

**Professional Inspections Incorporated Inspection Report**



**INVOICE**

**INVOICE NUMBER:** 7671

**TO:**                   **NAME:** Jim and Carol VonCannon  
**ADDRESS:** P.O. Box 8112  
Greensboro, N.C. 27419-0112

**DATE OF INVOICE:** April 13, 2017

**INSPECTION INFORMATION**

**DATE PERFORMED:** April 13, 2017

**ADDRESS OF INSPECTION:** 5431 Tory Hill Drive  
Greensboro, N.C. 27410-9333

**PAYMENT TERMS:** **DUE NET 30**

**CLOSING DATE:** N/A

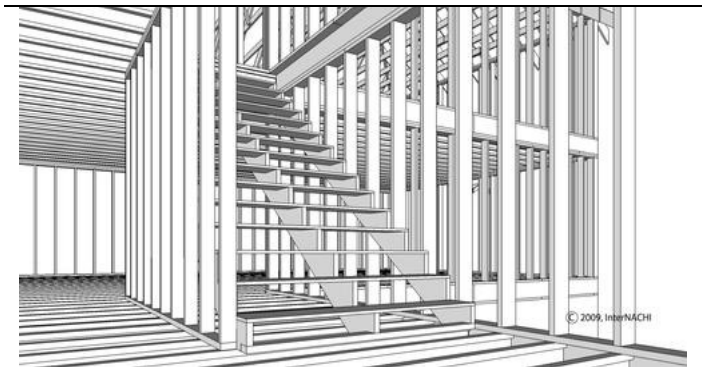
**Payment becomes due in full in the event the property does not close.**

Visa / Master Card & American Express Accepted

QUANTITY	DESCRIPTION	PRICE
1	Home Inspection	\$525.00
	TOTAL:	\$525.00
	AMOUNT PAID:	.00
	BALANCE DUE:	\$525.00

**PROFESSIONAL INSPECTIONS, INC.  
6108 LONGBRANCH COURT  
PLEASANT GARDEN, N.C. 27313  
336-674-6964**

**YOUR  
INSPECTION  
REPORT**



5431 Tory Hill Drive  
Greensboro, N.C. 27410-9333



April 13, 2017

**PREPARED FOR:**

Jim & Carol VonCannon

**INSPECTION DATE:**

April 13, 2017 / 9:00 A.M.

**ATTENDING:**

Client and Agent Representative

**REALTOR:**

Beth Brannan

**GENERAL INFORMATION:**

SFR / 4000-4800 Sq. Ft. / Built  
1973

**WEATHER CONDITIONS:**

Mostly Sunny / 70 Degrees

**PREPARED BY:**

Charles Batts / Inspector

Professional Inspections, Inc.

*Charles Batts*

CHARLES BATTS / INSPECTOR

License # 1036

[www.professionalinspections.net](http://www.professionalinspections.net)

[professionalinspections@gmail.com](mailto:professionalinspections@gmail.com)

336-674-6964

# Professional Inspections Incorporated Inspection Report

## Foundation, Basement and Structure

<b>Foundation Type:</b>	<input checked="" type="checkbox"/>	Spread or Contact Footings	<input type="checkbox"/>	Pile Foundations
<b>Foundation Access:</b>	<input checked="" type="checkbox"/>	Crawlspace	<input type="checkbox"/>	Slab
	<input checked="" type="checkbox"/>	Finished Basement	<input checked="" type="checkbox"/>	Basement Work Shop
<b>Foundation Const:</b>	<input checked="" type="checkbox"/>	Double Masonry Wall	<input type="checkbox"/>	Curtain Wall
	<input type="checkbox"/>	Single Masonry Wall	<input type="checkbox"/>	Solid Wall
<b>Foundation Material:</b>	<input checked="" type="checkbox"/>	Brick	<input type="checkbox"/>	Concrete
	<input checked="" type="checkbox"/>	CMU, block	<input type="checkbox"/>	Stone
<b>Floor Structure:</b>	<input checked="" type="checkbox"/>	Std. Wood Framing	<input type="checkbox"/>	Concrete
<b>Wall Structure:</b>	<input checked="" type="checkbox"/>	Stud Wall Framing	<input type="checkbox"/>	Modular Wall Panel
<b>Roof Structure:</b>	<input checked="" type="checkbox"/>	Stick Built	<input type="checkbox"/>	Truss System

Method used to observe underfloor crawlspace: By Entering / Standard Flashlight

IN / Inspected
NA / Not Applicable

NV / Not Visible
SC / See Comments
SS / See Summary Page

	Checkpoint	IN	NA	NV	SC	SS
1	Grade at Foundation / Shrubbery / Trees	X				X
2	Concrete Walks & Asphalt Driveway	X				X
3	Retaining Walls	X				X
4	Foundation Walls	X			X	
5	Sill Plate			X		
6	Wood Floor Joists	X				
7	Drop Girder / Steel I-Beam Girder	X				
8	Block & Masonry Piers		X			
9	Subflooring (Concrete / Plywood)			X	X	
10	Fiberglass Batt Crawlspace Insulation	X				
11	Crawlspace Ventilation (Manual Vents)	X				
12	Prior Water Infiltration	X			X	
13	Plastic Vapor Barrier	X				X
14	Sump Pump	X			X	
15	Chimney Foundation	X				
16	Distance of First Wood to Ground	X				
17	Interior French Drain			X	X	

### COMMENTS & NOTES

**1a. EXTERIOR GRADE** - *Negative or neutral grading*

The home has areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. All exterior grades should allow water to drain away from the foundation wall.

**1b. TREES** - Tall trees growing in close proximity to the home pose a potential hazard; particularly during adverse weather conditions. Further evaluation of the trees, if desired, should be made by a professional arborist to determine if any trees are in need of pruning and/or removing due to safety concerns.

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**2. CONCRETE WALKS** - The concrete walk leading down from the driveway to the lower level has displaced at a seam. The above noted condition is a potential trip hazard. Further evaluation and correction is warranted due to safety concerns. (Caution should be exercised.)



**3. RETAINING WALL** - The retaining wall at the right rear of the home has recently undergone significant repairs to stabilize the wall and pull it back plumb. Several cracks in the wall have been repaired. Anchors have been placed thru the wall and tied to concrete buried down in the ground beneath the deck. The wall should be monitored in the future for any signs of continued crack activity and/or outward movement. The home owner indicated that digital pictures of the repairs are available from the contractor that lives across the street.



