



A handwritten signature in black ink, appearing to read 'Kevin Spillman', is centered on the page.

Inspection Report

Sample Sample

Property Address:
1112 SampleTr.
Raleigh NC 27600



Innovative Home Inspections

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Raleigh, NC 27615

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Date: 7/20/2011	Time:	Report ID: 11-0720PM KTS
Property: 1112 SampleTr. Raleigh NC 27600	Customer: Sample Sample	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR), Plumbing Repair or Replace (PR), Electrical Repair or Replace (ER) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
1988

Client Is Present:
No

Radon Test:
Yes

Water Test:
No

Weather:
Clear

Temperature:
Over 100

Rain in last 3 days:
Yes

Home Occupied:
Yes

1. Roofing / Chimneys and Roof Structure / Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Viewed roof covering from:

Ground
Walked roof

Chimney (exterior):

Metal Flue Pipe

Method used to observe attic:

Walked
Areas inaccessible due to height of trusses
Stored items in attic areas

Type of attic:

Pull Down stairs

Styles & Materials

Roof-Type:

Gable

Sky Light(s):

None

Roof Structure:

Engineered wood trusses

Attic Insulation:

Fiberglass

Inspection Items

Roof Covering:

3-Tab fiberglass

Roof Ventilation:

Gable vents
Ridge vents
Thermostatically controlled fan

Ceiling Structure:

4" or better

1.0 ROOF COVERINGS

Comments: Inspected

Debris noted on the front roof at the left valley and in the gutters. Remove debris to prevent uneven wearing of the shingles over time and too allow for proper water flow. Clean off roof and gutters as needed.



1.0 Picture 1

1.1 ROOF FLASHING

Comments: Inspected

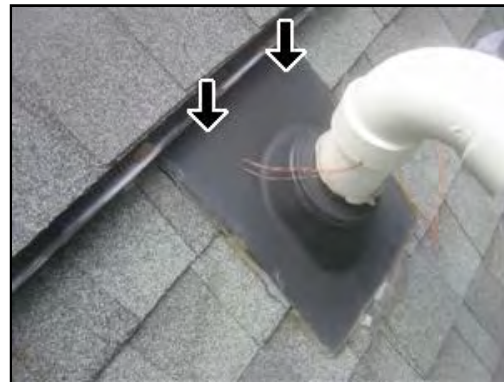
1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

The boot for the furnace flue is improperly installed. The flashing is lifted and not properly installed under the upper shingles to help divert water. Repair or replace as needed.



1.2 Picture 1



1.2 Picture 2

1.3 ROOF VENTILATION

Comments: Inspected

1.4 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC ACCESS (Report leak signs or condensation)

Comments: Inspected

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

1.7 ATTIC INSULATION

Comments: Inspected

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

1.9 ATTIC DOORS

Comments: Inspected

1.10 ATTIC FLOORING

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Driveway:
Concrete

Sidewalks and Walkways:
Concrete

Siding Material:
Wood fiber composite board

Exterior Entry Doors:
Insulated glass
Metal

Appurtenance:
Deck with steps
Covered porch

Window Types:
Thermal/Insulated
Double-hung

Exterior Stairs:
Brick (Front)
Wood (Rear)

Inspection Items

2.0 WALL CLADDING / SIDING, FLASHING AND TRIM

Comments: Inspected, Repair or Replace

Wood rot noted in the window trim for the master bathroom window, (Picture 1-2) wood rot in siding to the left of the master bathroom window at corner, (Picture 3) wood rot in siding on the right side of the house, to right of the front porch area at roof line. (Picture 4) Repair or replace as needed.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

2.1 DOORS (exterior)

Comments: Inspected

2.2 WINDOWS (exterior)

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.7 OUTLETS & LIGHTS (exterior)

Comments: Inspected, Repair or Replace

Improperly installed wiring noted on the left, front corner of garage. The wire is a drop cord style wire that could easily overheat and is a safety concern. Repair or replace as needed by a licensed electrical contractor.



2.7 Picture 1

2.8 WALL PENETRATIONS (vents, pipes, etc.)

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Two automatic

Safety Eye Installed:
Yes

Inspection Items

3.0 GARAGE CEILINGS

Comments: Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

Several areas of the foundation and walls were not inspected due to personal stored items.

