

Home Inspection Report



Some Address, Pikeville, NC 27863

Inspection Date:

Monday April 16, 2018

Prepared For:

Customers Name

Prepared By:

T&L Home Inspection, LLC
(919) 922-3946
info@TLHomeInspection.com

Report Number:

DP00122

Inspector:

Todd Hardin

License/Certification #:

NC--4076

Inspector Signature:

Todd Hardin

Report Summary

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

Major Concerns

No insulation in crawlspace, recommend installing insulation to increase efficiency.
Bathroom sink slow to drain, possible blockage, recommend evaluation by plumber to determine problem.

Potential Safety Hazards

Cover plate missing from electrical outlet in laundry room , potential shock hazard, recommend installing cover plate
No smoke detectors noted in house, recommend installing detectors to increase safety.
Open junction box and exposed wires in attic, potential shock hazard, recommend securing wires and covering junction box to increase safety.
Branch wire for water heater under sized, wire could overheat before circuit breaker trips, Recommend licensed electrician repair and/or replace as necessary.
Relief valve extension pipe missing, potential safety hazard, recommend installing extension pipe.

Deferred Cost Items

Improvement Items

Caulking around Windows deteriorated, recommend caulking and painting to prevent water entry into house.
No insulation installed in laundry room wall adjoining main house, recommend insulating wall to increase efficiency.
Bathroom and kitchen exhaust vent discharge into attic, recommend venting them to exterior to prevent excess moisture in attic.
No vapor barrier installed in crawlspace, recommend installing to reduce moisture level.

Items To Monitor

Brick veneer on West side of house has typical step crack, no evidence of recent cracking noted, recommend monitoring.

Grounds

Service Walks

None

Driveway/Parking

Material Concrete Gravel/Dirt

Condition Satisfactory Typical cracks

Porch

Condition Satisfactory

Support Pier Concrete

Floor Satisfactory

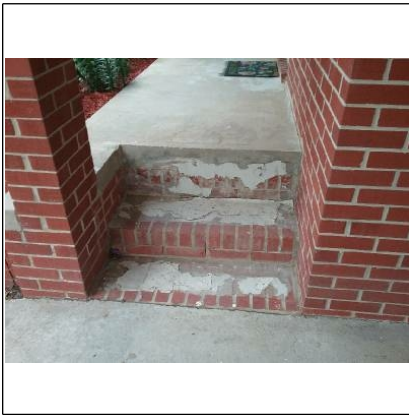
Stoops/Steps

Material Concrete

Condition Satisfactory Uneven risers

Comments Risers on step not the same height, tripping hazard.

Photos



Patio

None

Deck/Balcony

None

Deck/Patio/Porch Covers

None

Landscaping affecting foundation

N/A

Hose bibs

Condition Satisfactory

Operable Yes

Roof

General

Visibility All

Inspected From Roof

Photos



Style of Roof

Type Hip

Pitch Medium

Roof #1 Type: Asphalt
Age: Unknown

Roof #2 None

Roof #3 None

Ventilation System

Type Soffit Ridge

Flashing

Material Galv/Alum

Condition Satisfactory

Valleys

N/A

Condition of Roof Coverings

Roof #1 Satisfactory

Roof #2 N/A

Roof #3 N/A

Photos

Roof



Skylights

N/A

Plumbing Vents

Condition Satisfactory

Photos



Exterior

Chimney(s)

Location(s) Middle of Roof

Viewed From Roof

Rain Cap/Spark Arrestor No

Chase Brick

Evidence of No apparent defects

Flue Tile

Evidence of Not evaluated

Condition Satisfactory

Comments Fireplace sealed off and no longer in use, recommend sealing chimney top to prevent birds and rain from entering.