**4. FOUNDATION WALLS** - The foundation walls observed during the basement inspection include metal strips that run from the top of the wall to the floor and are equally spaced along the run of the wall. The metal strips are designed to prevent inward bowing that may be caused by below grade hydrostatic pressure. The inspector did not observe any damage to the walls and/or any evidence of bowing at time of the inspection. NOTE: Conditions hidden from view are beyond the scope of this inspection.

**9. SUB-FLOORING** - All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and

## Professional Inspections Incorporated Inspection Report

other floor coverings are installed, the materials and conditions of the flooring underneath cannot be determined.

**12a. PRIOR WATER INFILTRATION** - Conditions observed during the crawlspace inspection are reflective of a history of prior water infiltration taking place along the far right end foundation wall near the right rear corner. Dampness on the foundation wall suggest ongoing infiltration. Further evaluation of the subject area is recommended.



**12b. / 14. / 17. PRIOR WATER INFILTRATION / SUMP PUMP / INTERIOR French DRAIN** - A sump pump is located in the vault area beneath the front porch. The collection container was dry at time of the inspection with no indication of any recent moisture infiltration. The home owner indicated that an interior French drain had been installed in the vault area to work in conjunction with the sump pump. An evaluation of the pump itself is not offered.



**13. VAPOR BARRIER** - The crawlspace does not include a plastic vapor barrier as would be required present day. The installation of a vapor barrier is recommended to prevent ground moisture from adding to the relative humidity in the crawlspace. The vapor barrier should cover as much of the exposed ground as possible. **The above noted recommendation should not be considered a requirement of the present owner.**



## **Professional Inspections Incorporated Inspection Report**

NOTE: Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and conditions of the flooring underneath cannot be determined.

## Professional Inspections Incorporated Inspection Report

### Exterior: Siding, Windows, Doors, and Other

Exterior Wall Material:

<input type="checkbox"/>	Vinyl Siding
<input checked="" type="checkbox"/>	Brick Veneer
<input type="checkbox"/>	Wood Siding
<input type="checkbox"/>	Fiber Cement Siding
<input type="checkbox"/>	Asbestos Shingle Siding
<input type="checkbox"/>	Aluminum Siding
<input type="checkbox"/>	Composition Hardboard Siding
<input type="checkbox"/>	Stone Cladding

Windows:

<input checked="" type="checkbox"/>	Insulated	<input type="checkbox"/>	Single Pane
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IN / Inspected
NA / Not Applicable  
NV / Not Visible
SC / See Comments
SS / See Summary Page

	Checkpoint	IN	NA	NV	SC	SS
1	Siding Condition		X			
2	Brick Veneer	X				X
3	Insulated Windows	X				X
4	Exterior Entrance Doors & Locks	X				X
5	Exterior Trimwork	X		X	X	X
6	Exterior Paint and Caulk	X				
7	Storm Door	X				
8	Front Porch	X				
9	Steps / Handrails	X				
10	Deck & Deck Railings	X				X
11	Patio	X				
12	Attached Garage	X				
13	Garage Door	X				X
14	Garage Door Operator	X				X
15	Fencing		X			

COMMENTS & NOTES
<p><b>2a. BRICK VENEER</b> - Several cracks in the veneer was observed during the exterior inspection along the front and right end of the home. All of the subject cracks have been previously sealed. Cracks of the type observed are often due to settling and/or expansive soil conditions. <b>The cracks should be monitored in the future for any signs of ongoing crack activity.</b></p>
<p><b>2b. BRICK VENEER</b> - Veneer cracking at the right end garage area was in part due to failed footings that support the center column. The home owner indicated that a helical pier was installed to stabilize the footing on top of which the masonry column was constructed. The cracks have all been sealed. <b>The area in general should be monitored in the future for any signs of ongoing crack activity.</b></p>

## Professional Inspections Incorporated Inspection Report



**3a. INSULATED WINDOWS** - The window to the immediate left side of the master bedroom is believed to have a failed thermal seal, lower sash. A failed thermal seal cannot be corrected short of replacing the glass itself. The subject glass should be cleaned both inside and out prior to making a final seal evaluation. Repairs should be made as determined necessary.



**3b. WINDOWS / COUNTERBALANCE** - The bank of double hung windows along the back wall of the sunroom all have weakened window sash counterbalance. The lower sash will not stay in the open position without some means of support being placed beneath the bottom rail. Further evaluation and correction by a window technician is warranted.



**4a. EXTERIOR SLIDING DOORS** - The lock does not engage the adjoining strike plate at the right end sunroom doors that look out toward the driveway. Further evaluation and adjustment to correct this condition is warranted.



## Professional Inspections Incorporated Inspection Report



**4b. EXTERIOR DOORS** - The exterior door leading from the kitchen into the garage is rubbing the side jamb as it closes. The above noted condition is not adversely affecting the operation of the door at present, however, minor adjustment to correct the rubbing is warranted.

**4e. EXTERIOR DOORS** - The front door is not hanging as plumb and square as would be expected. The above noted condition has not adversely affected the operation of the door to date.

**5a. EXTERIOR TRIM** - Most of the exterior trim has been covered with aluminum and or vinyl, preventing a visual inspection of the underlying material. I did not observe anything that would suggest problems, however, an evaluation of the covered material is not offered.

**5b. GARAGE DOOR JAMBS** - The aluminum covered garage door jamb has sustained limited damage in keeping with the jamb having been bumped and/or rubbed by a car entering or exiting the garage. An evaluation cannot be offered as pertains to the condition of the underlying wood member. Further evaluation; if desired should be made by a qualified professional.

**10. DECK RAILINGS** - A handrail was not installed at the right end steps that lead up onto the deck. The absence of a handrail is considered to be a safety hazard. Correction by a qualified contractor is warranted due to safety concerns.

**13. GARAGE DOOR** - The left hand garage door has sustained damage in keeping with the door having been previously run into by a car. Both garage doors should be further evaluated by a garage door technician. Repair to the door should be made as determined necessary to assure both safety and proper operation.

**14. GARAGE DOOR OPERATOR** - The two garage door operators have both surpassed the average life expectancy of comparable equipment. The units pre-date safety photo eye requirements. The auto-reverse sensitivity switch did not respond when tested for proper operation. The operator should be adjusted to allow the door to reverse its downward movement upon coming in contact with a 2x4 lying flat on the ground beneath the door. The above noted condition was observed at the left hand garage door, I.S.L.O.

