



Inspection Report

Large New Home Inspection

Property Address:

123 Estate Lane
Charlotte, NC

Inspector Paul, Inc

Paul King

**PO Box 236 Fort Mill, SC 29716 / 704-467-7328
NC HI 1756 / SC RBI 1212 / ASHI Member 244121
NCLHIA-Member / IAQA-CIE / PAHI-President**



Date: 1/1/2000	Time: 8:00 AM	Report ID: New Large Home Inspection
Property: 123 Estate Lane Charlotte, NC	Customer: Large New Home Inspection	Real Estate Professional:

This is a sample from an actual home inspection we performed on a 6,000+ square foot new construction estate. Several pages of information, photos, actual address, clients names, have been changed or removed for confidentiality purposes. This sample report is the exclusive property of King Construction, Inc./Inspector Paul; any attempts to print, copy, resell, or redistribute an portion of this report without the express written consent of King Construction, Inc is prohibited and is subject to prosecution.

Age Of Home:
New Construction

Client Is Present:
Yes

Weather:
Light Rain

Temperature:
Over 65

Rain in last 3 days:
Yes

Structural Components

		IN	NI	NP	RR
1.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
1.1	WALLS (Structural)	X			X
1.2	COLUMNS OR PIERS	X			
1.3	FLOORS (Structural)	X			X
1.4	CEILING (structural)	X			
1.5	ROOF STRUCTURE AND ATTIC	X			

Styles & Materials

FOUNDATION:
NOT VISIBLE
POURED CONCRETE

METHOD USED TO OBSERVE CRAWLSPACE:
BASEMENT

FLOOR STRUCTURE:
SLAB

WALL STRUCTURE:
WOOD
MASONRY

IN NI NP RR

COLUMNS OR PIERS:
SUPPORTING WALLS

CEILING STRUCTURE:
6" OR BETTER

ROOF STRUCTURE:
STICK-BUILT
RAFTERS
SHEATHING

ROOF-TYPE:
GABLE
HIP

ATTIC ACCESS:
PULL DOWN STAIRS
DOOR
LIMITED ACCESS

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

1.1 Evidence suggests there is a water intrusion problem where the sewer line passes through the foundation wall. The area was water stained, visibly wet, and the relative moisture content of the wall was 84.6% (the wall nearby was 59.7%). Water intrusion can lead to many costly problems if not corrected. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

1.3 Inspected an LVL girder in the rear left section of the basement. Evidence suggests this was not part of the original plan (this is the only engineered lumber in the basement). The bolts securing the LVL beams together are barely long enough to secure the nuts in place. Recommend replacing with bolts that extend through the nuts to ensure a proper hold and finding out why the LVL was added. Recommend further evaluation and repair as needed by a qualified professional engineer.



1.3 Picture 1



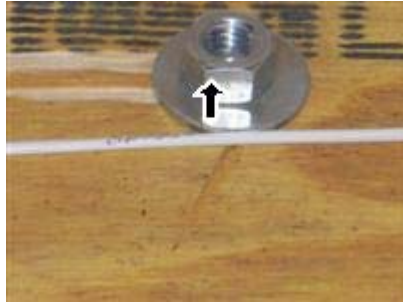
1.3 Picture 2



1.3 Picture 3



1.3 Picture 4



1.3 Picture 5



1.3 Picture 6



1.3 Picture 7

Inspected several small basically straight front to back and left to right cracks in the basement slab. Evidence suggests these are control joints (areas designed to crack as the concrete cures and shrinks). Recommend having the builder verify that these are indeed nothing more than control joints.



1.3 Picture 8

Several floor joists on the ceiling of the basement have been cut around plumbing pipes. Repairs have been made and evidence suggests they are adequate.



1.3 Picture 9



1.3 Picture 10



1.3 Picture 11

Exterior

Styles & Materials
SIDING STYLE:
BRICK
STUCCO

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			X
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			
2.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			X
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			X
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.6	EAVES, SOFFITS AND FASCIAS	X			X

SIDING MATERIAL:

BRICK VENEER
STUCCO

EXTERIOR ENTRY DOORS:

WOOD
STEEL
INSULATED GLASS

APPURTENANCE:

COVERED PORCH

AUTO OPENER MANUFACTURER:

OVERHEAD DOOR

GARAGE DOOR MATERIAL:

INSULATED
METAL

GARAGE DOOR TYPE:

