



# Inspection Report

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## Sample Report

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**Property Address:**  
3418 Somewhere In.  
Weddington NC 28105



**Prevention Home Inspection LLC**

**Robert Metheney 3034  
P.O. Box 552  
Mineral Springs NC 28108  
(704)254-6758**



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<b>Date:</b> 5/2/2009	<b>Time:</b> 08:40 PM	<b>Report ID:</b> 0324
<b>Property:</b> 3418 Somewhere In. Weddington NC 28105	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

The inspection and report are for the sole use and possession of the client and will be delivered to the client or the clients designated representative only. The inspection was performed in a manner at least consistent with the standards and practices of the North Carolina Home Inspection Licensure Board. This report is based on the visible conditions at the time of the inspection. The Inspector is not required to report on compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, restrictions, life expectancy of any component, causes or need for a repair, or methods materials and costs of corrections. The Inspector is not required to report on any items such as, but not limited to any component or system that was not inspected, the presence or absence of wood destroying organisms, rodents or insects cosmetic damage, underground items, and items not permanently installed. In addition the inspector is not required to enter any area or operate any system that may damage the property or be dangerous to the inspector or other persons. This report is limited to those installed systems and components that are not shut down and respond to normal operating controls and are readily visible and accessible. This report is not technically exhaustive.

**For the purpose of this report all orientations are in relation to facing the front of the property.**

**The property was occupied at time of inspection and some areas were obstructed or otherwise inaccessible. It is recommended that the client reinspect areas such as under rugs, in cabinets, etc. When they are made accessible.**

**Standards of Practice:**  
North Carolina

**In Attendance:**  
Seller only

**Approximate age of building:**  
home built in 1999

**Temperature:**  
65-70 F

**Weather:**  
Clear

## 1. Roofing

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.

### Styles & Materials

#### Roof Covering:

Architectural-Type asphalt fiberglass

#### Viewed roof covering

##### from:

Ground  
Binoculars

#### Gutters and

##### Downspouts:

Aluminum

### Inspection Items

#### 1.0 ROOF COVERINGS

*Inspected, Repair or Replace*

(1) Small hole in shingle on lower left side of garage. May be a possible point of water penetration. I recommend sealing with small amount of roof sealant.



1.0 Picture 1

(2) This type shingle generally has a thirty year life span. Evidence suggest that approximately **twenty** years remain.

#### 1.1 FLASHINGS

*Inspected*

Metal flashing where visible.

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

*Inspected*

There is an area of concern below copula on garage. Water stain is visible on underside of rafter. I am unable to determine if this is an old, new, or one time event. No damage has occurred. I recommend further monitoring.



1.2 Picture 1

### 1.3 ROOF DRAINAGE SYSTEMS

*Inspected, Repair or Replace*

(1) Some down spouts terminate too close to house. Spout left of front door may be possible cause of water penetration into crawl space.(see: foundation/crawl space ) Some splash blocks at rear of house are installed backwards.

(2) I suggest downspouts terminate at least three feet from foundation wall to prevent excessive water penetration .

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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.

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## 2. Exterior

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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.

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### Styles & Materials

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#### Siding Style:

Brick

#### Siding Material:

Cement-Fiber

Full brick

Extra Info : full brick, except one dormer of cementitious siding

#### Exterior Entry Doors:

Wood

Steel

#### Appurtenance:

Covered porch

Extra Info : Built with pressure treated wood.

#### Driveway:

Concrete

#### windows:

vinyl clad exterior, wood interior insulated glass with removable grids

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### Inspection Items

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#### 2.0 WALL CLADDING FLASHING AND TRIM

Inspected

#### 2.1 DOORS (Exterior)

Inspected

#### 2.2 WINDOWS

Inspected

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

Inspected, Repair or Replace

(1) Left screened deck at back of house has floor joists that are not properly supported. Recommend notching onto ledger board or (Picture 1) installing joist hangers by a qualified individual.



2.3 Picture 1 Joist Support

(2) The right rear corner of on the exposed patio at the right side of house has a opening between bricks. I recommend a mason pointing up with mortar and further monitoring for continuing movement.(Picture 2)



2.3 Picture 2 brick opening

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

Inspected

#### **2.5 EAVES, SOFFITS AND FASCIAS**

Inspected

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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.

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### 3. Garage

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#### Styles & Materials

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**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

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#### Inspection Items

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**3.0 GARAGE CEILINGS**

Inspected

**3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)**

Inspected

**3.2 GARAGE FLOOR**

Inspected

The concrete floor of garage is cracked in areas. These cracks do not appear significant and seem typical. I suggest continuing to monitor these over long term.



3.2 Picture 1

**3.3 GARAGE DOOR (S)**

Inspected

**3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**

Inspected

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

Inspected

Both Garage Doors will reverse when met with resistance.