Photos



Gutters/Scuppers/Eavestrough

None

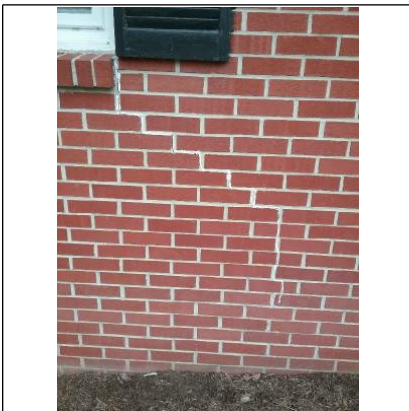
Siding

Material Block/Brick

Condition Satisfactory

Comments Brick veneer on West side of house has typical step crack, no evidence of recent cracking noted, recommend monitoring.

Photos



Exterior

Trim

- Material** Wood
- Condition** Satisfactory

Soffit

- Material** Wood
- Condition** Satisfactory

Photos



Fascia

- Material** Wood
- Condition** Satisfactory

Caulking

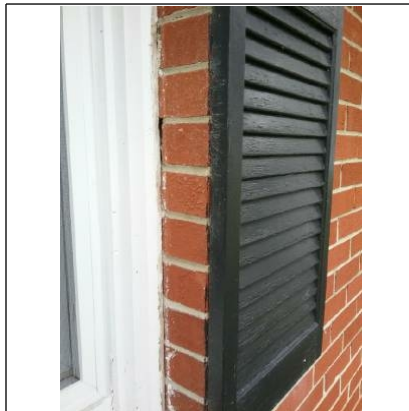
- Condition** Poor Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows/Screens

- Condition** Satisfactory Recommend repair/painting
- Material** Wood Vinyl
- Screens** Satisfactory

Comments Caulking around Windows deteriorated, recommend caulking and painting to prevent water entry into house.

Photos



Exterior

Slab-On-Grade/Foundation

Foundation Wall Concrete block

Condition Satisfactory

Concrete Slab N/A

Service Entry

Location Overhead

Condition Satisfactory

Exterior receptacles No

GFCI present No

Exterior Doors

Main Entrance Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Patio Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Rear door Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Other door N/A

Exterior A/C - Heat pump #1

Unit #1 Location: Rear of house (North side)

Brand: Goodman

Model #: GPG153009041AA

Serial #: 1001679630

Approximate Age: 5-10+

Condition Satisfactory

Energy source Electric

Unit type Air cooled

Outside Disconnect Yes Maximum fuse/breaker rating (amps): 35 Fuses/Breakers installed (amps): 35

Level Yes

Condenser Fins Need cleaning

Insulation Yes

Improper Clearance (air flow) No

Photos

Exterior



Kitchen

Countertops

Condition Satisfactory

Cabinets

Condition Satisfactory

Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Walls & Ceiling

Condition Satisfactory

Heating/Cooling Source

Yes

Floor

Condition Satisfactory

Appliances

Disposal N/A

Oven Operable: Yes No

Range Operable: Yes No

Dishwasher Not tested

Trash Compactor N/A

Exhaust fan Operable: Yes No

Refrigerator Operable: Yes No

Microwave Operable: Yes No

Other Operable: Yes No

Dishwasher airgap No

Dishwasher drain line looped No

Receptacles present Yes Operable: Yes No

GFCI No Recommend GFCI Receptacles: Yes No

Open ground/Reverse polarity: No

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks No

Pipes leak No

Cross connections No

Heat source present No

Room vented No

Dryer vented Wall

Electrical Open ground/reverse polarity: Yes No

GFCI present No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater

Washer hook-up lines/valves Satisfactory

Gas shut-off valve N/A

Comments Cover plates missing from electrical outlet, potential shock hazard, recommend installing cover plate
No insulation installed in laundry room wall adjoining main house, recommend insulating wall to increase efficiency.

Photos



Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Doors Satisfactory

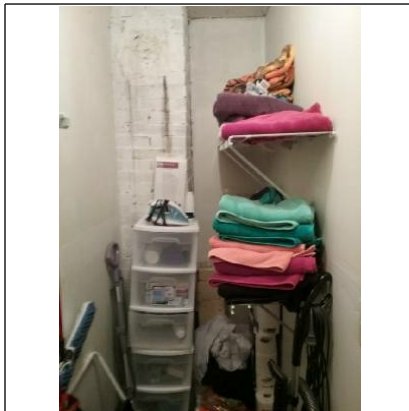
Windows Satisfactory

Interior

Fireplace

None

Photos



Stairs/Steps/Balconies

None

Smoke/Carbon Monoxide detectors

Smoke Detector Not Present Safety Hazard

CO Detector Not Present

Comments No smoke detectors noted in house, recommend installing detectors to increase safety.