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

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

Comments: Inspected

The left garage door was not tested due to personal stored items were stacked against the door. Also note that both doors have had repairs at the top of them to prevent damage when opening.

3.6 OUTLETS AND WALL SWITCHES

Comments: Inspected, Repair or Replace

Improperly spliced wire noted under the work bench on the rear wall of the garage. This appears to be a plug in type cord and should not be used due to safety concerns. Repair or replace as needed.



3.6 Picture 1

3.7 GARAGE FOUNDATION

Comments: Inspected

Several areas of the foundation and walls were not inspected due to personal stored items.

3.8 GARAGE WINDOWS

Comments: Not Present

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Range/Oven:
FRIGIDAIRE

Countertop:
Laminate

Disposer Brand:
IN SINK ERATOR

Built in Microwave:
GENERAL ELECTRIC

Flooring:
Tile

Exhaust/Range hood:
Re-Circulate with Microwave

Cabinetry:
Wood

Inspection Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 PANTRY/CLOSET DOORS

Comments: Inspected

4.4 WINDOWS

Comments: Inspected

4.5 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.6 PLUMBING DRAINS / VENT SYSTEMS

Comments: Inspected

4.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

4.8 OUTLETS AND WALL SWITCHES

Comments: Inspected, Repair or Replace

The GFCI protected outlet to the left of the stove did not perform properly to testing. The outlet continued to have power even when the circuit was tripped. In the event of an electrical short or ground GFCI protected outlets are designed to trip the circuit. This action protects the user from electrical shock injury. Recommend further evaluation by a electrical contractor and repair or replace as needed.



4.8 Picture 1

4.9 DISHWASHER

Comments: Inspected

4.10 RANGES/OVENS/COOKTOPS

Comments: Inspected, Repair or Replace

Anti-tilt device is missing for the stove. This will allow the stove to tip over if leaned on when door is open. Replace as needed.

4.11 RANGE HOOD

Comments: Inspected

4.12 TRASH COMPACTOR

Comments: Not Present

4.13 FOOD WASTE DISPOSER

Comments: Inspected

4.14 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

4.15 DOORS

Comments: Inspected

4.16 FIXTURES

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Hardwood T&G

Interior Doors:
Hollow core

Inspection Items

5.0.A CEILINGS

Comments: Inspected

5.1.A WALLS

Comments: Inspected

5.2.A FLOORS

Comments: Inspected

5.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

The left, window, front of the rear living room living room, the rear window in the rear living room, and the windows on the front wall of the front living room has missing/damaged sash springs. This allows the window to fall when opened. Repair or replace as needed.

5.6.A OUTLETS AND WALL SWITCHES

Comments: Inspected

5.7.A FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B). Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Inspection Items

5.0.B CEILINGS

Comments: Inspected

5.1.B WALLS

Comments: Inspected

5.2.B FLOORS

Comments: Inspected

5.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

5.4.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6.B OUTLETS AND WALL SWITCHES

Comments: Inspected

5.7.B FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C). Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Hardwood T&G

Inspection Items

5.0.C CEILINGS

Comments: Inspected

5.1.C WALLS

Comments: Inspected

5.2.C FLOORS

Comments: Inspected

5.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

5.4.C DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.5.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6.C OUTLETS AND WALL SWITCHES

Comments: Inspected

5.7.C FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(D). Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Floor Covering(s):
Carpet
Hardwood T&G

Interior Doors:
Hollow core

Inspection Items

5.0.D CEILINGS

Comments: Inspected

5.1.D WALLS

Comments: Inspected

5.2.D FLOORS

Comments: Inspected, Repair or Replace

Loose tile and grout noted in front of the closet door in the downstairs hallway area. Repair or replace as needed to prevent tile from cracking over time.



