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Property Inspected
Date of Inspection
Inspection Requested by
General Weather Conditions Fair, 75F
Inspection Performed by Mr. Rich Reynolds
Inspector’s State Identification Number #128
Present at Inspection Ms. Smith
Year Built (Original Structure) 1998

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



sample2

Invoice for Inspection Services

1) Complete Home Inspection	\$ 450.00
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: Deanne Lentz

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 inspecti

on 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	\$450.00
Radon	\$100.00
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) There is water in the 2nd floor overhead attic auxiliary condensate drain pan. The water in the pan is caused by blockage in the main condensate drain line. A heating and air conditioning contractor should evaluate and repair the air handler condensate drainage as needed. The estimated repair cost is \$200 standard HVAC service call
- 2) The 2nd floor hall thermostat selector button is broken. The thermostat should be replaced. A heating and air conditioning contractor should repair this deficiency. The estimated repair cost is \$100.00
- 3) The kitchen fan venting type is vent-free. This type of ventilation system is not allowed with (5) five burner natural or propane gas cook tops. This type of gas oven and cook top require that the fan discharge to the exterior. The only feasible exterior vent is through the exterior wall behind the kitchen cabinet. A contractor should install a duct that discharges to the exterior. Additionally, a flapper should be installed at the discharge point so that the duct will close when the fan is not in use. After installation of the duct the fan in the microwave should be adjusted so that it discharges into the duct. The estimated repair cost is \$500.00- \$800.00
- 4) The master bath tub spout is not well secured. This condition is caused by damage to or improper tightening of the faucet spout nut below the tub. Failure to properly secure the tub spout may cause pipe fitting fatigue/ damage. A plumbing contractor should repair as needed. The estimated repair cost is \$150.00
- 5) The 2nd bath pop up style tub stopper does not operate properly. The tub stopper should be replaced.
- 6) The master bath pop up style tub stopper does not operate properly. The tub stopper should be replaced. The estimated repair cost for both stoppers is \$50.00
- 7) The 2nd floor laundry room sink fixtures were not operated. There were storage items in the sink at the time of inspection

- 8) There is a missing switch at the rear den wall at the entrance to the rear addition room. A blank should be installed where the switch is omitted.
- 9) The laundry room ceiling electrical fixture cover is missing. A proper sized fixture cover should be installed.
- 10) Electrical receptacle and switch plate covers have been removed in the master bedroom. All switch and receptacle cover plates should be installed where needed.
- 11) There is a broken switch plate in the overhead attic. The switch plate should be replaced as needed.
- 12) 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.
 - Kitchen in tile backsplash right of the sink
 - 2nd floor laundry room right wall
 - 2nd floor rear center bedroom rear wall
- 13) The power for the kitchen gas cook top is linked to the kitchen GFCI circuit. The stove should not be linked to this circuit. An electrical contractor should repair this deficiency. The estimated repair cost is \$200.00
- 14) All smoke detectors linked to the security system were not operated or inspected.
- 13) The 1st floor hall smoke detector did not operate properly. The detector should be made operable or replaced.
- 14) Smoke and carbon monoxide detectors are not installed to newly adopted requirements for smoke detectors. Smoke and carbon monoxide detector placement information is made available at <http://cityofws.org/>
- 15) The 2nd floor rear center bedroom fan mounted switch for the light fixture is missing. The chain appears to have pulled loose from the switch. The chain switch should be replaced. The estimated repair cost is \$50.00

- 16) There is damage to both garage doors. The left door (facing from the left side of house) is dented and damaged at the bottom, while the right door is damaged near the opener arm. Both garage door frames are damaged. Once the frame is damaged the door will not remain square and will not open and close properly. Both of the doors should be replaced. The estimated repair cost is \$1000.00-\$1500.00
- 17) There is a broken window pane in the 2nd floor right rear bedroom window bottom sash. The broken pane should be replaced. The estimated repair cost is \$200.00
- 18) The den gas log set is a proprietary unit. This type of log set has a glass door that is installed at the front of the fireplace opening. This glass component is critical for the safe operation of the logs. Operation without the glass or if the glass is not properly sealed can cause improper venting of combustibles. The glass door unit should be re-installed and properly sealed. I recommend that a gas log contractor ensure that the glass unit is properly sealed.
- 19) The kitchen pantry door knob is not well secured. The doorknob should be properly secured to the door.
- 20) The half bathroom door does not latch properly. The door latching hardware should be adjusted.
- 21) The 2nd floor right front bedroom entrance door hinges are not well secured. The hinges should be properly secured to the door and frame.
- 22) The basement garage bottom door lock does not operate properly. The bottom turn lock will not release from the locked position. The door knob should be replaced.
- The below bulleted closet doors have been removed.
 - 2nd floor rear center bedroom closet door.
- 23) The below bulleted 2nd floor sub floor pops and squeaks in several areas when pressure is applied and removed. This condition is caused by sub floor joints rubbing together, floor framing deflection, and nail loosening. All of these conditions are common of a wood frame structure of this age. There are no indications of structural with respect to the popping and squeaking floors.
- 2nd floor right rear bedroom at front wall
 - 2nd floor hall bathroom at rear wall
 - 2nd floor rear center bedroom at front wall.