FOUR AUTOMATIC

DRIVEWAY:

CONCRETE

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Comments:

2.0 Inspected holes/voids in the mortar/brick above the angled roof flashing all around the home. They almost resemble weep holes but are not uniform in shape and are not located in areas where weep holes typically are installed. Given the amount of water that can flow along this flashing during a rain they create easy access points for water intrusion. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8

Inspected a hole in the brick veneer on the front of the at the second floor porch. If not corrected this is an easy area for water and pest intrusion. Evidence suggests and electrical box is to be installed in the area. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



2.0 Picture 9

2.1 The front door was dead bolted locked and could not be opened or checked for proper operation.

2.2 Windows were not operated from the exterior of the home.

2.3 Garage door at right side garage nearest to the street (facing front) will not reverse when met with reasonable resistance. Doors that will not reverse when met with resistance can kill a child or pet. Recommend a qualified licensed general contractor inspect and repair as needed.



2.3 Picture 1

The other three garage doors will reverse when met with reasonable resistance. Recommend testing this feature on a regular basis because tolerances change over time.

2.4 All vertical deck posts should be supported with knee braces in two directions to protect the deck from racking forces. Newel posts at the guardrail on the deck should be properly bolted to the deck ban for safety. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4

2.6 Evidence suggests a section of trim is missing from the eave on the rear of the home on the side of the bonus room. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



2.6 Picture 1

Roofing

		IN	NI	NP	RR
3.0	ROOF COVERINGS	X			X
3.1	FLASHINGS	X			
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
3.3	ROOFING DRAINAGE SYSTEMS	X			

Styles & Materials

ROOF COVERING:
 METAL
 ARCHITECTURAL
 LIMITED VISIBILITY

VIEWED ROOF COVERING FROM:
 GROUND
 BINOCULARS
 WINDOWS

IN NI NP RR

SKY LIGHT (S):
 NONE

CHIMNEY (exterior):
 N/A

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Comments:

3.0 Toe board nail holes are visible in the shingles above the gutter lines around the entire roof. We can not determine if they have been repaired to prevent leaks. Recommend further evaluation and repair as needed by a qualified licensed general contractor. Visible nail heads at along the ridge lines of the roof and on the front of the home just above the gutter over the right side garage should be caulked with a roof caulk to prevent rusting and leaks. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3



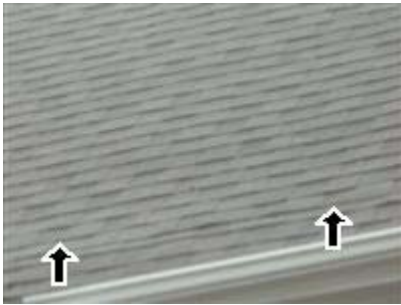
3.0 Picture 4



3.0 Picture 5



3.0 Picture 6



3.0 Picture 7



3.0 Picture 8



3.0 Picture 9



3.0 Picture 10



3.0 Picture 11



3.0 Picture 12

3.3 Recommend extending the downspout from the second story gutter above the left side garage down into the gutter below to reduce the amount of water that flows into the valley.



3.3 Picture 1

Plumbing System

		IN	NI	NP	RR
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X			X
4.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)		X		
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			X
4.5	SUMP PUMP			X	

IN NI NP RR

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Styles & Materials

PLUMBING SUPPLY:
NOT VISIBLE

PLUMBING DISTRIBUTION:
PEX
NOT VISIBLE

PLUMBING WASTE:
PVC
NOT VISIBLE

WASHER DRAIN SIZE:
2" DIAMETER

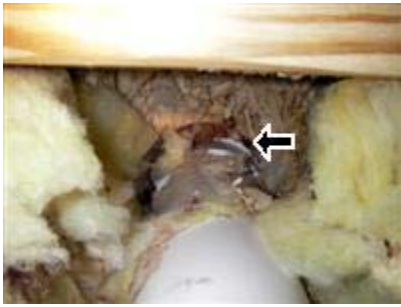
WATER HEATER POWER SOURCE:
GAS (QUICK RECOVERY)

CAPACITY:
74 GALLON

MANUFACTURER:
STATE

Comments:

4.0 Located a drip leak under the half bath toilet. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.



4.0 Picture 1



4.0 Picture 2

4.2 Gas Tracer (device) indicated a leak at the downward elbow of the gas supply pipe to the water heater. This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.

