home inspection. The washing machine and dryer are considered personal property and the inspection of these appliances are beyond the scope of the home inspection. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector and Household fires related to clothes dryers are very common. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. Before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, and the electrical service receptacles.

(H1 - 1) All Rooms Interiors: General Rooms (Descriptions):

Additional Information: [Finished Area]

Heating/Cooling: [Heating Source Noted] [Cooling Source Noted]

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(H2 - 1) Kitchen Interiors: Kitchens (Descriptions):

Additional Information:

Heating/Cooling:

[Heating Source Noted] [Cooling Source Noted]

[Finished Area]

(H2 - 1) Interiors: Kitchens (Defects, Comments, and Concerns):

(H2 - 1.1) Kitchen



There was not enough clearance between the upper cabinets above the refrigerator and the refrigerator to open the cabinet door. The refrigerator may be too tall for this location. This could be an adjustment issue or consider taller cabinets or shorter refrigerator should you decide to utilize this cabinet space.

(H3 - 1)Bathroom #1 Interiors: Bathrooms	(Descriptions):	
Electrical Receptacle:	Electrical Receptacle Present in Bathroom	
Bathroom Ventilation:	[Ventilation Exhaust Fan] [Operable Window]	
(H3 - 2)Bathroom #2 Interiors: Bathrooms (Descriptions):		
Electrical Receptacle:	Electrical Receptacle Present in Bathroom	
Bathroom Ventilation:	[Ventilation Exhaust Fan]	

(H4 - 1) Garage Interiors: Garages (Descriptions):

Door Inspection Method: Garage Door does not automatically reverse or stop when meeting a reasonable resistance during closing. A garage door repair specialist should be consulted for evaluation and repair to ensure proper and safe operation of the unit.

(H4 - 1) Interiors: Garages (Defects, Comments, and Concerns):

(H4 - 1.1) Garage



The garage door needs adjustment and repair. The door did not stop/reverse when the path was interrupted with reasonable force. A garage door installation company or a licensed general contractor should be consulted for evaluation and repair to ensure that the door operates safely and properly.

(H4 - 1.2) Garage

Solid Ground Home Inspections, PO Box 1092, Asheboro, North Carolina, 27204-1092 Phone: 336-963-2693, Email: solidgroundnc@yahoo.com, Kevin Holt, Lic.# 3436

July 17, 2015 Page 23 of 27 Inspected By: Kevin Holt, Lic.#: 3436



Clearance between the rear and front storage room doors to the garage door is obstructed by the garage door impeding use of the storage room door. Damage to the garage door or both storage room doors could occur if storage room door(s) is/are left opened when lifting/lowering the garage door. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.

(H4 - 1.3) Garage



The wall in the storage room at the main panel has a hole in it. No related concerns were noted. Holes in any wall can lead to the infiltration of unwanted pests and loss of heat/cooling. The buyer should review the area of concern. If additional concerns or questions are present, invasive inspection and repair will be needed. All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.

(H4 - 1.4) Garage



Additional Photograph: This is a photograph of another hole in the wall located in the garage. Holes in walls allow the escape of warmth/cooling and the infiltration of pest/rodents.

(H4 - 1.5) Garage

Heating/Cooling:



This is a hard wired vacuum system. This system is beyond the scope of a home inspector. Contact a general contractor or Home vacuum system dealer for further information/evaluation and testing.

(H5 - 1) Attic: Unfinished Interiors: Attics. Basements, Areas, Rooms (Descriptions):

Additional Information: [Unfinished Area]

[Heating Source Noted] [Cooling Source Noted]

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(H6 - 1) Fireplace: Masonry Interiors: Fireplaces and Stoves (Descriptions):

Location:Family RoomEnergy Source:WoodExhaust Flue Type:Metal

(H6 - 1) Interiors: Fireplaces and Stoves (Defects, Comments, and Concerns):

(H6 - 1.1) Fireplace: Masonry



From the fireplace opening, it was noted that the bricks in the chimney throat was loose and/or deteriorated. Also the dampener is a bit rusty. Deterioration of the chimney throat can result in improper draft and operation of the fireplace. A chimney sweep and general contractors should be consulted for a complete evaluation of the chimney is safe and functional.

(H6 - 1.2) Fireplace: Masonry



The screen/door to the fireplace does not operate smoothly as it should. It is relatively difficult to close properly. Screens provide a "safety net" to impede hot ash/sparks and smoke from escaping the fire box. Although it is possible to close it, which keeps this from appearing in the summary, a licensed general contractor should be consulted to repair/replace or to direct a specialist in this field to evaluate and execute their next move.