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## 4. Interiors

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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.

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### Styles & Materials

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**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Hardwood T&G

Tile

**Interior Doors:**

Six panel wood

**Window Types:**

Thermal/Insulated

Double-hung

**Cabinetry:**

Wood

**Countertop:**

Cultured marble

Granite

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### Inspection Items

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#### 4.0 CEILINGS

Inspected

#### 4.1 WALLS

Inspected

#### 4.2 FLOORS

Inspected

First floor guest bathroom has missing chalk at base of tub and is showing signs of water intrusion this area needs to be sealed with proper sealant.

#### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

#### 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

#### 4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

#### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected

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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. 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:

2 X 10  
Wood joists  
hardwood throughout  
Extra Info : where  
visible

#### Wall Structure:

2 X 4 Wood, clad with  
drywall.  
Extra Info : where  
visible

#### Columns or Piers:

Brick piers  
Masonry block  
Extra Info : Interior columns and porch columns  
are wood and in satisfactory condition

#### Ceiling Structure:

2X8  
2X10

#### Roof Structure:

Stick-built  
2 X 6 Rafters  
2 X 8 Rafters

#### Roof-Type:

Gable  
Hip

#### Method used to observe attic:

Walked- limited access

#### Attic info:

Attic access

### Inspection Items

#### 5.0 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.)

##### Inspected, Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. (Picture 1) This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.0 Picture 1 Efflorescence

(2) Active water penetration into crawlspace at front foundation wall to the left of front entrance .(Picture 2) Water intrusion can cause deterioration and excessive moisture on building components if not corrected.This area of water intrusion corresponds with an improperly diverted downspout on the exterior. Landscape grading and roof drainage is a good first step in solving moisture problems. Recommend further investigation by a qualified professional.



5.0 Picture 2 water intrusion

(3) Fungal growth is present in virtually every crawlspace. No significant concentrations were found.

**5.1 WALLS (Structural)**

Inspected

**5.2 COLUMNS OR PIERS**

Inspected

**5.3 FLOORS (Structural)**

Inspected, Repair or Replace

Bridging not nailed in some areas at front right crawlspace below kitchen.recommend nailing for increased stability



5.3 Picture 1 Bridging not nailed

#### **5.4 CEILINGS (structural)**

Inspected

#### **5.5 ROOF STRUCTURE AND ATTIC**

Inspected

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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.

## 6. 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

<b>Water Source:</b> Public	<b>Water Filters:</b> None (We do not inspect filtration systems)	<b>Plumbing Water Supply (into home):</b> Copper
<b>Plumbing Water Distribution (inside home):</b> Copper	<b>Washer Drain Size:</b> Not visible	<b>Plumbing Waste:</b> PVC
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Manufacturer:</b> RHEEM
<b>Water Heater Location:</b> Attic		

### Inspection Items

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) The sink faucets hot control leaks at the master bath. Repairs are needed. A qualified person should repair as necessary.

(2) The hose bibs are missing vacuum breakers at the rear and sides of home. This is a possible cross-contamination of water supply. I recommend installing vacuum breakers on all hose bibs.

#### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

(1) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection.

If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

(2) The water heater located in attic access off second floor office appears to be leaking at top of unit. A replacement is needed. I recommend a qualified professional inspect further and repair as necessary.



6.2 Picture 1

### **6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Inspected

Main water heater shut off is located in closet off the master bathroom

### **6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

Not Present

### **6.5 MAIN FUEL SHUT OFF (Describe Location)**

Not Present

### **6.6 SUMP PUMP**

Not Present

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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.

## 7. 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:

Service entrance conductors are 120/240 volts aluminum stranded wire

**Panel capacity:**  
200 AMP

**Panel Type:**  
Circuit breakers

#### Branch wire 15 and 20 AMP:

Copper

### Inspection Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

Inspected

underground service

#### 7.1 SERVICE PANEL AND GROUNDING , MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

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

Inspected

#### 7.3 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, Not Present

(1) The bath fan does not work at the lower level bath. This is for your information. I recommend investigation/repair as needed.

(2) The light fixture does not work at the basement level garage. **Bulb??**. I recommend investigation/repair by qualified Individual.

(3) The dimmer switch does not have an off position at the breakfast room. Possible voltage leakage when dimmed all the way down. I recommend repair as needed. I recommend repair as needed.

#### 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR

**PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Inspected

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Inspected

**7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

Inspected

The main panel box is located at the basement level garage.

**7.7 SMOKE DETECTORS**

Inspected

**7.8 CARBON MONOXIDE DETECTORS**

Inspected

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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.