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## Roof

<b>Type of Roof:</b>	<input checked="" type="checkbox"/> Gabled	<input type="checkbox"/> Flat	<input type="checkbox"/> Dutch / Gambrel
	<input type="checkbox"/> Hip		
	<input type="checkbox"/> Shed		
<b>Roofing Materials:</b>	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Composition Shingles	
	<input type="checkbox"/> Wood	<input type="checkbox"/> Rubber Membrane	
	<input type="checkbox"/> Ceramic	<input type="checkbox"/> Cementuous	
	<input type="checkbox"/> Slate		
<b>Layers:</b>	<input checked="" type="checkbox"/> One Layer	<input type="checkbox"/> Two Layers	
<b>Method Used to Observe:</b>	<input type="checkbox"/> Binoculars	<input type="checkbox"/> From Windows / Ladder	
	<input checked="" type="checkbox"/> Roof Surface		
<b>Rain Gutters:</b>	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Vinyl	
	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Fiberglass	
	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> None	
<b>Attic Ventilation:</b>	<input type="checkbox"/> Soffit Vents	<input type="checkbox"/> Power Fan	
	<input checked="" type="checkbox"/> Gable Vents	<input type="checkbox"/> Vent Caps	
	<input checked="" type="checkbox"/> Ridge Vents	<input type="checkbox"/> Wind Turbine	

**The attic was entered by means of a pull down staircase / scuttle hole and/or permanent walk thru door.**

IN / Inspected

NA / Not Applicable

NV / Not Visible

SC / See Comments

SS / See Summary Page

	Checkpoint	IN	NA	NV	SC	SS
1	Condition of Shingles	X			X	X
2	Flashing and Joints	X				
3	Eaves, Soffits and Fascias	X		X	X	
4	Skylights	X				
5	Vent Pipe Boots	X				
6	Chimney / Chimney Cap	X				
7	Gutters	X				
8	Downspouts	X			X	
9	Attic Ventilation / Whole House Attic Fan	X			X	
10	Attic Water Infiltration	X				
11	Attic Insulation (Rock Wool Fill)	X				
12	Attic Wood Condition / <u>Pull Down Staircase</u>	X				X
13	Joists and Rafters	X				
14	Roof Sheathing (Plywood)	X				
15	Roof Trusses 24" o.c.		X			

### COMMENTS & NOTES

**1a. SHINGLES** - A split shingle was observed along the bottom course at the front of the home a few feet to the right of the front porch. The subject shingle should be sealed and/or replaced.

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**1b. SHINGLES** - The Inspector did not observe any abnormal wear and tear or evidence of leak activity associated with the roofing shingles at time of the inspection other than that noted above. The home owner has indicated that the shingles were installed in 2010. 25 year wear rated architectural shingles have an average life expectancy of 20 to 25 years. The wear rating for the shingles observed at time of the inspection is not known, however, are at least 25 year rated.



### ROOF LIFESPAN

The following are conditions which can affect the lifespan of a roof-covering material...

- Roofing material quality
- Installation method
- Number of layers
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance

**HOME INSPECTORS DO NOT CERTIFY ROOFS AS LEAK-PROOF** as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.

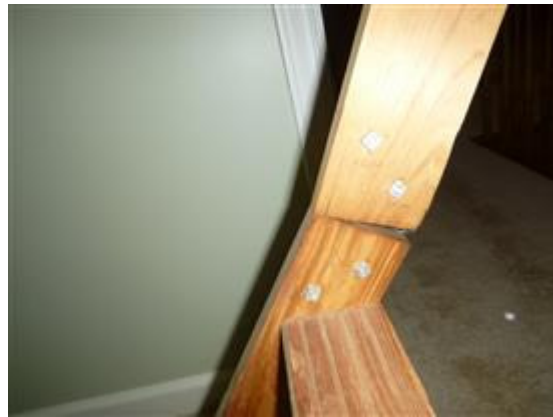
**8. GUTTER DOWNSPOUTS** - An evaluation cannot be offered as pertains to the condition of buried downspout extensions.

**9. WHOLE HOUSE ATTIC FAN** - The home is equipped with a whole house attic fan. The fan motor did turn freely when manually tested. An evaluation is not offered as pertains to whether the motor is functional or not. I suggest you inquire of the present owner as to whether the fan is operable or not.

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**12. PULL DOWN STAIRCASE** - The staircase stringers are too long; preventing the joints from lining up with each other. The above noted condition adversely affects the structural stability of the staircase. The staircase frame is not properly secured in place. Finish nails have been used in lieu of 16 penny framing nails as is generally recommended by the staircase manufacturers. Further evaluation and correction is warranted due to safety concerns.



**NOTE:** The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall.

# Professional Inspections Incorporated Inspection Report

## Plumbing System

Water Supply:	<input type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Private Well
Water Piping:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> CPVC
	<input type="checkbox"/> Pex	<input type="checkbox"/> Polybutylene
	<input type="checkbox"/> Galvanized	
Waste Disposal:	<input type="checkbox"/> Municipal	<input checked="" type="checkbox"/> Septic
Waste Piping:	<input type="checkbox"/> ABS	<input checked="" type="checkbox"/> Galvanized
	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/> Cast Iron
Water Heater:	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> 75 Gallon Capacity
	<input type="checkbox"/> Electric	<input type="checkbox"/> 2001 Mfg. Date.
Manufacturer:	<input type="text" value="General Electric"/>	
Model Number:	<input type="text" value="GG75T6A"/>	

IN / Inspected
NA / Not Applicable  
NV / Not Visible
SC / See Comments
SS / See Summary Page

	Checkpoint	IN	NA	NV	SC	SS
1	Vent Pipe To Exterior	X				
2	Water Pressure	X				
3	Functional Drainage	X				
4	Condition of Water Piping	X				
5	Main Shut Off Valve	X			X	
6	Connections at Fixtures	X				
7	Interior Drain, Waste, & Vent Piping	X			X	
8	Water Heater (Natural Gas)	X			X	X
9	Shower / Tub	X				
10	Tub / Shower Valves	X				X
11	Toilets	X				
12	Bath Tile & Grout	X				
13	Bathroom Exhaust Fans	X				X
14	Sink Faucets / Exterior Hose Bibs	X				X
15	Laundry Tub / Bar Sink		X			
16	Water Softener / Sediment Filter	X			X	
17	Well Pump / Exterior Water Storage Tanks	X			X	
18	Septic System				X	

COMMENTS & NOTES
<p>5. MAIN SHUT OFF VALVE - The main water shut off valve is located in the right rear corner of the basement workshop.</p> <p>7. INTERIOR DRAIN, WASTE AND VENT PIPING - An evaluation of underground piping is excluded from this inspection. The home is still utilizing some of the original galvanized and cast iron drain/waste pipes. Galvanized and cast iron pipe have an average life expectancy of 50 to 60 years.</p> <p>8a. WATER HEATER - The gas water heater is located in the basement workshop. The unit was manufactured in 2001; now approximately 16 years old. The water heater was functioning as intended at time of the inspection, however, has surpassed the average life expectancy of comparable equipment. The water heater is equipped with a circulation pump that was also functional at time of the inspection. Longevity may be obtained, however, should not be expected.</p>

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**8b. WATER HEATER TPR DISCHARGE TUBE** - The water heater should have a discharge tube attached to the TPR valve. This is a safety device that directs the discharge of water towards the ground in the event the TPR valve was to release pressure.



