

Table of Contents for Home Inspection Report

INVOICE FOR INSPECTION SERVICES 2
INSPECTION DEFICIENCY SUMMARY 6
I. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS 8
II. PLUMBING SYSTEM 10
III. ELECTRICAL SYSTEM 11
IV. STRUCTURE 12
V. APPLIANCES 17

Property Inspected
Date of Inspection
Inspection Requested by
General Weather Conditions Cloudy, 65F
Inspection Performed by Mr. Rich Reynolds
Inspector’s State Identification Number #128
Present at Inspection No one
Year Built (Original Structure) 1 year

Dear ,

Thank You for Choosing Equitable Home Inspections. We hope that you find the accompanying inspection report to your satisfaction. Every reasonable effort has been made to provide you with useful information concerning the safety, function, performance, and maintenance of your home.

Our desire is to produce a factual document that is simple to read and well prepared. This inspection has been performed according to North Carolina Standards of Practice for Home Inspections. These standards and procedures will be provided on written request. The home inspection has limitations described in the contract signed by you or your Agent.

If this document is emailed and contains structural evaluations it is not a certified document. This document will be originally issued and sealed by Richard J. Reynolds PE, PEO14154. This document shall not be considered a certified document.

Should you have any questions or comments concerning the accompanying inspection report, please contact us at richinspector@gmail.com or by phone/text at (336) 306-0281.

Sincerely,

Richard J. Reynolds III, EI



sample

Invoice for Inspection Services

1) Complete Home Inspection	\$ 550.00
2) Well Water Testing	\$ 60.00
3) Radon Screening	\$ 100.00

Total Amount Due \$550.00

Terms of invoice - Total amount of invoice is due within 10 (ten) days of receipt of inspection report.

Please Remit to **Equitable Home Inspections, Inc.**
965 Vernon Ave.
Winston-Salem, NC 27106

Property Inspected:

Inspection Date:

Agent and Company: None

Inspection Requested By:



Equitable Home Inspections P.C. Inspection Agreement

Please read this agreement carefully

THIS AGREEMENT made , by and between
Equitable Home Inspections, P.C. (hereafter
called EHI, P.C.)

and

(hereafter called
the Client).

1. This inspection of the subject property shall be performed by EHI, P.C. for the client in accordance with The NC Standards of Practice for Home Inspectors a copy of which can be obtained from EHI, P.C.

2. The purpose of this inspection in accordance with The NC Standards of Practice for Home Inspectors is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included unless requested by the Client. Every reasonable effort will be made to provide you with useful information concerning the safety, function, performance, and maintenance of the property inspected. Any cost estimates provided are for information only. They do not represent a quote or guarantee that the work can be performed for the estimate.

3. This inspection is not intended to be technically exhaustive **NOR IS IT CONSIDERED TO BE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH.** Equitable Home Inspections, Inc. is neither a guarantor or insurer.

Client Initials _____



4. THE INSPECTION AND THE REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR POLLUTANTS INCLUDING MOLD, MILDEW OR FUNGUS GROWTH, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES AND CONDITIONS. However, a radon test may be performed if specifically ordered and paid for by the Client. In addition, the presence or absence of rodents, termites and other insects are also not covered by this inspection.
5. This inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client. EHI, P.C. assumes no responsibility or liability to any third parties in connection with the inspection or report. The report is non-transferable.
6. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. The decision of the Arbitrator appointed there shall be final and binding and judgment on the award be entered in any Court of Competent jurisdiction.
7. This inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between EHI, P.C. and the Client. Any particular concern of the Client must be brought to the attention of EHI, P.C. before the inspection ends. The written report will not substitute for the Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless the Client attends and participates in the inspection process itself, the Client will have no chance of gaining all the information that is offered. EHI, P.C. strongly encourages Client's presence and participation. Almost all Clients find accompanying the EHI, P.C. inspector an invaluable learning experience. As a result, most are better able to understand the results of the inspection.