5.2.D Picture 1



5.2.D Picture 2

5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6.D OUTLETS AND WALL SWITCHES

Comments: Inspected

5.7.D FIXTURES

Comments: Inspected

5.8.D LAUNDRY AREA

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A). Master Bath

Exhaust Fans:
Fan only

Toilet:
Yes

Shower/Tub:
Stand Alone Shower
Stand Alone Tub

Styles & Materials

Inspection Items

6.0.A CEILINGS

Comments: Inspected

6.1.A WALLS

Comments: Inspected

6.2.A FLOORS

Comments: Inspected

6.3.A COUNTERTOPS AND CABINETS

Comments: Inspected

6.4.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.5.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.6.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.7.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Comments: Inspected

6.8.A OUTLETS AND SWITCHES

Comments: Inspected

6.9.A EXHAUST FAN

Comments: Inspected

6.10.A TOILET

Comments: Inspected

6.11.A TUB/SHOWER ENCLOSURE

Comments: Inspected

6.12.A SINK

Comments: Inspected

6.13.A FIXTURES

Comments: Inspected

6(B). Downstairs Bath

Exhaust Fans:
Fan only

Styles & Materials

Toilet:
Yes

Shower/Tub:
None

Inspection Items

6.0.B CEILINGS

Comments: Inspected

6.1.B WALLS

Comments: Inspected

6.2.B FLOORS

Comments: Inspected

6.3.B COUNTERTOPS AND CABINETS

Comments: Inspected

6.4.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.5.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.6.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.7.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Comments: Inspected

6.8.B OUTLETS AND SWITCHES

Comments: Inspected

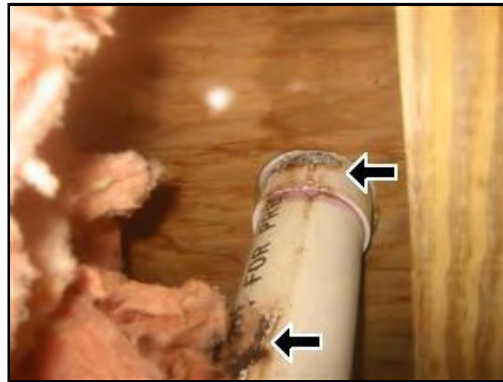
6.9.B EXHAUST FAN

Comments: Inspected

6.10.B TOILET

Comments: Inspected, Repair or Replace

Leak noted for the drain for the downstairs toilet. Moisture and water visible on the drain in the crawlspace. Repair or replace as needed by a licensed plumber.



6.10.B Picture 1

6.11.B TUB/SHOWER ENCLOSURE

Comments: Not Present

6.12.B SINK

Comments: Inspected

6.13.B FIXTURES

Comments: Inspected

6(C). Upstairs Bath

Exhaust Fans:
Fan only

Toilet:
Yes

Styles & Materials

Shower/Tub:
Tub/Shower combination

Inspection Items

6.0.C CEILINGS

Comments: Inspected

6.1.C WALLS

Comments: Inspected

6.2.C FLOORS

Comments: Inspected

6.3.C COUNTERTOPS AND CABINETS

Comments: Inspected

6.4.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.5.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.6.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.7.C PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Comments: Inspected, Repair or Replace

The shower stem diverter leaks when the shower is in use. Repair or replace as needed.



6.7.C Picture 1

6.8.C OUTLETS AND SWITCHES

Comments: Inspected

6.9.C EXHAUST FAN

Comments: Inspected

6.10.C TOILET

Comments: Inspected

6.11.C TUB/SHOWER ENCLOSURE

Comments: Inspected, Repair or Replace

Several areas of the tub/shower tile have missing grout. Replace grout as needed to prevent water penetration.



6.11.C Picture 1

6.12.C SINK

Comments: Inspected

6.13.C FIXTURES

Comments: Inspected

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block Brick	Method used to observe Crawlspace: Crawled	Floor Structure: Wood joists
Wall Structure: Wood	Columns or Piers: Masonry block	Floor System Insulation: Fiberglass