**10. TUB / SHOWER VALVES** - The tub / shower valve in the basement bathroom leaks from around the valve stem when the valve is turned to the open position. The above noted condition is considered improper and is likely to worsen over time if not corrected. Further evaluation and repair by a licensed plumbing contractor is warranted.



**13. BATHROOM EXHAUST FAN** - It is questionable as to whether the basement bathroom exhaust fan is functional. One can hear the motor come on, however, there is no evidence of suction. Further evaluation is warranted. Corrective measures should be taken as determined necessary.

**14. EXTERIOR HOSE BIB** - The hose bib at the front of the home is not secured to the masonry as would be expected. The subject hose bib leaks from around the valve stem when the valve is turned to the open position. The above noted conditions are considered improper and warrant further evaluation and correction by a licensed plumbing contractor.

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**16. WATER SOFTENER / SEDIMENT FILTER** - The home is equipped with a water softener and sediment filter. The equipment is located in the basement workshop. I suggest you discuss the maintenance required with the present owner prior to closing.



**17. WELL PUMP / STORAGE TANK** - The well pump is believed to be submerged in the well itself. The storage tank is located in the basement workshop. Both components are believed to have been functioning as intended at time of the inspection.



**18. SEPTIC TANK** - This report does not include a septic system evaluation. It is recommended that septic tanks be serviced every 4 to 6 years as a matter of routine maintenance. I suggest you consult with the seller in an effort to determine when the septic tank was last serviced.

**NOTE:** All underground piping related to water supply, waste, or sprinkler use is excluded from this inspection.

# Professional Inspections Incorporated Inspection Report

## Electrical System

Main Service Capacity:	<input type="text" value="200"/>	Amps	<input type="text"/>	110 Volts
	<input type="text"/>		<input checked="" type="text" value="X"/>	110 / 220 Volts
Service Entry Cond. Type:	<input type="text"/>	Copper	<input checked="" type="text" value="4/0"/>	Aluminum
Type of Service:	<input type="text"/>	Overhead	<input checked="" type="text" value="X"/>	Underground
Seal Intact:	<input checked="" type="text" value="X"/>	Yes	<input type="text"/>	No
W. Proofing of Serv. Entry:	<input checked="" type="text" value="X"/>	Satisfactory	<input type="text"/>	Unsatisfactory
Main Panel Box Type:	<input checked="" type="text" value="X"/>	Breakers	<input type="text"/>	Fuses
Additional Space Available:	<input checked="" type="text" value="X"/>	Yes	<input type="text"/>	No
# of Disc. To Cut Power:	<input type="text" value="1"/>	(6 Max)		
Branch Wiring:	<input checked="" type="text" value="X"/>	Copper	<input type="text"/>	Aluminum
	<input type="text"/>	Copper Clad Aluminum		
Outlets:	<input checked="" type="text" value="X"/>	Grounded	<input type="text"/>	Ungrounded
Polarity:	<input checked="" type="text" value="X"/>	Satisfactory	<input type="text"/>	Unsatisfactory
GFCI:	<input checked="" type="text" value="X"/>	Yes	<input type="text"/>	No
AFCI:	<input type="text"/>	Yes	<input checked="" type="text" value="X"/>	No
Distribution of Outlets:	<input checked="" type="text" value="X"/>	Adequate	<input type="text"/>	Inadequate
Location of Panel Box:	<input type="text"/>	Garage	<input type="text"/>	Exterior
	<input checked="" type="text" value="X"/>	Basement Workshop		

IN / Inspected

NA / Not Applicable

NV / Not Visible

SC / See Comments

SS / See Summary Page

	Checkpoint	IN	NA	NV	SC	SS
1	Service Ground & Equipment Bonding	X				X
2	Main Service Cable Attached to House	X				
3	Service Panel Box	X				X
4	Breaker Condition / Panel Box Wiring	X				X
5	Interior Outlets, Switches, & Fixtures	X				X
6	Exterior Outlets & Fixtures	X				X
7	Wiring to Central Heat / Air Condition Systems	X				
8	Wiring to Other Electrical Equipment	X				X

### COMMENTS & NOTES

**1. SERVICE GROUND & EQUIPMENT BONDING** - It is generally recommended that proper service ground and equipment bonding be verified by a licensed electrical contractor as a safety precaution. **The above noted recommendation should not be considered a requirement of the present owner.**

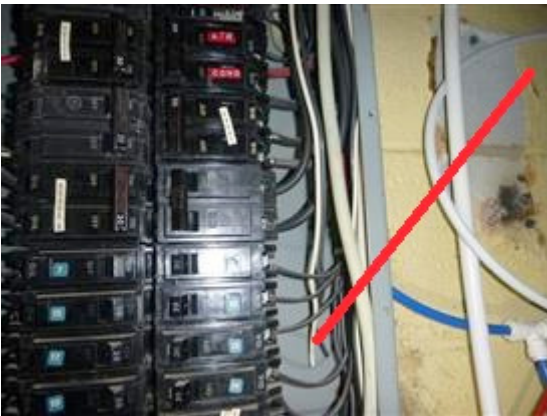
**3. SERVICE PANEL BOX** - The home is equipped with two service panel boxes; both of which are located in the basement workshop. The primary panel box is missing 4 of 6 screws that hold the dead front in place. The two screws that are being used are considered improper for this application. The conductor wire along the right side of the panel box is in direct alignment with the center right screw. The wires run the risk of being cut by the screw threads. Further evaluation and correction of the above noted condition by a licensed electrical contractor is warranted.



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**4. PANEL BOX WIRING** - Two conductor wires; a hot and neutral have been improperly terminated and left in the right hand panel box. The subject wires do not include wire nuts as would be expected. Several wiring practices observed during the bus bar inspection in the primary panel box would be considered improper present day. Double tapped neutral wires beneath a common bus bar screw and neutral and ground wires double tapped together under a common bus bar screw were both observed. Further evaluation of the above noted conditions by a licensed electrical contractor is warranted. Corrective measures should be taken as determined necessary.