- 24) There is a water stain on the den ceiling above the entrance to the kitchen. The stain is damp. The stain is directly below the master bathroom shower. The leakage appears to be on-going. Likely, there is a drip at the drain pipe in the ceiling above the stain. A section of the den finished ceiling should be removed to repair the leak. When the drain pipes below the shower are exposed a plumbing contractor should repair the leakage. The estimated repair cost is \$200 for the leak, \$500.00 for the sheet rock.
- 25) The foyer guard/handrails are not well secured. The hand rail is loose at the connection to the wall. The handrail should be secured as needed.
- 26) The kitchen counter top/ tile back splash intersection is not well sealed. The grout at this intersection has cracked. The counter/ back splash intersections should be sealed as needed.
- 27) Many sections of the attic flooring are not properly supported at the edges. This condition may cause the floor to break and cause ceiling damage. The attic flooring should be edge supported where needed.
- 28) All roof top plumbing vent boots are sealed with roofing tar. Much of the tar has cracked and split. The roof top plumbing vent boots should be re-sealed/ replaced. A roofing contractor should repair this deficiency.
- 29) There is leakage at the rear gutter directly above the rear dinette exterior door. The gutter leaks at the end cap. The gutter leakage is detected by the water stains on the exterior wall below the gutter. The gutter should be repaired as needed.
- 30) The rear deck joists are attached to a two-story cantilevered section at the rear exterior. The two-story with roof framing cantilevered section extends from the rear wall. The attachment of the deck joist to the cantilevered section creates an unstable framing attachment. This condition has resulted in downward vertical shifting at the connection of the deck frame to the cantilevered frame. The deck planks have popped up in this area; there is separation at the cantilevered wall intersection with the brick veneer (these intersections have been sealed with caulk). The deck should be supported at the intersection with the cantilever. The deck can be supported by constructing a beam below the deck. Then, the beam must be supported by vertical columns supported by concrete footings. The spacing of the vertical columns is dependent on the configuration and beam material. The estimated repair cost is approximately \$1200.00. A general contractor should repair this deficiency.



- 31) There is a significant amount of deflection in the rear deck band that supports the staircase. This is a single band that supports the end of the floor joists and supported the staircase. The deflection indicates that the band may not be adequate to support the combination of uniform and non-uniform loading. I recommend either doubling the deck band or installing a vertical column to limit deflection. Combined with above repair.
- 32) All rear deck guard rails are not well secured. The deck guard rail support columns are not laterally supported. It may be difficult to properly mount the deck guard rails in their current configuration. The deck guard rails should be re-secured as needed.

I. Heating, Ventilation, and Air Conditioning Systems

1(a)) Heating System Type #1: Natural gas furnace

- A. *Heating System #1 Age: 13 years*
- B. *Heating System #1 Location: Basement garage*
- C. *Heating System #1 General Condition: Good condition*
- D. *Blower Fan and Motor Condition #1: Operated properly*
- E. *Air Filter Size and Location #1: 14 x 20 x 1 filter in the dining room wall return.
12 x 12 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: Natural gas furnace

- A. *Heating System #2 Age: 13 years*
- B. *Heating System #2 Location: Attic*
- C. *Heating System #2 General Condition: Good condition, except where noted below*
 - There is water in the 2nd floor overhead attic auxiliary condensate drain pan. The water in the pan is caused by blockage in the main condensate drain line. A heating and air conditioning contractor should evaluate and repair the air handler condensate drainage as needed.
- D. *Blower Fan and Motor Condition #2: Operated properly*
- E. *Air Filter Size and Location #2: 14" x 20" x 1 " filter in the 2nd floor hall ceiling return*
- F. *Ducting and Register Condition #2: Good condition, where visible*
- G. *Thermostat #2: Operated properly*
 - The 2nd floor hall thermostat selector button is broken. The thermostat should be replaced. A heating and air conditioning contractor should repair this deficiency.

2(a)) Air Conditioning System #1

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

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*: 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

3) Ventilation Equipment

A. *Kitchen Exhaust Fan Type and Condition*: Vent free, operated properly

- The kitchen fan venting type is vent-free. This type of ventilation system is not allowed with (5) five burner natural or propane gas cook tops. This type of gas oven and cook top require that the fan discharge to the exterior. The only feasible exterior vent is through the exterior wall behind the kitchen cabinet. A contractor should install a duct that discharges to the exterior. Additionally, a flapper should be installed at the discharge point so that the duct will close when the fan is not in use. After installation of the duct the fan in the microwave should be adjusted so that it discharges into the duct.



B. *Attic Ventilation and Equipment Condition*: Good, ridge vent and thermostatically controlled ventilator.

C. *Basement/Crawl Space Ventilation and Equipment Condition*: Good condition

D. *Bathroom Vent Fan(s)*: Good condition, all operated properly

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*: Polyethylene, front garage wall

C. *Water Piping Type*: Copper, polyethylene

D. *Water Piping Condition*: Good condition

E. *Pipe Supports and Insulation*: Good supports, no insulation

F. *Water Pressure*: Good condition

G. *Plumbing Fixtures Condition*: Good condition, except where noted below

- The master bath tub spout is not well secured. This condition is caused by damage to or improper tightening of the faucet spout nut below the tub. Failure to properly secure the tub spout may cause pipe fitting fatigue/ damage. A plumbing contractor should repair as needed.