Inspection Items

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

7.1 WALLS (Structural)

Comments: Inspected

7.2 COLUMNS OR PIERS

Comments: Inspected

7.3 FLOORS (Structural)

Comments: Inspected

7.4 CEILINGS (structural)

Comments: Inspected

7.5 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

7.7 VENTILATION OF FOUNDATION AREA (crawl space or basement)

Comments: Inspected

7.8 CRAWLSPACE

Comments: Inspected

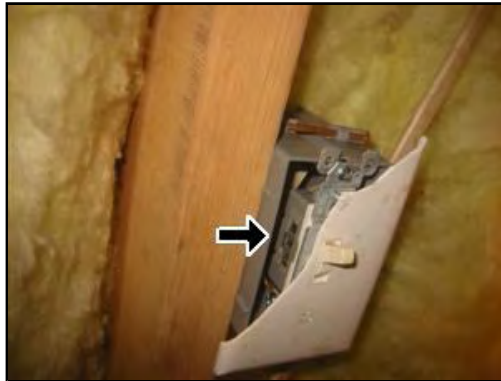
7.9 CRAWLSPACE DOOR

Comments: Inspected

7.10 VISIBLE ELECTRICAL WIRING IN CRAWLSPACE

Comments: Inspected, Repair or Replace

Damaged light switch cover noted just inside the crawlspace door. Repair or replace as needed.



7.10 Picture 1

7.11 VISIBLE WATER PIPES IN CRAWLSPACE

Comments: Inspected

7.12 DRYER VENT

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Plastic	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon
Water Heater Location: In Garage		

Inspection Items

8.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

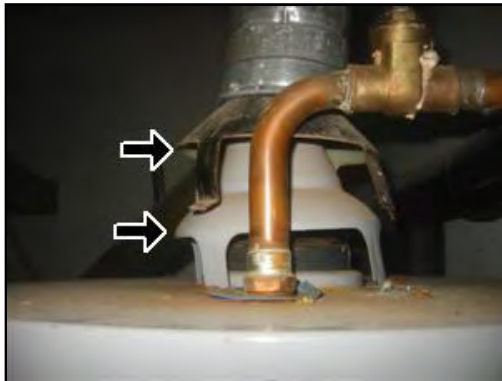
8.2 FUNCTIONAL FLOW (water volume test)

Comments: Inspected

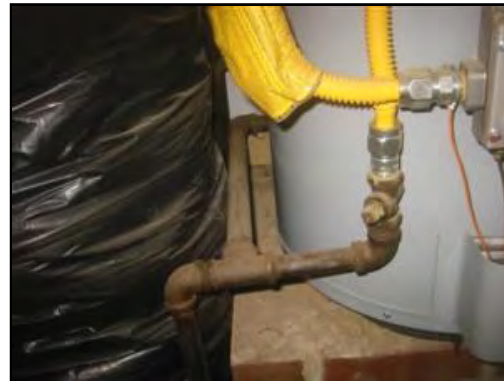
8.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Repair or Replace

The flue for the hot water heater is not properly installed and secured. (Picture 1) Also there is no drip leg noted for the gas line to the hot water heater. A drip leg is installed to prevent moisture and debris in the gas line from entering the unit. (Picture 2) Repair or replace as needed.



8.3 Picture 1



8.3 Picture 2

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Main water shut off is located in the downstairs closet.

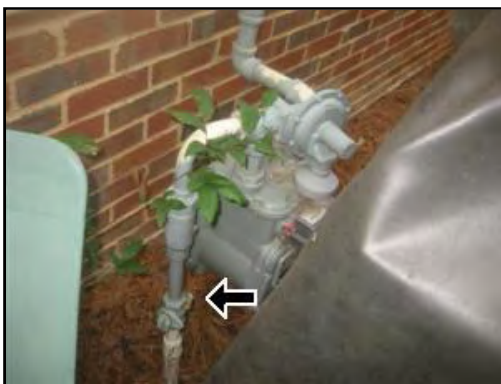
8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.6 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Main fuel shut off is located on the rear, exterior wall of house at the gas meter.