I - Insulation and Ventilation Section (General Limitations, Implications, and Directions):

All Insulation and Ventilation items listed or identified below were found to be of concern and in need of a full evaluation and repair by Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the general contractor should consult specialist in each trade as needed. Insulation concerns should be evaluated and corrected as needed to ensure the integrity of the thermal envelope of the home. The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

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(I1 - 1) Attic Insulation and Ventilation: Areas (Descriptions):

Insulation Type: Loose: Fiberglass

Ventilation Type: Gable Vent(s)

(I1 - 1) Insulation and Ventilation: Areas (Defects, Comments, and Concerns):

(I1 - 1.1) Attic



The screen which detours pests located at the Gabel vents in the attic have holes in them. This would be a mechanical defect, thus can result into pest infiltration. Screens are not warranted nor have a guarantee that I know of. Pests can cause serious structural damage provide an un-sanitary living environment. A licensed general contractor should be consulted to ensure that systems and component are functioning as intended. The contractor should consult specialist in each trade as needed.

(I1 - 1.2) Attic



A section of insulation in the attic is missing. Improper insulation installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/ replacement.

(I1 - 1.3) Attic



Ms. Saunders, This house had a ridge vent at one time. There is now a ridge board roof system using the gable vents as the prime ventilation system for the attic. It appears to be ventilating, however, the speed in which the attic ventilates will determine how efficiently your home cools itself. The quicker you remove the hot, moist air out of the attic will, in turn, allow the hot, moist air inside your home, at the ceiling to escape into the attic, thus resulting in lower energy to cool the home. Installing an "attic fan" will help with this process. FYI: Even with a ridge vent, having a simple "desk" oscillating fan on low, in the attic, will help with cooling costs of the home. You will want a gable vent fan for this home. Using an oscillating fan can blow moisture back to your attic support members. Moisture control starts at the foundation. Moisture from the ground travels through the foundation, up the wooden house framing into the attic framing then out into the attic air. Removing the hot air out of the attic will help control cooling costs and moisture levels.

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J - Built In Appliance Section (General Limitations, Implications, and Directions):

All appliances listed or identified below were found to be of concern or in need of a full evaluation and repair by a certified appliance repair technician. If additional concerns are discovered during the process of evaluation and repair, a general contractor should consulted to contact specialist in each trade as needed. Built in appliances are operated to determine if the units respond and operate to normal operating controls. The determination of the effectiveness of the appliance settings or cycles, such cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven is beyond the scope of the home inspection. Refrigeration units and washing machines are beyond the scope of the home inspection.

(J1 - 1) Dishwasher Built In Appliances: Equipment (Descriptions):

Location:

Kitchen

Inspection Method: The dishwasher was operated through the "Normal Cycle" or until a defect is discovered. The unit was inspected to function and complete the cycle, but the effectiveness of the cleaning was not determined.

(J1 - 1) Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 1.1) Dishwasher



The drainage pipe from the dishwasher to the sink plumbing was not installed in manner to prevent sewer from backing up in the event of a plumbing clog, (high loop). The dishwasher needs further evaluation and repair to ensure sanitary and proper operation. An appliance repair person should be consulted.

(J1 - 2) Range: Gas Built In Appliances: Equipment (Descriptions):

Location: Kitchen

Inspection Method: The range / oven burners were operated with indicator set to HIGH until the burner was noted to be burning stable or until a defect is noted. The unit calibration was not verified. If the client would like to verify temperature calibration, an appliance specialist should be consulted.

(J1 - 3) Microwave: Over Range Built In Appliances: Equipment (Descriptions):

Location: Kitchen

Inspection Method: The microwave was operated on HIGH for 1 minute or to the point that steam is created from a wet paper towel or until a defect was discovered. The effectiveness of cooking or wattage was not verified.

(J1 - 3) Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 3.1) Microwave: Over Range

Solid Ground Home Inspections, PO Box 1092, Asheboro, North Carolina, 27204-1092 Phone: 336-963-2693, Email: solidgroundnc@yahoo.com, Kevin Holt, Lic.# 3436

July 17, 2015 Page 27 of 27 Inspected By: Kevin Holt, Lic.#: 3436



All microwave ovens seem to leak radiation around the doors. This one had a rather higher reading at the top of the door. Leakage readings were measured for about 3.5 to 4 feet away from the microwave oven until it measured 0.0 This leakage detection is beyond the scope of a home inspector. I do not have any information about this microwave oven or any advice as to which ones to use, or advice as to how to mitigate the leakage. This test was courtesy from Solid Ground Home Inspections, inc. I want you to know your home.

(J1 - 4) Vent: Dryer Built In Appliances: Equipment (Descriptions):

Location: Kitchen/pantry

Inspection Method: Flashlight/camera/probe

(J1 - 4) Built In Appliances: Equipment (Defects, Comments, and Concerns):

(J1 - 4.1) Vent: Dryer



The dryer duct for this home is a flexible plastic duct, and is disconnected. Most new dryers require a metal duct. A HVAC contractor should be requested to upgrade this duct for safest operation.