4.3 The main shut off is the yellow lever located in basement. This is for your information.



4.3 Picture 1

4.4 Gas Tracer (device) indicated three leaks, two under the cook top (at each side of the regulator) and at the downward elbow of the gas supply pipe to the water heater. This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.



4.4 Picture 1



4.4 Picture 2



4.4 Picture 3

Electrical System

		IN	NI	NP	RR	
5.0	SERVICE ENTRANCE CONDUCTORS	X				Styles & Materials ELECTRICAL SERVICE CONDUCTORS: BELOW GROUND ALUMINUM 220 VOLTS
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X	PANEL CAPACITY: 225 AMP (2) 150 AMP SERVICE PANEL
5.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X	PANEL TYPE: CIRCUIT BREAKERS ELEC. PANEL MANUFACTURER: CUTLER HAMMER

		IN	NI	NP	RR
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
5.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.7	SMOKE DETECTORS	X			X

BRANCH WIRE 15 and 20 AMP:
COPPER
WIRING METHODS:
ROMEX

IN NI NP RR

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Comments:

5.2 Problem(s) discovered with Branch Circuits such as ARC fault breaker for the upstairs front center bedroom (over the dining room) did not trip when tested at the outlet and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.



5.2 Picture 1



5.2 Picture 2

5.3 Light fixture is not installed on the exterior wall attached to the left side garage. Evidence suggests one should be there. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Exterior light outside the left side garage did not respond to operating controls. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Ceiling light at the cat walk to the second floor patio did not respond to operating controls. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Light over the cooktop in the kitchen is wired into the kitchen GFCI outlets. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Lights in the right side of the basement did not respond to operating controls. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.



5.3 Picture 1



5.3 Picture 2



5.3 Picture 3

5.6 Main panel box is located at garage(s). However, main disconnect (shut-off) is outside at meter base panel (for your information). Sub panel box is located at basement and outside.



5.6 Picture 1



5.6 Picture 2



5.6 Picture 3



5.6 Picture 4

Heating

		IN	NI	NP	RR	
6.0	HEATING EQUIPMENT	X			X	Styles & Materials HEAT TYPE: FORCED AIR
6.1	NORMAL OPERATING CONTROLS	X				ENERGY SOURCE: GAS
6.2	AUTOMATIC SAFETY CONTROLS	X				NUMBER OF HEAT SYSTEMS (excluding wood): TWO
6.3	CHIMNEYS, FLUES AND VENTS	X				HEAT SYSTEM BRAND: LENNOX
6.4	SOLID FUEL HEATING DEVICES	X				EST BTU: 110000 88000
6.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				DUCTWORK: INSULATED
6.6	GAS/LP FIRELOGS AND FIREPLACES	X				FILTER TYPE: DISPOSABLE
6.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				EST. FILTER SIZE: 14x14 14x25 16x20 20x20

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TYPES OF FIREPLACES:
NON-VENTED GAS LOGS
INSERT

OPERABLE FIREPLACES:
ONE

Comments:

6.0 Temperature differential of the heating system was measured by using a laser thermometer to determine the difference of the supply and return temperatures. The main floor supply did not exceed 93 degrees and the main floor return was 78 degrees. The panel inside the furnace indicates that the temperature rise should be between 30-60 degrees. A possible reason for the problem could include an undersized furnace for the square feet serviced; the first floor unit is significantly smaller (88,000 BTU) than the second floor unit (110,000 BTU) and evidence suggests the first floor has more square feet than the second floor. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor.



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3

Central Air Conditioning

		IN	NI	NP	RR
7.0	COOLING AND AIR HANDLER EQUIPMENT	X			X
7.1	NORMAL OPERATING CONTROLS	X			
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

Styles & Materials
COOLING EQUIPMENT TYPE:
 AIR CONDITIONER UNIT
COOLING EQUIPMENT ENERGY SOURCE:
 ELECTRICITY
CENTRAL AIR MANUFACTURER:
 LENNOX
NUMBER OF A/C UNITS:
 TWO

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

7.0 Ambient air test was performed by using laser thermometers Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 64 degrees, and the return air temperature was 72 degrees. This indicates that the upper level unit not cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.