## 8. 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

#### Heating Equipment Type:

This home uses two natural gas systems serving each floor. Furnaces are located in attic and crawlspace. A/C units are outside  
Extra Info : High Efficiency Mono-jet  
Furnace 100,00 BTUs in 92,000 BTUs out

#### Energy Source:

Natural gas  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Number of Heat Systems (excluding wood):

Two  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Ductwork:

Insulated  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Filter Type:

Disposable  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Filter Size:

14x20  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Types of Fireplaces:

Vented gas logs  
Non-vented gas logs  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Operable Fireplaces:

Two  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Cooling Equipment Type:

Central air conditioner  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Cooling Equipment Energy Source:

Electricity  
Extra Info : Downstairs A/C is a 5.0 ton unit. Upstairs is 2.5 ton unit.

#### Central Air Manufacturer:

TRANE

#### Number of AC Only Units:

Two

### Inspection Items

#### 8.0 HEATING EQUIPMENT

Inspected

This home uses two **natural gas** systems serving each floor. Furnaces are located in attic and crawlspace. A/C units are outside.

#### 8.1 NORMAL OPERATING CONTROLS

Inspected

Heating and A/C control operation was acceptable.

## 8.2 AUTOMATIC SAFETY CONTROLS

Inspected

verification of presence only.

## 8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(1) The humidifier connection to basement furnace is loose.(Picture 1)



8.3 Picture 1 loose tape

(2) These conditions can adversely affect overall system efficiency. I recommend a qualified professional to assess and make needed repairs.

## 8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

## 8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

## 8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Present

## 8.7 GAS/LP FIRELOGS AND FIREPLACES

Not Inspected

## 8.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

(1) The ambient air test was performed on the **downstairs** system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The system was found to be functioning **satisfactorily** with a 19 degree temperature differential.

(2) The ambient air test was performed on the **upstairs** system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The system was found to to have a **marginal** 13 degree temperature differential. Coolant level may be incorrect.

These conditions can adversely affect overall system efficiency. I recommend a qualified professional to assess and make needed repairs.

(3) Oxidation and dirt and debris has accumulated on outside AC unit. Dirty coils can affect overall system efficiency.Recommend cleaning coils by qualified individual.(Picture 1)



8.8 Picture 1 dirty coils

(4) These conditions can adversely affect overall system efficiency. I recommend a qualified professional to assess and make needed repairs.

### **8.9 NORMAL OPERATING CONTROLS**

Inspected

### **8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

Inspected

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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.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

#### Attic Insulation:

R-30 or better

#### Ventilation:

Ridge vents  
Soffit Vents

#### Exhaust Fans:

Fan with light

#### Dryer Power Source:

220 Electric

#### Dryer Vent:

Flexible Metal

#### Floor System Insulation:

R-19

### Inspection Items

#### 9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

Fiberglass (loose-fill) insulation is Missing or pushed back in attic. even relatively small areas of missing insulation can result in considerable heat loss. A qualified person should repair or replace as needed.



9.0 Picture 1

#### 9.1 INSULATION UNDER FLOOR SYSTEM

Inspected

#### 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Inspected, Repair or Replace

A Vapor barrier should be installed or repositioned on floor of crawlspace. Damp crawlspaces can risk structure damage from rot and insects and can cause interior mold and mildew.

#### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

Vent Screening is missing on front of home (attic) allowing insects and/or animals entry. I recommend screening to be replaced.



9.3 Picture 1

#### **9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

##### **Inspected**

The Exhaust fan did not work at the lower level bath,when operating switch. A qualified person should repair or replace as needed.

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The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

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## 10. Built-In Kitchen Appliances

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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.

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### Styles & Materials

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**Dishwasher Brand:**

FRIGIDAIRE

**Disposer Brand:**

IN SINK ERATOR

**Range/Oven:**

GENERAL ELECTRIC

**Built in Microwave Range Hood:**

GENERAL ELECTRIC

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### Inspection Items

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**10.0 DISHWASHER**

Inspected

**10.1 RANGES/OVENS/COOKTOPS**

Inspected

**10.2 RANGE HOOD**

Inspected

**10.3 TRASH COMPACTOR**

Not Present

**10.4 FOOD WASTE DISPOSER**

Inspected

**10.5 MICROWAVE /RANGE HOOD**

Inspected, Repair or Replace

Evidence suggests that diverter baffle is improperly installed. It should be installed to recirculate the air out the front. Recommend removal and checking by qualified individual

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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.

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## General Summary

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### Prevention Home Inspection LLC

**P.O. Box 552  
Mineral Springs NC 28108  
(704)254-6758**

**Customer**  
Sample Report

**Address**  
3418 Somewhere In.  
Weddington NC 28105

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 **warrants 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 or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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### 1. Roofing

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#### ROOF COVERINGS

##### Inspected, Repair or Replace

(1) Small hole in shingle on lower left side of garage. May be a possible point of water penetration. I recommend sealing with small amount of roof sealant.

1.