**5a. INTERIOR OUTLETS** - The basement bathroom outlet and the 1/2 bath outlet are not GFCI protected as would be required present day. The absence of GFCI protection is now considered to be a safety hazard. **Upgrading the subject outlets to include GFCI protection is recommended, however, should not be considered a requirement of the present owner.**

**5b. INTERIOR OUTLETS** - The basement workshop outlets are not GFCI protected as would be expected present day. **Upgrading to include GFCI protection is recommended, however, should not be considered a requirement of the present owner.**

**5c. INTERIOR OUTLETS** - The basement outlet to which the treadmill is plugged has reversed polarity. The above noted condition is considered improper and warrants further evaluation and correction by a licensed electrical contractor.

**5d. INTERIOR OUTLETS** - The outlet in the laundry room to which the freezer/refrigerator is plugged has obviously overheated in the past. The outlet itself appears to have been replaced, however, the underlying outlet box sustained heat damage. Further evaluation by a licensed electrical contractor is warranted to determine if any corrective measures are needed at this time. **NOTE: The cord being used has an exposed splice; a safety hazard.**

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**6. EXTERIOR OUTLET** - The exterior GFCI outlet at the front porch did not respond as would be expected when tested for GFCI function. The subject outlet should be replaced to include a new waterproof cover plate. All electrical repairs should be made by a licensed electrical contractor.



**8a. WIRING TO OTHER ELECTRICAL EQUIPMENT** - Two exposed wire splices were observed during the basement workshop inspection; a practice that is considered improper. The subject wire splices are atop a metal duct; also an improper practice. Further evaluation and correction by a licensed electrical contractor is warranted.

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**8b. WIRING TO OTHER ELECTRICAL EQUIPMENT** - The wiring observed inside the closet at the front end of the central hallway does not reflect that of a licensed electrical contractor. Conductor wires enter the metal junction box without the benefit of a cable connector and/or bushing to protect the wires from the sharp edges of the metal knockout. Further evaluation of the above noted condition by a licensed electrical contractor is warranted. Corrective measures should be made as determined necessary.



**8c. GARAGE OUTLETS** - The garage outlets are not GFCI protected as would be expected present day. The absence of GFCI protection is now considered to be a safety hazard. **Upgrading to include GFCI protection of the subject outlets is recommended, however, should not be considered a requirement of the present owner.**

# Professional Inspections Incorporated Inspection Report

## H.V.A.C. Systems

<b>Heating System:</b>	<b>1-Central Forced Air Natural Gas Furnace</b> <b>1-Central Forced Air Integral Heat Pump</b>
<b>Brand:</b>	<b>Lennox / Model # G1604/S-125-1 / Mfg. 1989</b> <b>Trane / Model # WCC018F100BD / Mfg. 1998</b>
<b>A/C System:</b>	<b>1-Central Forced Air Split System A/C</b> <b>1-Central Forced Air Integral Heat Pump</b>
<b>Brand:</b>	<b>Lennox / Model # HS19-651V-2P / Mfg. 1989</b> <b>Trane / Model # WCC018F100BD / Mfg. 1998 (Same as above)</b>

IN / Inspected

NA / Not Applicable

NV / Not Visible

SC / See Comments

SS / See Summary Page

	Checkpoint	IN	NA	NV	SC	SS
1	Chimney Flue (Metal / <u>Terracotta</u> )			X		X
2	Masonry Fireplace / Wood Stove Insert	X			X	
3	Gas Logs (Natural Gas)	X				X
4	Central Forced Air Gas Furnace	X			X	
5	Draft Device	X				
6	Heat Exchanger			X		
7	Furnace Exhaust Vent	X				
8	Carbon Monoxide Detector		X			X
9	<u>A/C / Integral Heat Pump</u>	X			X	
10	Emergency / Auxiliary Heat Strips	X				
11	Outside A/C Condenser Fan	X				
12	A/C Condenser Cabinet / Condenser Fins	X				
13	Condenser Coil	X				
14	Mechanical Thermostats	X				
15	Evaporator Coil			X		
16	Refrigerant Lines	X		X		
17	Circulating Fan	X				
18	Overflow Pan		X			
19	H.V.A.C. Ducts	X			X	
20	A/C Temperature Drop Test	X				
21	Condensation Drain	X				
22	Gas Service	X				X

### COMMENTS & NOTES

**1. CHIMNEY FLUE** - An evaluation of the chimney flues is beyond the scope of this inspection. The State Licensure Board recommends that all flues be further evaluated by a Certified Chimney Sweep prior to closing and/or using as a safety precaution.

**2. WOOD STOVE INSERT** - An evaluation cannot be offered as pertains to the overall condition of the wood stove insert. The unit should be further evaluated by a Certified Chimney Sweep and/or otherwise qualified professional to assure that it is in good operating condition. The unit does appear to be in need of cleaning.

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**3. GAS LOGS** - The fireplace is equipped with gas logs; however, the pilot light was not on at time of the inspection. Due to insurance liability an attempt to light the pilot was not made. An opinion as to the operating condition of the gas logs is not offered. I recommend that you have the owner or owner's representative demonstrate the use of the gas logs prior to closing.



**4. & 9. H.V.A.C.** - Annual service by a licensed mechanical contractor is recommended as part of routine maintenance. The average life expectancy of properly maintained H.V.A.C. equipment is 12 to 15 years. The gas furnace and a/c unit were both manufactured in 1989; now 28 years old. The heat pump was manufactured in 1998; now 19 years old. The home owner indicated to this inspector that the equipment had not been recently serviced. A mechanical inspection and service by a licensed mechanical contractor is recommended, especially if a HOME WARRANTY is being considered.



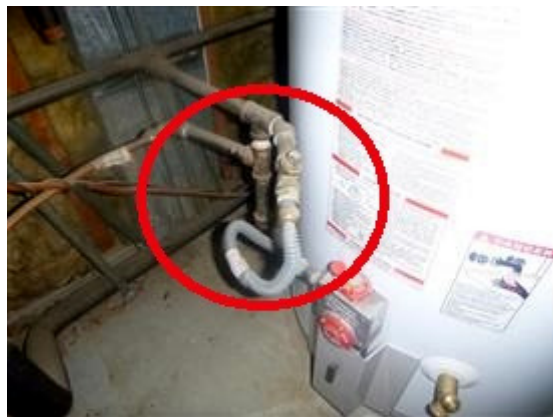
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**8. CARBON MONOXIDE DETECTOR** - The installation of hard wired CO detectors on each living level is recommended in keeping with present day standards. The absence of CO detectors are now considered to be a potential safety hazard. **The above noted recommendation should not be considered a requirement of the present owner.**

**19. H.V.A.C. DUCTS** - Health is a deeply personal responsibility. Having the air quality tested and distribution ducts cleaned may be desired especially if any family member suffers from allergies or asthma. Such an investment should be viewed as an investment into environmental hygiene.