8. The CLIENT specifically acknowledges that the Property Inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. The CLIENT agrees to hold EHI, PC and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore, the CLIENT acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that EHI, PC and/or the Inspector do not hold EHI, PC or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the specified charges below:

Full Inspection **\$550.00**

Total Amount Due **\$550.00**

Signature

Richard J. Reynolds III_____

NCHIL#128



Inspection Deficiency Summary

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

*If this document is **emailed** and contains structural evaluations it is **not a certified document**. This document will be originally issued and sealed by Richard J. Reynolds PE, PEO14154. This document shall not be considered a certified document.*

- 1) The 2nd floor left rear bedroom bath fan operates loudly. Likely, there is a loose mounting screw causing the noise. The fan should be adjusted.
- 2) There is a small damaged area in the basement bath fiberglass tub floor. The chipped area is a small nick. The chipped area can be repaired with epoxy for fiberglass tubs.
- 3) There is current leakage below the master bath garden tub. The leakage is located below the tub just below the tub operation button. The leakage appears to be at the pump line but can't be confirmed. The leakage was visible by viewing below the tub during operation of the pump system. The area of leakage was not visible so I attached a paper cloth to the end of a stick to determine if the stain was wet. The paper cloth was wet when removed confirming active leakage. A plumbing contractor should evaluate and repair.
- 4) The below-bulleted electrical receptacle boxes are not well secured into the walls. All loose electrical receptacles should be secured into the walls. This repair will prevent wires from loosening when pressure is applied. An electrical contractor should repair this deficiency.
 - Rear den right wall directly below the foyer switch box
- 5) The basement door to the room below the porch sticks on the side and does not close properly. The door is not well fastened into the stud wall. The door frame should be properly secured. Additional shimming should be installed
- 6) The kitchen pantry door knob is not well secured. The doorknob should be properly secured to the door.
- 7) The 2nd floor right front bedroom closet door does not latch properly. The door latching hardware should be adjusted.

- 8) The garage walkout door weather stripping section is not complete. Weather stripping should be installed where needed. This will require removal of the door panel.
- 9) The basement ceramic tile floor at the foot of the steps is cracked. The cracked grout is likely the result of cracking in the basement concrete slab below the tile. Some cracking in the slab is common and allowed. Ceramic tile performance is more susceptible to small amounts of concrete slab cracking. Therefore, based on the visible areas of the slab and condition of adjacent structural components the cracked grout is not the caused of a structural deficiency. However, the grout should be removed and replaced where cracked. A tile contractor can complete this work.
- 10) There are metal seats at the bottom of the foyer and 2nd floor guard balusters. Typically, these seats are tightened by securing the Allen bolt at the backside of the seat.
- 11) The caulk is shrinking at the kitchen counter top/ tile back splash joint. The intersection should be resealed.
- 12) There is a grade change at the left rear corner foundation wall. The yard at the base of the grade change is flat or bowl-shaped. This condition causes water to stand near the left rear corner basement wall. I recommend installing a series of surface and ungrounded drains that would allow for any standing water in the left rear yard to drain away into the rear more sloped areas of the rear yard. A grading/ landscaping contractor can install these drainage improvements.
- 13) The right front down spout is not well connected to the drain away. A proper sized fitting should be installed between the downspout and drain pipe.
- 14) The gas cook top burners do not light properly. This condition causes excess gas to spill in the lighting process. The left front burner contains the pilot light. The gas is delivered to other burners through a bridge below the cook top. The other burners do not light properly because the gas does not flow to the burners. This condition may be caused by blockage of the gas bridge that delivers fuel to other burners.

I. Heating, Ventilation, and Air Conditioning Systems

1(a)) Heating System Type #1: Gas furnace

- A. *Heating System #1 Age: 3 years*
- B. *Heating System #1 Location: Basement garage closet*
- C. *Heating System #1 General Condition: Good condition*
- D. *Blower Fan and Motor Condition #1: Operated properly*
- E. *Air Filter Size and Location #1: 20 x 20 x 1 filter in the hall wall return, 14" x 14" x 1" filter in the master bedroom wall return, 14" x 25" x 1" filter in the basement wall return*
- F. *Ducting and Register Condition #1: Good condition, where visible*
- G. *Thermostat #1: Operated properly*