8.6 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Panel Grounded:

Yes

Wiring Methods:

Romex

Panel Capacity:

200 AMP

Electric Panel Manufacturer:

SYLVANIA

Dryer Power Source:

220 Electric

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Inspection Items

9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace

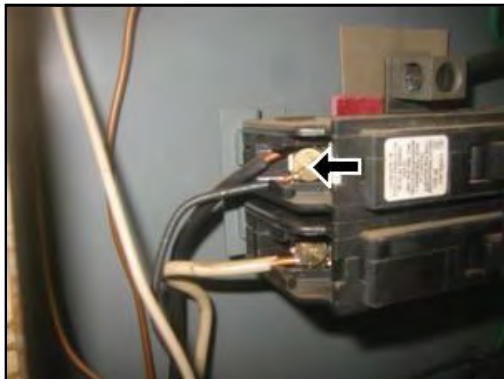
(1) Sharp ended screws should not be used in panel cover. Screw ends can penetrate the protective covering of electrical wires and could cause injury or electrical shorts. Repair or replace as needed.

(2) Improperly terminated wire noted in the rear, sub-panel located at the HVAC units. Wires should terminate with a wire nut or removed if abandoned. Repair or replace as needed.

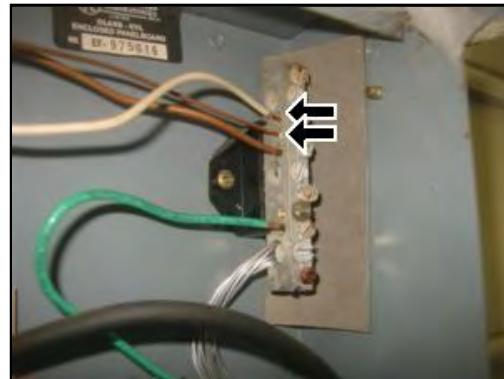


9.1 Picture 1

(3) Improperly installed wire noted in the rear, sub-panel located at the HVAC units. A circuit breaker has been double lugged on one side of a 220 (Picture 2) and neutrals and grounds on the same bus bar. (Picture 3) This is a safety concern due to this type of installation. Repair or replace as needed by a licensed electrical contractor.



9.1 Picture 2



9.1 Picture 3

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

Comments: Inspected

9.3 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)

Comments: Inspected

9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main electrical panel is located on the left wall of the garage. (Picture 1) The top circuit breaker is the main disconnect for the house.



9.6 Picture 1

9.7 SMOKE DETECTORS

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Forced Air

Cooling Equipment Energy Source:

Electricity

Ductwork:

Insulated

Heating Equipment Energy Source:

Gas

Number of Heat Systems (excluding wood):

Two

Types of Fireplaces:

Insert

Cooling Equipment Type:

Air conditioner unit

Number of AC Only Units:

Two

Operable Fireplaces:

One

Inspection Items

10.0 HEATING EQUIPMENT / AIR HANDLER**Comments:** Inspected**10.1 COOLING EQUIPMENT / AIR HANDLER****Comments:** Inspected**10.2 NORMAL OPERATING CONTROLS****Comments:** Inspected**10.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM****Comments:** Inspected**10.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Inspected**10.5 AUTOMATIC SAFETY CONTROLS****Comments:** Inspected, Repair or Replace

The circuit breaker for the upstairs HVAC unit at the exterior (small unit) is oversized. The manufacturer specs call for a maximum of 20 amps but the circuit breaker is a 30 amp. Evaluation and repair needed by a licensed electrical contractor or licensed mechanical contractor.

10.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**Comments:** Inspected**10.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)****Comments:** Inspected**10.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)****Comments:** Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Innovative Home Inspections

7413-109 Six Forks Rd.
Raleigh, NC 27615
(919) 847-3021

Customer
Sample Sample

Address
1112 SampleTr.
Raleigh NC 27600

The following items or discoveries 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. 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 interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney. All repairs should be made by a licensed professional in their respective field.

1. Roofing / Chimneys and Roof Structure / Attic

1.0 ROOF COVERINGS

Inspected

Debris noted on the front roof at the left valley and in the gutters. Remove debris to prevent uneven wearing of the shingles over time and too allow for proper water flow. Clean off roof and gutters as needed.