**22. GAS SERVICE** - A gas leak at the water heater was detected at time of the inspection. **Piedmont Natural Gas should be contacted to further evaluate the leak. Corrective measures should be taken as determined necessary.**



NOTE: The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of the inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. The inspector does not test safety devices. NOTE: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers, and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes costly to remedy.

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## Interior: Walls, Ceiling, Floors, Windows & Doors

IN / Inspected

NA / Not Applicable

NV / Not Visible

SC / See Comments

SS / See Summary Page

	Checkpoint	IN	NA	NV	SC	SS
1	Walls	X				X
2	Ceilings	X				X
3	Floors	X				X
4	Stairways	X				
5	Steps	X				
6	Guard Rail & Newel Post	X				X
7	Interior Doors	X			X	
8	Interior Door Locks	X				X
9	Closets	X				
10	Ceiling Fans	X				
11	Kitchen Cabinets	X				
12	Kitchen Counter Tops	X				
13	<b>Wall Insulation</b>			X		
14	Smoke Detectors	X				X

### COMMENTS & NOTES

**1a. INTERIOR WALLS** - Several hairline diagonal stress cracks were observed at interior doors and cased openings during the inspection. Cracks of the type observed are often due to settling experienced over the years. The repair to the cracks would be considered cosmetic, however, the damage itself would not be considered normal wear and tear. The above noted condition was observed at the following locations. Further evaluation, if desired, should be made by a licensed general contractor.

- a. Stress crack at entrance into the master bathroom from the bedroom.
- b. Stress crack at exterior door leading into the garage from the kitchen.
- c. Stress crack at entrance into the bathroom from the laundry room.
- d. Stress crack at cased opening between the living room and entrance foyer.
- e. Stress crack at entrance into the shared bathroom from the left front bedroom.

**1b. INTERIOR WALLS** - Water stains were observed on the front wall of the formal dining room just below the crown molding near the left front corner. Moisture readings taken of the area did not indicate any recent infiltration. The home owner was not aware of the subject stains. Further evaluation, if desired, should be made by a qualified contractor.



**2a. CEILING** - What appear to be old water stains were observed on the kitchen dining area ceiling in close proximity to the light fixture. I suggest you inquire of the present owner for any information pertaining to the above noted condition. If the home owner is not aware of the stain, further evaluation may be desired.

**2b. TEXTURED CEILINGS & ASBESTOS** - Some textured ceilings in homes built in the 60s, 70s, and 80s include asbestos

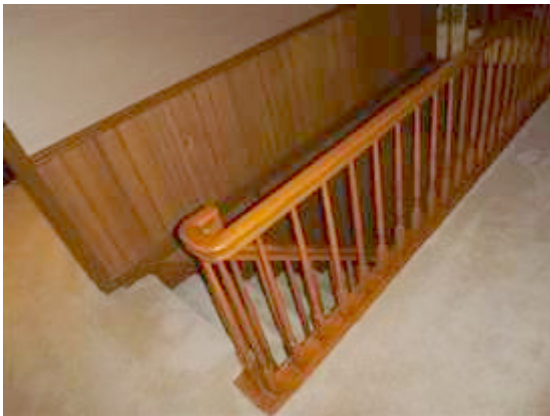
## Professional Inspections Incorporated Inspection Report

fibers. Textured ceilings containing asbestos generally represent a very low level of risk when compared with other forms of asbestos, although the public perception does not always reflect this. The risk with any product containing asbestos only increases when the fibers are able to be released in an airborne state. Due to the bound matrix of textured ceilings, asbestos fibers are not readily re-released into the environment via this material. The material will need to be analyzed initially to determine if the material contains asbestos. If the material is found to be positive and the householder opts for removal, we highly recommend the use of an experienced professional to perform this function. Should the householder insist on removing this himself then we recommend that he/she first obtains a copy of 'Removing Asbestos from the Home' a document produced by the Department of Health (Ministry of Health, Code 7022), which outlines this procedure in detail .

**3. FLOORS** - The laminate flooring in the general proximity of the 1/2 bath toilet have sustained damage in keeping with that caused by moisture. The damage would not be considered normal wear and tear.



**6. GUARDRAIL & NEWEL POST** - The staircase railings are not as stable as they once was. The above noted condition is a potential safety hazard. Further evaluation by a qualified trim carpenter with expertise in staircase railings is recommended to determine what corrective measures can be taken. Corrective measures should be taken as determined necessary.



**7. INTERIOR DOOR** - The entrance door into the bathroom from the laundry room cannot close due to the proximity of the washing machine blocking it's path.

**8. INTERIOR DOOR LOCKS** - The lock does not engage the door jamb strike plate due to minor misalignment. Further evaluation and correction is warranted. The above noted condition was observed at the following locations. (a. Entrance into the master closet. b. Entrance to kitchen pantry to right side of dryer.)

**14. SMOKE DETECTORS** - The installation of smoke detectors in each bedroom and on each living level is recommended in keeping with present day requirements. Industry recommendations suggest replacing any smoke detector that is at least 10 years old as a safety precaution. The absence of smoke detectors is considered to be a safety hazard. **The above noted recommendations should not be considered a requirement of the present owner.**



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NOTE: The condition of walls behind wall coverings, paneling and furnishings, cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor coverings damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.



## SUMMARY PAGE

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

The summary page describes any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page may also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

All items listed in the checklist portion of this report were inspected unless noted as Not Applicable or Not Visible. It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals.

### Items Considered to be Unsatisfactory:

#### I. Foundation, Basement & Structure

##### **1a. EXTERIOR GRADE** - *Negative or neutral grading*

The home has areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. All exterior grades should allow water to drain away from the foundation wall.

**1b. TREES** - Tall trees growing in close proximity to the home pose a potential hazard; particularly during adverse weather conditions. Further evaluation of the trees, if desired, should be made by a professional arborist to determine if any trees are in need of pruning and/or removing due to safety concerns.

**2. CONCRETE WALKS** - The concrete walk leading down from the driveway to the lower level has displaced at a seam. The above noted condition is a potential trip hazard. Further evaluation and correction is warranted due to safety concerns. (Caution should be exercised.)

**3. RETAINING WALL** - The retaining wall at the right rear of the home has recently undergone significant repairs to stabilize the wall and pull it back plumb. Several cracks in the wall have been repaired. Anchors have been placed thru the wall and tied to concrete buried down in the ground beneath the deck. The wall should be monitored in the future for any signs of continued crack activity and/or outward movement. The home owner indicated that digital pictures of the repairs are available from the contractor that lives across the street.