Attic/Structure/Framing/Insulation

Access Pulldown

Inspected from In the attic

Location Hallway

Flooring Partial

Insulation Fiberglass Batts

Installed in Between ceiling joists

Vapor barriers Not Visible

Ventilation Ventilation appears adequate

Fans exhausted to Attic: Yes No Recommend repair

HVAC Duct N/A

Chimney chase Satisfactory

Structural problems observed Yes

Roof structure Rafters Wood

Ceiling joists Wood

Sheathing Planking

Evidence of condensation No

Evidence of moisture No

Evidence of leaking No

Firewall between units N/A

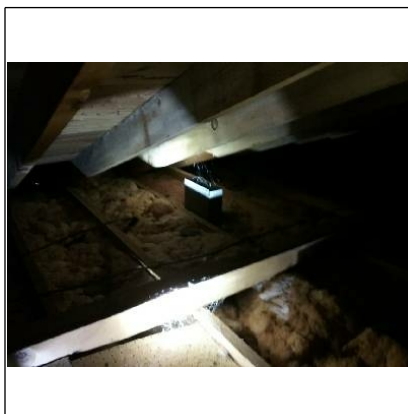
Electrical Open junction box(es)

Interior

Attic/Structure/Framing/Insulation cont.

Comments Open junction boxes and exposed wires in attic, potential shock hazard, recommend securing wires and covering junction box to increase safety.
Bathroom and kitchen exhaust vent discharge into attic, recommend venting them to exterior to prevent excess moisture in attic.

Photos



Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Doors Satisfactory

Windows Satisfactory

Master Bedroom

Room

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory Cracked glass

Master Bathroom

Bath

Location Master bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A

Showers N/A

Toilet Bowl loose: Yes No

Whirlpool No

Shower/Tub area Caulk/Grouting needed: Yes No

Drainage Satisfactory

Water flow Satisfactory

Moisture stains present No

Doors Satisfactory

Window Satisfactory

Receptacles present Yes Operable: Yes No

GFCI No Recommend GFCI

Open ground/Reverse polarity No

Heat source present Yes

Exhaust fan No

Comments Toilet in master bathroom sitting about one higher than floor on a bed of mortar, no leaks noted.

Photos



Bedroom 2

Room

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

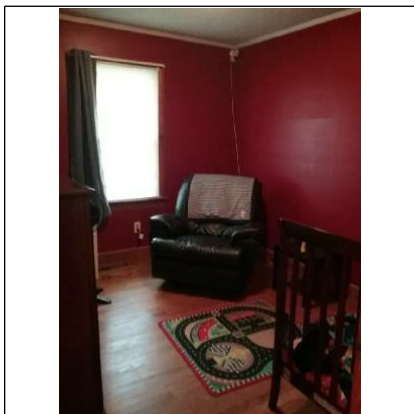
Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Photos



Bedroom 3

Room

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Photos



Bathroom 2

Bath

- Location** First floor bath
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A
- Toilet** Bowl loose: Yes No Operable: Yes No
- Whirlpool** No
- Shower/Tub area** Fiberglass Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting needed: Yes No
- Drainage** Marginal
- Water flow** Satisfactory
- Moisture stains present** No
- Doors** Satisfactory
- Window** None
- Receptacles present** Yes Operable: Yes No
- GFCI** No Recommend GFCI
- Open ground/Reverse polarity** No
- Heat source present** Yes
- Exhaust fan** Yes
- Comments** Bathroom sink slow to drain, possible blockage, recommend evaluation by plumber to determine problem.
- Photos**



Plumbing

Water service

Main shut-off location Outside at curbside

Water entry piping Copper/Galv.