1. Roofing / Chimneys and Roof Structure / Attic



1.0 Picture 1

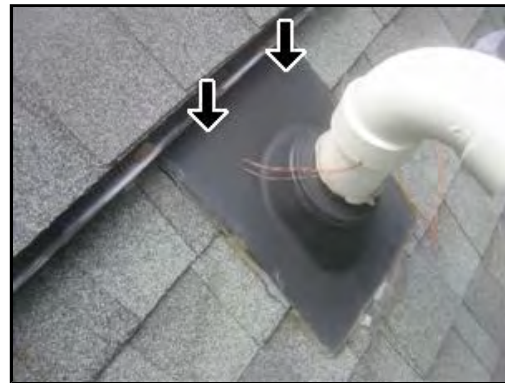
1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

The boot for the furnace flue is improperly installed. The flashing is lifted and not properly installed under the upper shingles to help divert water. Repair or replace as needed.



1.2 Picture 1



1.2 Picture 2

2. Exterior

2.0 WALL CLADDING / SIDING, FLASHING AND TRIM

Inspected, Repair or Replace

Wood rot noted in the window trim for the master bathroom window, (Picture 1-2) wood rot in siding to the left of the master bathroom window at corner, (Picture 3) wood rot in siding on the right side of the house, to right of the front porch area at roof line. (Picture 4) Repair or replace as needed.



2.0 Picture 1



2.0 Picture 2

2. Exterior



2.0 Picture 3



2.0 Picture 4

2.7 OUTLETS & LIGHTS (exterior)

Inspected, Repair or Replace

Improperly installed wiring noted on the left, front corner of garage. The wire is a drop cord style wire that could easily overheat and is a safety concern. Repair or replace as needed by a licensed electrical contractor.



2.7 Picture 1

3. Garage

3.6 OUTLETS AND WALL SWITCHES

Inspected, Repair or Replace

Improperly spliced wire noted under the work bench on the rear wall of the garage. This appears to be a plug in type cord and should not be used due to safety concerns. Repair or replace as needed.



3.6 Picture 1

4. Kitchen Components and Appliances

4.8 OUTLETS AND WALL SWITCHES

4. Kitchen Components and Appliances

Inspected, Repair or Replace

The GFCI protected outlet to the left of the stove did not perform properly to testing. The outlet continued to have power even when the circuit was tripped. In the event of an electrical short or ground GFCI protected outlets are designed to trip the circuit. This action protects the user from electrical shock injury. Recommend further evaluation by an electrical contractor and repair or replace as needed.



4.8 Picture 1

4.10 RANGES/OVENS/COOKTOPS

Inspected, Repair or Replace

Anti-tilt device is missing for the stove. This will allow the stove to tip over if leaned on when door is open. Replace as needed.

5(A). Living Room

5.5.A WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The left, window, front of the rear living room living room, the rear window in the rear living room, and the windows on the front wall of the front living room has missing/damaged sash springs. This allows the window to fall when opened. Repair or replace as needed.

5(D). Hallway and Other Rooms

5.2.D FLOORS

Inspected, Repair or Replace

Loose tile and grout noted in front of the closet door in the downstairs hallway area. Repair or replace as needed to prevent tile from cracking over time.



5.2.D Picture 1



5.2.D Picture 2

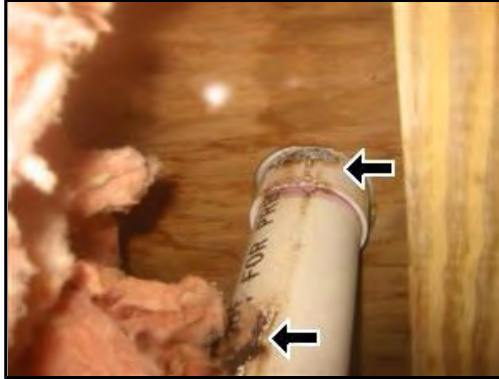
6(B). Downstairs Bath

6.10.B TOILET

Inspected, Repair or Replace

6(B). Downstairs Bath

Leak noted for the drain for the downstairs toilet. Moisture and water visible on the drain in the crawlspace. Repair or replace as needed by a licensed plumber.



6.10.B Picture 1

6(C). Upstairs Bath

6.7.C PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Inspected, Repair or Replace

The shower stem diverter leaks when the shower is in use. Repair or replace as needed.



6.7.C Picture 1

6.11.C TUB/SHOWER ENCLOSURE

Inspected, Repair or Replace

Several areas of the tub/shower tile have missing grout. Replace grout as needed to prevent water penetration.