**12a. PRIOR WATER INFILTRATION** - Conditions observed during the crawlspace inspection are reflective of a history of prior water infiltration taking place along the far right end foundation wall near the right rear corner. Dampness on the foundation wall suggest ongoing infiltration. Further evaluation of the subject area is recommended.

**13. VAPOR BARRIER** - The crawlspace does not include a plastic vapor barrier as would be required present day. The installation of a vapor barrier is recommended to prevent ground moisture from adding to the relative humidity in the crawlspace. The vapor barrier should cover as much of the exposed ground as possible. **The above noted recommendation should not be considered a requirement of the present owner.**

#### II. Exterior

**2a. BRICK VENEER** - Several cracks in the veneer was observed during the exterior inspection along the front and right end of the home. All of the subject cracks have been previously sealed. Cracks of the type observed are often due to settling and/or expansive soil conditions. **The cracks should be monitored in the future for any signs of ongoing crack activity.**

**2b. BRICK VENEER** - Veneer cracking at the right end garage area was in part due to failed footings that support the center column. The home owner indicated that a helical pier was installed to stabilize the footing on top of which the masonry column was constructed. The cracks have all been sealed. **The area in general should be monitored in the future for any signs of ongoing crack activity.**

**3a. INSULATED WINDOWS** - The window to the immediate left side of the master bedroom is believed to have a failed thermal seal, lower sash. A failed thermal seal cannot be corrected short of replacing the glass itself. The subject glass should be cleaned both inside and out prior to making a final seal evaluation. Repairs should be made as determined necessary.

## Professional Inspections Incorporated Inspection Report

**3b. WINDOWS / COUNTERBALANCE** - The bank of double hung windows along the back wall of the sunroom all have weakened window sash counterbalance. The lower sash will not stay in the open position without some means of support being placed beneath the bottom rail. Further evaluation and correction by a window technician is warranted.

**4a. EXTERIOR SLIDING DOORS** - The lock does not engage the adjoining strike plate at the right end sunroom doors that look out toward the driveway. Further evaluation and adjustment to correct this condition is warranted.

**4b. EXTERIOR DOORS** - The exterior door leading from the kitchen into the garage is rubbing the side jamb as it closes. The above noted condition is not adversely affecting the operation of the door at present, however, minor adjustment to correct the rubbing is warranted.

**4e. EXTERIOR DOORS** - The front door is not hanging as plumb and square as would be expected. The above noted condition has not adversely affected the operation of the door to date.

**5b. GARAGE DOOR JAMBS** - The aluminum covered garage door jamb has sustained limited damage in keeping with the jamb having been bumped and/or rubbed by a car entering or exiting the garage. An evaluation cannot be offered as pertains to the condition of the underlying wood member. Further evaluation; if desired should be made by a qualified professional.

**10. DECK RAILINGS** - A handrail was not installed at the right end steps that lead up onto the deck. The absence of a handrail is considered to be a safety hazard. Correction by a qualified contractor is warranted due to safety concerns.

**13. GARAGE DOOR** - The left hand garage door has sustained damage in keeping with the door having been previously run into by a car. Both garage doors should be further evaluated by a garage door technician. Repair to the door should be made as determined necessary to assure both safety and proper operation.

**14. GARAGE DOOR OPERATOR** - The two garage door operators have both surpassed the average life expectancy of comparable equipment. The units pre-date safety photo eye requirements. The auto-reverse sensitivity switch did not respond when tested for proper operation. The operator should be adjusted to allow the door to reverse its downward movement upon coming in contact with a 2x4 lying flat on the ground beneath the door. The above noted condition was observed at the left hand garage door, I.S.L.O.

### III. Roof

**1a. SHINGLES** - A split shingle was observed along the bottom course at the front of the home a few feet to the right of the front porch. The subject shingle should be sealed and/or replaced.

**12. PULL DOWN STAIRCASE** - The staircase stringers are too long; preventing the joints from lining up with each other. The above noted condition adversely affects the structural stability of the staircase. The staircase frame is not properly secured in place. Finish nails have been used in lieu of 16 penny framing nails as is generally recommended by the staircase manufacturers. Further evaluation and correction is warranted due to safety concerns.

### IV. Plumbing

**8b. WATER HEATER TPR DISCHARGE TUBE** - The water heater should have a discharge tube attached to the TPR valve. This is a safety device that directs the discharge of water towards the ground in the event the TPR valve was to release pressure.

**10. TUB / SHOWER VALVES** - The tub / shower valve in the basement bathroom leaks from around the valve stem when the valve is turned to the open position. The above noted condition is considered improper and is likely to worsen over time if not corrected. Further evaluation and repair by a licensed plumbing contractor is warranted.

**13. BATHROOM EXHAUST FAN** - It is questionable as to whether the basement bathroom exhaust fan is functional. One can hear the motor come on, however, there is no evidence of suction. Further evaluation is warranted. Corrective measures should be taken as determined necessary.

**14. EXTERIOR HOSE BIB** - The hose bib at the front of the home is not secured to the masonry as would be expected. The subject hose bib leaks from around the valve stem when the valve is turned to the open position. The above noted conditions are considered improper and warrant further evaluation and correction by a licensed plumbing contractor.

### V. Electrical

**1. SERVICE GROUND & EQUIPMENT BONDING** - It is generally recommended that proper service ground and equipment bonding be verified by a licensed electrical contractor as a safety precaution. **The above noted recommendation should not be considered a requirement of the present owner.**

**3. SERVICE PANEL BOX** - The home is equipped with two service panel boxes; both of which are located in the basement workshop. The primary panel box is missing 4 of 6 screws that hold the dead front in place. The two screws that are being used are considered improper for this application. The conductor wire along the right side of the panel box is in direct

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alignment with the center right screw. The wires run the risk of being cut by the screw threads. Further evaluation and correction of the above noted condition by a licensed electrical contractor is warranted.

**4. PANEL BOX WIRING** - Two conductor wires; a hot and neutral have been improperly terminated and left in the right hand panel box. The subject wires do not include wire nuts as would be expected. Several wiring practices observed during the bus bar inspection in the primary panel box would be considered improper present day. Double tapped neutral wires beneath a common bus bar screw and neutral and ground wires double tapped together under a common bus bar screw were both observed. Further evaluation of the above noted conditions by a licensed electrical contractor is warranted. Corrective measures should be taken as determined necessary.