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## 1. Roofing

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Item 1 - Picture 1

### SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected

There is an area of concern below copula on garage. Water stain is visible on underside of rafter. I am unable to determine if this is an old, new, or one time event. No damage has occurred. I recommend further monitoring.



Item 2 - Picture 1

### ROOF DRAINAGE SYSTEMS

#### Inspected, Repair or Replace

3. (1) Some down spouts terminate too close to house. Spout left of front door may be possible cause of water penetration into crawl space.(see: foundation/crawl space ) Some splash blocks at rear of house are installed backwards.

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## 2. Exterior

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

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## 2. Exterior

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### Inspected, Repair or Replace

(1) Left screened deck at back of house has floor joists that are not properly supported. Recommend notching onto ledger board or (Picture 1) installing joist hangers by a qualified individual.

4.



Item 4 - Picture 1 Joist Support

(2) The right rear corner of on the exposed patio at the right side of house has a opening between bricks. I recommend a mason pointing up with mortar and further monitoring for continuing movement. (Picture 2)

5.



Item 5 - Picture 1 brick opening

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## 5. Structural Components

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**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.)**

**Inspected, Repair or Replace**

(2) Active water penetration into crawlspace at front foundation wall to the left of front entrance .(Picture 2) Water intrusion can cause deterioration and excessive moisture on building components if not corrected.This area of water intrusion corresponds with an improperly diverted downspout on the exterior. Landscape grading and roof drainage is a good first step in solving moisture problems. Recommend further investigation by a qualified professional.



6.

Item 6 - Picture 1 water intrusion

**FLOORS (Structural)**

**Inspected, Repair or Replace**

Bridging not nailed in some areas at front right crawlspace below kitchen.recommend nailing for increased stability



7.

Item 7 - Picture 1 Bridging not nailed

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## 6. Plumbing System

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### PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

8. (1) The sink faucets hot control leaks at the master bath. Repairs are needed. A qualified person should repair as necessary.

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

#### Inspected, Repair or Replace

- (2) The water heater located in attic access off second floor office appears to be leaking at top of unit. A replacement is needed. I recommend a qualified professional inspect further and repair as necessary.



Item 9 - Picture 1

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## 7. Electrical System

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**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)**

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## 7. Electrical System

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### Inspected, Not Present

10. (1) The bath fan does not work at the lower level bath. This is for your information. I recommend investigation/repair as needed.
11. (2) The light fixture does not work at the basement level garage. **Bulb??**. I recommend investigation/repair by qualified Individual.
12. (3) The dimmer switch does not have an off position at the breakfast room. Possible voltage leakage when dimmed all the way down. I recommend repair as needed. I recommend repair as needed.

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## 8. Heating / Central Air Conditioning

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### DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Inspected, Repair or Replace

- (1) The humidifier connection to basement furnace is loose.(Picture 1)

13.



Item 13 - Picture 1 loose tape

14. (2) These conditions can adversely affect overall system efficiency. I recommend a qualified professional to assess and make needed repairs.

### COOLING AND AIR HANDLER EQUIPMENT

#### Inspected, Repair or Replace

- (2) The ambient air test was performed on the **upstairs** system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The system was found to to have a **marginal** 13 degree temperature differential. Coolant level may be incorrect.
- 15.

These conditions can adversely affect overall system efficiency. I recommend a qualified professional to assess and make needed repairs.

(3) Oxidation and dirt and debris has accumulated on outside AC unit. Dirty coils can affect overall system efficiency.Recommend cleaning coils by qualified individual.(Picture 1)

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## 8. Heating / Central Air Conditioning

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16.



Item 16 - Picture 1 dirty coils

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## 9. Insulation and Ventilation

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### INSULATION IN ATTIC

#### Inspected, Repair or Replace

Fiberglass (loose-fill) insulation is Missing or pushed back in attic. even relatively small areas of missing insulation can result in considerable heat loss. A qualified person should repair or replace as needed.

17.



Item 17 - Picture 1

### VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

#### Inspected, Repair or Replace

18. A Vapor barrier should be installed or repositioned on floor of crawlspace. Damp crawlspaces can risk structure damage from rot and insects and can cause interior mold and mildew.

### VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Repair or Replace

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## 9. Insulation and Ventilation

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Vent Screening is missing on front of home (attic) allowing insects and/or animals entry. I recommend screening to be replaced.

19.



Item 19 - Picture 1

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## 10. Built-In Kitchen Appliances

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### MICROWAVE /RANGE HOOD

#### Inspected, Repair or Replace

20. Evidence suggests that diverter baffle is improperly installed. It should be installed to recirculate the air out the front. Recommend removal and checking by qualified individual

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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.

The property was occupied at time of inspection and some areas were obstructed or otherwise inaccessible. It is recommended that the client reinspect areas such as under rugs, in cabinets, etc. when they are made accessible.

**Please don't hesitate to call us to clarify any information on this report.**

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