1(b)) Heating System Type #2: Electric heat pump

- A. *Heating System #2 Age: 3 years*
- B. *Heating System #2 Location: Air handler in the overhead attic*
- C. *Heating System #2 General Condition: Good condition*
- D. *Blower Fan and Motor Condition #2: Operated properly*
- E. *Air Filter Size and Location #2: 20" x 20" x 1" filter in her 2nd floor ceiling return.*
- F. *Ducting and Register Condition #2: Good condition, where visible*
- G. *Thermostat #2: Operated properly*



2(a)) Air Conditioning System #1

A. *Evaporator Coil Location*: Located at the air handler in the basement garage closet

B. *Evaporator Coil Condition*: Not visible for inspection. In most gas or oil furnace the attached evaporator coil is not visible unless the system is dismantled

C. *Condensing Unit Location*: The unit is located on the left side of the house

D. *Heat Pump or Air Conditioner Temperature Differential*: 15°F
The temperature is recorded at the supply registers and the return. An acceptable differential between the supply and registers is 12-15° F. Temperature differentials outside of this range may indicate improper operation of the heat pump or air conditioning unit.

E. *Outside Heat Pump or Air Conditioner Unit Condition*: Operated properly

2(b)) Air Conditioning System #2

A. *Evaporator Coil Location*: Located at the air handler in the attic

B. *Evaporator Coil Condition*: Good condition

C. *Condensing Unit Location*: The unit is located on the left side of the house

D. *Heat Pump or Air Conditioner Temperature Differential*: 15F
The temperature is recorded at the supply registers and the return. An acceptable differential between the supply and registers is 12-15° F. Temperature differentials outside of this range may indicate improper operation of the heat pump or air conditioning unit.

E. *Outside Heat Pump or Air Conditioner Unit Condition*: Operated properly

3) Ventilation Equipment

- A. *Kitchen Exhaust Fan Type and Condition:* Vented operated properly
- B. *Attic Ventilation and Equipment Condition:* Good, ridge vent installed
- C. *Basement/Crawl Space Ventilation and Equipment Condition:* Good condition
- D. *Bathroom Vent Fan(s):* The 1st floor half, (2) master bathroom, 2nd floor left front bedroom bath, 2nd floor left rear bedroom bath, 2nd floor hall bath, and basement bathroom fans operated properly, except where noted below
 - The 2nd floor left rear bedroom bath fan operates loudly. Likely, there is a loose mounting screw causing the noise. The fan should be adjusted.
- E. *Dryer Vent(s) Condition:* Good condition

II. Plumbing System

1) Water Supply

- A. *Water Service:* City/County water service
- B. *Water Supply Type and Shut-off Valve Location:* Copper, front basement wall below the porch
- C. *Water Piping Type:* Copper, polyethylene
- D. *Water Piping Condition:* Good condition
- E. *Pipe Supports and Insulation:* Good supports
- F. *Water Pressure:* Good condition
- G. *Plumbing Fixtures Condition:* Good condition
- H(a). *Main Water Heater Type:* Natural gas 'tankless' water heater
 - Size:* 199 GPH
 - Location:* Basement garage rear wall
 - Condition:* Good condition
- I. *Hose Faucets:* Operated properly

2) Sewage and Drain System: City/County Service

A. *Sewage and Drain Piping Type(s)*: PVC

B. *Sewage and Drain Piping Condition*: Good condition

C. *Sink and Tub Drainage*: Good condition

D. *Sink and Tub Condition*: Good condition, except where noted below

- There is a small damaged area in the basement bath fiberglass tub floor. The chipped area is a small knick. The chipped area can be repaired with epoxy for fiberglass tubs.

E. *Water Closet(s)*: Good condition

F. *Garden Tub w/Jets*: The master bath garden tub with jets operated properly. The access panel was removed. The panel is located in the master bathroom water closet room.

- There is current leakage below the master bath garden tub. The leakage is located below the tub just below the tub operation button. The leakage appears to be at the pump line but can't be confirmed. The leakage was visible by viewing below the tub during operation of the pump system. The area of leakage was not visible so I attached a paper cloth to the end of a stick to determine if the stain was wet. The paper cloth was wet when removed confirming active leakage. A plumbing contractor should evaluate and repair.