**5a. INTERIOR OUTLETS** - The basement bathroom outlet and the 1/2 bath outlet are not GFCI protected as would be required present day. The absence of GFCI protection is now considered to be a safety hazard. **Upgrading the subject outlets to include GFCI protection is recommended, however, should not be considered a requirement of the present owner.**

**5b. INTERIOR OUTLETS** - The basement workshop outlets are not GFCI protected as would be expected present day. **Upgrading to include GFCI protection is recommended, however, should not be considered a requirement of the present owner.**

**5c. INTERIOR OUTLETS** - The basement outlet to which the treadmill is plugged has reversed polarity. The above noted condition is considered improper and warrants further evaluation and correction by a licensed electrical contractor.

**5d. INTERIOR OUTLETS** - The outlet in the laundry room to which the freezer/refrigerator is plugged has obviously overheated in the past. The outlet itself appears to have been replaced, however, the underlying outlet box sustained heat damage. Further evaluation by a licensed electrical contractor is warranted to determine if any corrective measures are needed at this time. NOTE: The cord being used has an exposed splice; a safety hazard.

**6. EXTERIOR OUTLET** - The exterior GFCI outlet at the front porch did not respond as would be expected when tested for GFCI function. The subject outlet should be replaced to include a new waterproof cover plate. All electrical repairs should be made by a licensed electrical contractor.

**8a. WIRING TO OTHER ELECTRICAL EQUIPMENT** - Two exposed wire splices were observed during the basement workshop inspection; a practice that is considered improper. The subject wire splices are atop a metal duct; also an improper practice. Further evaluation and correction by a licensed electrical contractor is warranted.

**8b. WIRING TO OTHER ELECTRICAL EQUIPMENT** - The wiring observed inside the closet at the front end of the central hallway does not reflect that of a licensed electrical contractor. Conductor wires enter the metal junction box without the benefit of a cable connector and/or bushing to protect the wires from the sharp edges of the metal knockout. Further evaluation of the above noted condition by a licensed electrical contractor is warranted. Corrective measures should be made as determined necessary.

**8c. GARAGE OUTLETS** - The garage outlets are not GFCI protected as would be expected present day. The absence of GFCI protection is now considered to be a safety hazard. **Upgrading to include GFCI protection of the subject outlets is recommended, however, should not be considered a requirement of the present owner.**

### VI. H.V.A.C. Systems

**1. CHIMNEY FLUE** - An evaluation of the chimney flues is beyond the scope of this inspection. The State Licensure Board recommends that all flues be further evaluated by a Certified Chimney Sweep prior to closing and/or using as a safety precaution.

**3. GAS LOGS** - The fireplace is equipped with gas logs; however, the pilot light was not on at time of the inspection. Due to insurance liability an attempt to light the pilot was not made. An opinion as to the operating condition of the gas logs is not offered. I recommend that you have the owner or owner's representative demonstrate the use of the gas logs prior to closing.

**8. CARBON MONOXIDE DETECTOR** - The installation of hard wired CO detectors on each living level is recommended in keeping with present day standards. The absence of CO detectors are now considered to be a potential safety hazard. **The above noted recommendation should not be considered a requirement of the present owner.**

**22. GAS SERVICE** - **A gas leak at the water heater was detected at time of the inspection. Piedmont Natural Gas should be contacted to further evaluate the leak. Corrective measures should be taken as determined necessary.**

### VII. Interior

**1a. INTERIOR WALLS** - Several hairline diagonal stress cracks were observed at interior doors and cased openings during the inspection. Cracks of the type observed are often due to settling experienced over the years. The repair to the cracks would be considered cosmetic, however, the damage itself would not be considered normal wear and tear. The above noted condition was observed at the following locations. Further evaluation, if desired, should be made by a licensed general contractor.

a. Stress crack at entrance into the master bathroom from the bedroom.

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- b. Stress crack at exterior door leading into the garage from the kitchen.
- c. Stress crack at entrance into the bathroom from the laundry room.
- d. Stress crack at cased opening between the living room and entrance foyer.
- e. Stress crack at entrance into the shared bathroom from the left front bedroom.

**1b. INTERIOR WALLS** - Water stains were observed on the front wall of the formal dining room just below the crown molding near the left front corner. Moisture readings taken of the area did not indicate any recent infiltration. The home owner was not aware of the subject stains. Further evaluation, if desired, should be made by a qualified contractor.

**2a. CEILING** - What appear to be old water stains were observed on the kitchen dining area ceiling in close proximity to the light fixture. I suggest you inquire of the present owner for any information pertaining to the above noted condition. If the home owner is not aware of the stain, further evaluation may be desired.

**2b. TEXTURED CEILINGS & ASBESTOS** - Some textured ceilings in homes built in the 60s, 70s, and 80s include asbestos fibers. Textured ceilings containing asbestos generally represent a very low level of risk when compared with other forms of asbestos, although the public perception does not always reflect this. The risk with any product containing asbestos only increases when the fibers are able to be released in an airborne state. Due to the bound matrix of textured ceilings, asbestos fibers are not readily re-released into the environment via this material. The material will need to be analyzed initially to determine if the material contains asbestos. If the material is found to be positive and the householder opts for removal, we highly recommend the use of an experienced professional to perform this function. Should the householder insist on removing this himself then we recommend that he/she first obtains a copy of 'Removing Asbestos from the Home' a document produced by the Department of Health (Ministry of Health, Code 7022), which outlines this procedure in detail .

**3. FLOORS** - The laminate flooring in the general proximity of the 1/2 bath toilet have sustained damage in keeping with that caused by moisture. The damage would not be considered normal wear and tear.

**6. GUARDRAIL & NEWEL POST** - The staircase railings are not as stable as they once was. The above noted condition is a potential safety hazard. Further evaluation by a qualified trim carpenter with expertise in staircase railings is recommended to determine what corrective measures can be taken. Corrective measures should be taken as determined necessary.

**8. INTERIOR DOOR LOCKS** - The lock does not engage the door jamb strike plate due to minor misalignment. Further evaluation and correction is warranted. The above noted condition was observed at the following locations. (a. Entrance into the master closet. b. Entrance to kitchen pantry to right side of dryer.)

**14. SMOKE DETECTORS** - The installation of smoke detectors in each bedroom and on each living level is recommended in keeping with present day requirements. Industry recommendations suggest replacing any smoke detector that is at least 10 years old as a safety precaution. The absence of smoke detectors is considered to be a safety hazard. **The above noted recommendations should not be considered a requirement of the present owner.**

### VIII. Kitchen Appliances

**3. ELECTRIC COOKTOP W/DOWNDRAFT EXHAUST** - The exhaust fan functions, however, the unit does not retract completely as would be expected. Repair and/or replacement of the above noted condition by a qualified technician is warranted.