Lead other than solder joints Unknown

Visible water distribution piping Copper

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: Yes No Safety Hazard Satisfactory

Drain/Waste/Vent pipe Cast iron PVC

Condition Satisfactory

Support/Insulation N/A

Traps proper P-Type Yes

Drainage Satisfactory

Interior fuel storage system N/A

Fuel line N/A

Condition N/A

Main fuel shut-off location

Location Outside at curbside

Water heater #1

General Brand Name: Whirlpool
Serial #: 1305T461896
Capacity: 50
Approx. age: Unknown

Type Electric

Combustion air venting present N/A

Seismic restraints needed N/A

Relief valve Yes Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe N/A

Condition Satisfactory

Comments Relief valve extension pipe missing, potential safety hazard, recommend installing extension pipe.

Photos

Plumbing



Heating System

Heating system

Unit #1 Brand name: Goodman
Approx. age: 5-10+
Model #: GPG153009041AA Serial #: 1001679630 Satisfactory

Unit #2 None

Energy source Gas

Warm air system Direct drive

Heat exchanger Not Visible

Carbon monoxide Not tested

Combustion air venting present Yes

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No

Distribution Metal duct Insulated flex duct

Flue piping Satisfactory

Filter Standard

When turned on by thermostat Fired Proper operation: Yes No Not tested

Heat pump N/A

Sub-slab ducts N/A

System not operated due to N/A

Electric/Cooling System

Main panel

Location Outside building

Condition Satisfactory

Adequate Clearance to Panel Yes

Amperage/Voltage Unknown

Breakers/Fuses Breakers

Appears grounded Yes

GFCI breaker No

AFCI breaker No

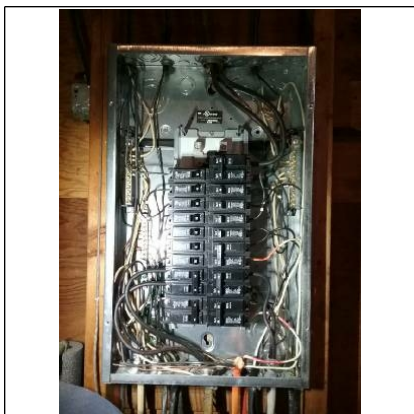
Main wire Copper

Branch wire Copper

Branch wire condition Satisfactory Romex Wires undersized/oversized breaker/fuse

Comments Branch wire for water heater under sized, wire could overheat before circuit breaker trips, Recommend licensed electrician repair and/or replace as necessary.

Photos



Sub panel(s)

None apparent

Evaporator Coil Section Unit #1

General Central system

Location: Rear of house

Age: 5-10+

Evaporator coil Not Visible

Refrigerant lines Satisfactory

Condensate line/drain To exterior

Secondary condensate line/drain Present: Yes No Needed: Yes No

Operation Differential: Unable to check

Condition Not operated due to exterior temperature

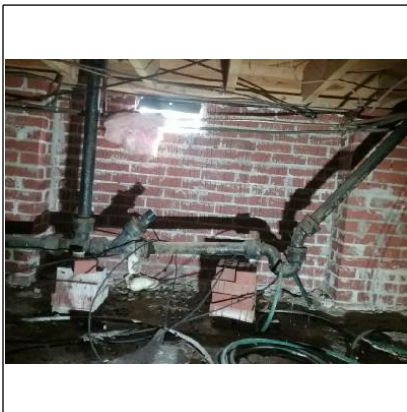
Crawl Space

Crawl space

Type Full crawlspace

Conditioned (heated/cooled) No

Photos



Access

Location Exterior

Inspected from In the crawl space

Foundation walls

Condition Satisfactory

Material Brick

Crawl Space

Floor

Material Dirt

Seismic bolts

N/A

Drainage

Sump pump No

Standing water No

Evidence of moisture damage No

Ventilation

Location Wall vents

Girders/Beams/Columns

Material Wood Masonry

Condition Satisfactory

Joists

Material Wood 2x10

Condition Satisfactory

Insulation

None

Comments No insulation in crawlspace, recommend installing insulation to increase efficiency.

Vapor barrier

Present No

Comments No vapor barrier installed in crawlspace, recommend installing to reduce moisture level.