6.11.C Picture 1

7. Structural Components

7.10 VISIBLE ELECTRICAL WIRING IN CRAWLSPACE

7. Structural Components

Inspected, Repair or Replace

Damaged light switch cover noted just inside the crawlspace door. Repair or replace as needed.



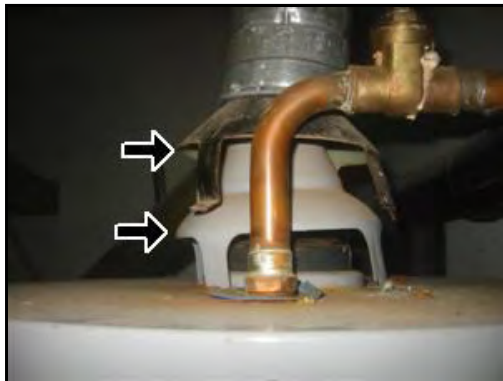
7.10 Picture 1

8. Plumbing System

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

Inspected, Repair or Replace

The flue for the hot water heater is not properly installed and secured. (Picture 1) Also there is no drip leg noted for the gas line to the hot water heater. A drip leg is installed to prevent moisture and debris in the gas line from entering the unit. (Picture 2) Repair or replace as needed.



8.3 Picture 1



8.3 Picture 2

9. Electrical System

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

(1) Sharp ended screws should not be used in panel cover. Screw ends can penetrate the protective covering of electrical wires and could cause injury or electrical shorts. Repair or replace as needed.

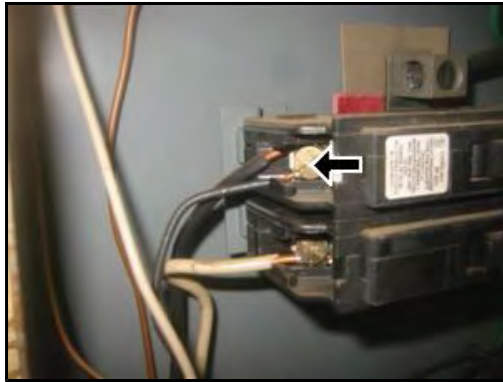
(2) Improperly terminated wire noted in the main electrical panel. Wires should terminate with a wire nut or removed if abandoned. Repair or replace as needed.

9. Electrical System

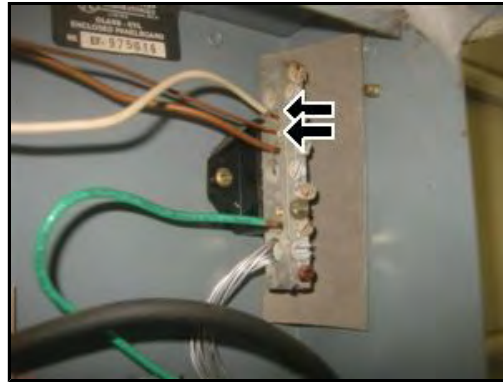


9.1 Picture 1

(3) Improperly installed wire noted in the rear, sub-panel located at the HVAC units. A circuit breaker has been double lugged on one side of a 220 (Picture 2) and neutrals and grounds on the same bus bar. (Picture 3) This is a safety concern due to this type of installation. Repair or replace as needed by a licensed electrical contractor.



9.1 Picture 2



9.1 Picture 3

10. Heating / Central Air Conditioning

10.5 AUTOMATIC SAFETY CONTROLS

Inspected, Repair or Replace

The circuit breaker for the upstairs HVAC unit at the exterior (small unit) is oversized. The manufacturer specs call for a maximum of 20 amps but the circuit breaker is a 30 amp. Evaluation and repair needed by a licensed electrical contractor or licensed mechanical contractor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

INVOICE



Innovative Home Inspections
7413-109 Six Forks Rd.
Raleigh, NC 27615
(919) 847-3021
Inspected By: Kevin Spillman NCHI Lic # 2685

Inspection Date: 7/20/2011
Report ID: 11-0720PM KTS

Customer Info:	Inspection Property:
Sample Sample	1112 SampleTr. Raleigh NC 27600
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Check
Payment Status: Paid
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.