7.0 Picture 1



7.0 Picture 2

Interiors

		IN	NI	NP	RR
8.0	CEILINGS	X			X
8.1	WALLS	X			X
8.2	FLOORS	X			X
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
8.5	DOORS (REPRESENTATIVE NUMBER)	X			
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			

Styles & Materials
CEILING MATERIALS:
 SHEETROCK
 UNFINISHED
WALL MATERIAL:
 SHEETROCK
 UNFINISHED
 TILE
FLOOR COVERING(S):
 CARPET
 TILE
 VINYL
 WOOD
 CEMENT
INTERIOR DOORS:
 HOLLOW CORE
WINDOW TYPES:
 THERMAL/INSULATED
 DOUBLE-HUNG
 TILT FEATURE
 FIXED
WINDOW MANUFACTURER:
 UNKNOWN
CABINETRY:
 WOOD
COUNTERTOP:
 GRANITE

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Comments:

8.0 Inspected a stain on the ceiling in the master bathroom. The insulation above this area in the attic was wet at the time of the inspection. Evidence suggests there is a leak in the area. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



8.0 Picture 1

A section of sheetrock was removed from the left side garage ceiling. This should be repaired to provide a proper fire barrier separation. Recommend obtaining information on why it was removed and further evaluation and repair as needed by a qualified licensed general contractor.



8.0 Picture 2

8.1 A section of sheetrock was removed from the left side garage wall. Recommend obtaining information on why it was removed and further evaluation and repair as needed by a qualified licensed general contractor.



8.1 Picture 1

8.2 Floor in the den bounces more than the rest of the home during heel drop tests. The floor system in the area is made up of 2" by 10" joists, spaced 12" on center and spanning approximately 17'; this basically represents the maximum allowable span. The addition of furniture etc. will likely increase the bounce of the floor and may lead to owner concerns with the integrity of the floor system. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



8.2 Picture 1

Insulation and Ventilation

Styles & Materials
ATTIC INSULATION:
BLOWN

		IN	NI	NP	RR
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X			
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	

BATT
FIBERGLASS

R- VALUE:
R-30 OR BETTER

VENTILATION:
RIDGE VENTS
SOFFIT VENTS

EXHAUST FAN TYPES:
FAN

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DRYER POWER SOURCE:
220 ELECTRIC

DRYER VENT:
METAL
NOT VISIBLE

Built-In Kitchen Appliances

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X			X
10.2	RANGE HOOD	X			
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER	X			
10.5	MICROWAVE COOKING EQUIPMENT	X			

Styles & Materials

DISHWASHER:
WHIRLPOOL

DISPOSER:
IN SINK ERATOR

EXHAUST/RANGE HOOD:
VENTED
WHIRLPOOL

RANGE/OVEN:
JENN AIR
WHIRLPOOL

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

BUILT-IN MICROWAVE:
WHIRLPOOL

TRASH COMPACTORS:
NONE

Comments:

10.1 Gas Tracer (device) indicated two leaks under the cook top (at each side of the regulator). This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.

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General Summary



Inspector Paul, Inc

**PO Box 236 Fort Mill, SC 29716 / 704-467-7328
NC HI 1756 / SC RBI 1212 / ASHI Member 244121
NCLHIA-Member / IAQA-CIE / PAHI-President**

Customer

Large New Home Inspection

Property Address

123 Estate Lane
Charlotte, NC

The items or discoveries listed in the General Summary indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. UNLESS OTHERWISE NOTED, FURTHER EVALUATION, INSPECTION, AND REPAIR(S) OF ANY COMPONENTS NOTED ON THIS INSPECTION/REPORT SHOULD BE PERFORMED BY LICENSED GENERAL CONTRACTORS, HIRED BY THE BUYER, PRIOR TO THE CLOSE OF ESCROW. If any component that has two or more defects we strongly recommend that the entire system in question be evaluated, inspected, and repaired by the appropriate licensed contractor before the close of escrow. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. **This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.** Unless otherwise noted, all directional information is from the front yard facing the home.

Structural Components

1.1 WALLS (Structural)

Inspected, Repair or Replace

Evidence suggests there is a water intrusion problem where the sewer line passes through the foundation wall. The area was water stained, visibly wet, and the relative moisture content of the wall was 84.6% (the wall nearby was 59.7%). Water intrusion can lead to many costly problems if not corrected. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

1.3 FLOORS (Structural)

Inspected, Repair or Replace

Inspected an LVL girder in the rear left section of the basement. Evidence suggests this was not part of the original plan (this is the only engineered lumber in the basement). The bolts securing the LVL beams together are barely long enough to secure the nuts in place. Recommend replacing with bolts that extend through the nuts to ensure a proper hold and finding out why the LVL was added. Recommend further evaluation and repair as needed by a qualified professional engineer.

Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Inspected holes/voids in the mortar/brick above the angled roof flashing all around the home. They almost resemble weep holes but are not uniform in shape and are not located in areas where weep holes typically are installed. Given the amount of water that can flow along this flashing during a rain they create easy access points for water intrusion.

Recommend further evaluation and repair as needed by a qualified licensed general contractor.

Inspected a hole in the brick veneer on the front of the at the second floor porch. If not corrected this is an easy area for water and pest intrusion. Evidence suggests and electrical box is to be installed in the area. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

Garage door at right side garage nearest to the street (facing front) will not reverse when met with reasonable resistance. Doors that will not reverse when met with resistance can kill a child or pet. Recommend a qualified licensed general contractor inspect and repair as needed.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

All vertical deck posts should be supported with knee braces in two directions to protect the deck from racking forces. Newel posts at the guardrail on the deck should be properly bolted to the deck ban for safety. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.6 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

Evidence suggests a section of trim is missing from the eave on the rear of the home on the side of the bonus room. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

Roofing

3.0 ROOF COVERINGS

Inspected, Repair or Replace

Toe board nail holes are visible in the shingles above the gutter lines around the entire roof. We can not determine if they have been repaired to prevent leaks. Recommend further evaluation and repair as needed by a qualified licensed general contractor. Visible nail heads at along the ridge lines of the roof and on the front of the home just above the gutter over the right side garage should be caulked with a roof caulk to prevent rusting and leaks. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

Plumbing System

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

Located a drip leak under the half bath toilet. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

Gas Tracer (device) indicated a leak at the downward elbow of the gas supply pipe to the water heater. This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Repair or Replace

Gas Tracer (device) indicated three leaks, two under the cook top (at each side of the regulator) and at the downward elbow of the gas supply pipe to the water heater. This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.

Electrical System

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

Problem(s) discovered with Branch Circuits such as ARC fault breaker for the upstairs front center bedroom (over

the dining room) did not trip when tested at the outlet and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

Light fixture is not installed on the exterior wall attached to the left side garage. Evidence suggests one should be there. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Exterior light outside the left side garage did not respond to operating controls. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Ceiling light at the cat walk to the second floor patio did not respond to operating controls. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Light over the cooktop in the kitchen is wired into the kitchen GFCI outlets. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor. Lights in the right side of the basement did not respond to operating controls. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.

Heating

6.0 HEATING EQUIPMENT

Inspected, Repair or Replace

Temperature differential of the heating system was measured by using a laser thermometer to determine the difference of the supply and return temperatures. The main floor supply did not exceed 93 degrees and the main floor return was 78 degrees. The panel inside the furnace indicates that the temperature rise should be between 30-60 degrees. A possible reason for the problem could include an undersized furnace for the square feet serviced; the first floor unit is significantly smaller (88,000 BTU) than the second floor unit (110,000 BTU) and evidence suggests the first floor has more square feet than the second floor. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor.

Central Air Conditioning

7.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

Ambient air test was performed by using laser thermometers Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 64 degrees, and the return air temperature was 72 degrees. This indicates that the upper level unit not cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

Interiors

8.0 CEILINGS

Inspected, Repair or Replace

Inspected a stain on the ceiling in the master bathroom. The insulation above this area in the attic was wet at the time of the inspection. Evidence suggests there is a leak in the area. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

A section of sheetrock was removed from the left side garage ceiling. This should be repaired to provide a proper fire barrier separation. Recommend obtaining information on why it was removed and further evaluation and repair as needed by a qualified licensed general contractor.

8.1 WALLS

Inspected, Repair or Replace

A section of sheetrock was removed from the left side garage wall. Recommend obtaining information on why it was removed and further evaluation and repair as needed by a qualified licensed general contractor.

8.2 FLOORS

Inspected, Repair or Replace

Floor in the den bounces more than the rest of the home during heel drop tests. The floor system in the area is made

up of 2" by 10" joists, spaced 12" on center and spanning approximately 17'; this basically represents the maximum allowable span. The addition of furniture etc. will likely increase the bounce of the floor and may lead to owner concerns with the integrity of the floor system. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Inspected, Repair or Replace

Gas Tracer (device) indicated two leaks under the cook top (at each side of the regulator). This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.

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