G. *Basement Sewer Sump Pump*: The basement sump pump in the basement room below the porch operated properly. The pump alarm test button operated properly

III. Electrical System

1) Main and Sub Distribution Panel(s)

A. *Service*: Underground

B. *Electric Panel Type*: Breakers

C. *Location of Panel*: Garage

D. *Amperage*: (2) 200

Voltage: 240

Wiring Material: 120 single stranded copper, 240 stranded aluminum

Main Incoming Wire Type: stranded aluminum

E. *Panel Wiring Condition*: Good condition

2) Receptacles, Switches, Light Fixtures, and other Electrical

A. *Switches*: Operated properly

B. *Wiring*: Good condition

C. *Interior Receptacles*: Properly grounded

- The below-bulleted electrical receptacle boxes are not well secured into the walls. All loose electrical receptacles should be secured into the walls. This repair will prevent wires from loosening when pressure is applied. An electrical contractor should repair this deficiency.

- Rear den right wall directly below the foyer switch box

a. *Kitchen GFCI Receptacles*: Operated properly

b. *Bathroom GFCI Receptacles*: Operated properly

D. *Garage Receptacles*: Properly grounded

a. *GFCI Receptacles*: Operated properly

E. *Exterior Receptacles*: Properly grounded

a. *GFCI Receptacles*: Operated properly

F. *Smoke Detectors*: The detectors linked to the security system were not operated or inspected.

G. *Doorbell(s)*: The front doorbell operated properly

H. *Ceiling Fan(s)*: Good condition

I. *Special Hookups*: The security system was not operated or inspected

IV. Structure

1) **Exterior Structure**: Two-story constructed on a basement

A. *Exterior Wall Covering(s)*: Brick veneer, manufactured masonry

B. *Exterior Wall Condition*: Good condition

C. *Eaves*: Good condition

Soffits: Good condition

Fascias: Good condition



D. *Chimney(s) Condition*: Good condition

E. *Garage Doors*: Good condition

a. *Automatic Door Openers* Operated properly

b. *Reversing Mechanisms*: Operated properly

F. *Paint Condition*: Adequate

2) Interior

A. *Windows Type(s)*: Vinyl frame, casement, insulated glass windows. Vinyl frame, double hung, insulated glass windows.

B. *Window Condition*: Good condition

C(a). *Fireplace Present?* Yes, in the den

a. *Damper*: Operated properly

b. *Flue Liner*: 8" diameter

c. *Hearth Condition*: Good condition

d. *Gas Logs Condition*: Operated properly

D. *Doors*: Good condition, except where noted below.

- The basement door to the room below the porch sticks on the side and does not close properly. The door is not well fastened into the stud wall. The door frame should be properly secured. Additional shimming should be installed
- The kitchen pantry door knob is not well secured. The doorknob should be properly secured to the door.
- The 2nd floor right front bedroom closet door does not latch properly. The door latching hardware should be adjusted.
- The garage walkout door weather stripping section is not complete. Weather stripping should be installed where needed. This will require removal of the door panel.

E. *Walls*: Good condition, except where noted below.

- There is a crack in the wall above the 2nd floor left rear bedroom/ bath door (interior side). The crack is caused by minor deflection of the joists below this wall.

F. *Floors*: Good condition, except where noted below.

- The basement ceramic tile floor at the foot of the steps is cracked. The cracked grout is likely the result of cracking in the basement concrete slab below the tile. Some cracking in the slab is common and allowed. Ceramic tile performance is more susceptible to small amounts of concrete slab cracking. Therefore, based on the visible areas of the slab and condition of adjacent structural components the cracked grout is not the caused of a structural deficiency. However, the grout should be removed and replaced where cracked. A tile contractor can complete this work.

G. *Ceilings*: Adequate

H. *Steps, Balconies, Railings*: Good condition, except where noted below.

- There are metal seats at the bottom of the foyer and 2nd floor guard balusters. Typically, these seats are tightened by securing the Allen bolt at the backside of the seat.

I. *Countertop(s) Condition*: Good condition, except where noted below.

- The caulk is shrinking at the kitchen counter top/ tile back splash joint. The intersection should be resealed.

J. *Cabinet Condition*: Good condition

3) Roof Framing and Roof Covering

A. *Roof Framing System*: 2 x 8 rafters and joists

B. *Roof Framing Condition*: Good condition

C. *Attic Access*: Walk up steps from the 2nd floor hall, eave access in the 2nd floor left rear bedroom closet

D. *Attic Flooring*: The attic space is roughed in to finished, fully floored

E. *Skylights*: None installed

F. *Roof Covering Type*: Single layer of fiberglass shingles with felt.

G. *Roof Covering Condition*: Good condition

H. *Roof Flashing Condition*: Good condition

I. *Roof Inspection Procedure and Inaccessible Areas*: Inspected from ground and top of ladder

4) Insulation

A. *Attic Insulation*: 6 inch fiberglass batts on all attic facing walls, insulation installed in the 3rd floor ceiling

B. *Wall Insulation*: Unknown, not visible

C. *Basement/Crawl Space Insulation*: Not visible

5) Drainage

A. *Guttering*: Good condition

B. *Drainage*: Good condition, except where noted below.

- There is a grade change at the left rear corner foundation wall. The yard at the base of the grade change is flat or bowl-shaped. This condition causes water to stand near the left rear corner basement wall. I recommend installing a series of surface and ungrounded drains that would allow for any standing water in the left rear yard to drain away into the rear more sloped areas of the rear yard. A grading/ landscaping contractor can install these drainage improvements.

C. *Downspouts*: Good condition, except where noted below.

- The right front down spout is not well connected to the drain away. A proper sized fitting should be installed between the downspout and drain pipe.

6) Floor Framing and Foundation: Full finished basement with basement garage

- The main structural floor framing components are not visible due to the finished walls and ceilings installed in the basement and basement garage. However, there are no indications of structural deficiencies. Typically, through experience and knowledge of structural systems deficiencies can be observed by walking atop finished floor systems and observing the material behavior of that attached to the structural system.

A. *Foundation Wall Type*: CMU

B. *Foundation Wall Condition*: Good condition, where visible

C. *Piers or Columns Type and Condition*: Steel, wood, good condition



D. *Floor Joists Size(s) and Condition:* Not visible

E. *Girder(s) Condition:* Not visible

F. *Sill Plate Condition:* Not visible

G. *Wall Structure Condition:* Wood frame, mostly not visible

H. *Sub Floor Condition:* Not visible

I. *Vapor Barrier Present?* Not visible

J. *Signs of Water Penetration:* Yes

- There are water stains on the front foundation wall below the front porch and at the front garage foundation wall adjacent to this area.

7) Exterior Grounds

A. *Sidewalk(s) Condition:* Good condition

B. *Drive(s) Condition:* Good condition, except where noted below.

- There is a cracked section of concrete drive in the center right. Overall, the drive is in good condition

C. *Porch(s) Condition:* Good condition, except where noted below.

- The front porch masonry step has rotated away from the front porch. This condition caused a gap between the step porch intersections. The gap has been filled with mortar/ grout. A small amount of cracking has re-occurred at this gap. The rotation then and now was not great enough to cause a tripping hazard. Likely, the soil consolidation below the step has stopped or slowed to an insignificant rate. Based on the age of the structure (3) years and the amount of movement significant settlement is not expected.

D. *Railings Condition:* Good condition



V. Appliances

A. *Dishwasher Condition:* The dishwasher operated properly

B. *Stove Condition:* The gas stove operated properly, except where noted below

- The gas cook top burners do not light properly. This condition causes excess gas to spill in the lighting process. The left front burner contains the pilot light. The gas is delivered to other burners through a bridge below the cook top. The other burners do not light properly because the gas does not flow to the burners. This condition may be caused by blockage of the gas bridge that delivers fuel to other burners.

C. *Disposal:* Good condition, except where noted below.

- I removed several hard objects from the garbage disposal. There may be additional objects lodged in the disposal.

Inspected By Rich Reynolds #128

Terms of Inspection - This inspection is the opinion of Equitable Home Inspections, Inc. The report is based upon a visual inspection of the systems and components without disassembly of any portion of the property. Under no circumstances should this report be construed as a warranty of any type or extended coverage pertaining to this property. The areas that were not accessible were not inspected.