H(a). *Main Water Heater Type*: Natural gas

Size: 40 gallon

Location: Basement garage

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, except where noted below

- The 2nd bath pop up style tub stopper does not operate properly. The tub stopper should be replaced.
- The master bath pop up style tub stopper does not operate properly. The tub stopper should be replaced.

D. *Sink and Tub Condition*: Good condition

- The 2nd floor laundry room sink fixtures were not operated. There were storage items in the sink at the time of inspection

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 bath water closet room.

III. Electrical System

1) Main and Sub Distribution Panel(s)

A. *Service*: Underground

B. *Electric Panel Type*: Breakers

C. *Location of Panel*: Breakers

D. *Amperage*: 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, except where noted below

- There is a missing switch at the rear den wall at the entrance to the rear addition room. A blank should be installed where the switch is omitted.
- The laundry room ceiling electrical fixture cover is missing. A proper sized fixture cover should be installed.
- Electrical receptacle and switch plate covers have been removed in the master bedroom. All switch and receptacle cover plates should be installed where needed.
- There is a broken switch plate in the overhead attic. The switch plate should be replaced as needed.

B. *Wiring*: Good condition, where visible

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.
 - Kitchen in tile backsplash right of the sink
 - 2nd floor laundry room right wall
 - 2nd floor rear center bedroom rear wall
- a. *Kitchen GFCI Receptacles*: Operated properly
- The power for the kitchen gas cook top is linked to the kitchen GFCI circuit. The stove should not be linked to this circuit. An electrical contractor should repair this deficiency.
 - 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*: Good condition, except where noted below.

- All smoke detectors linked to the security system were not operated or inspected.
- The 1st floor hall smoke detector did not operate properly. The detector should be made operable or replaced.
- Smoke and carbon monoxide detectors are not installed to newly adopted requirements for smoke detectors. Smoke and carbon monoxide detector placement information is made available at <http://cityofws.org/>



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

H. *Ceiling Fan(s)*: Good condition, except where noted below

- The 2nd floor rear center bedroom fan mounted switch for the light fixture is missing. The chain appears to have pulled loose from the switch. The chain switch should be replaced.

IV. Structure

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

A. *Exterior Wall Covering(s)*: Brick veneer, vinyl siding

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*: Poor condition

- There is damage to both garage doors. The left door (facing from the left side of house) is dented and damaged at the bottom, while the right door is damaged near the opener arm. Both garage door frames are damaged. Once the frame is damaged the door will not remain square and will not open and close properly. Both of the doors should be replaced.
 - a. *Automatic Door Openers* Good condition
 - b. *Reversing Mechanisms*: Good condition

F. *Paint Condition*: Good condition

2) Interior

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

B. *Window Condition*: Good condition, except where noted below

- There is a broken window pane in the 2nd floor right rear bedroom window bottom sash. The broken pane should be replaced.

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

- a. *Damper:* None
- b. *Flue Liner:* 8" diameter liner
- c. *Hearth Condition:* Good condition
- d. *Gas Logs Condition:* Not operated

- The den gas log set is a proprietary unit. This type of log set has a glass door that is installed at the front of the fireplace opening. This glass component is critical for the safe operation of the logs. Operation without the glass or if the glass is not properly sealed can cause improper venting of combustibles. The glass door unit should be re-installed and properly sealed. I recommend that a gas log contractor ensure that the glass unit is properly sealed.

C(b). *Additional Fireplace Present?* Yes, in the basement

- a. *Damper:* None
- b. *Flue Liner:* None
- c. *Hearth Condition:* Good condition
- d. *Gas Logs Condition:* Operated properly

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

- The kitchen pantry door knob is not well secured. The doorknob should be properly secured to the door.
- The half bathroom door does not latch properly. The door latching hardware should be adjusted.
- The 2nd floor right front bedroom entrance door hinges are not well secured. The hinges should be properly secured to the door and frame.
- The basement garage bottom door lock does not operate properly. The bottom turn lock will not release from the locked position. The door knob should be replaced.
- The below bulleted closet doors have been removed.
 - 2nd floor rear center bedroom closet door.

E. *Walls:* Good condition

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

- The below bulleted 2nd floor sub floor pops and squeaks in several areas when pressure is applied and removed. This condition is caused by sub floor joints rubbing together, floor framing deflection, and nail loosening. All of these conditions are common of a wood frame structure of this age. There are no indications of structural with respect to the popping and squeaking floors.
 - 2nd floor right rear bedroom at front wall
 - 2nd floor hall bathroom at rear wall
 - 2nd floor rear center bedroom at front wall.

G. *Ceilings*: Good condition, except where noted below.

- There is a water stain on the den ceiling above the entrance to the kitchen. The stain is damp. The stain is directly below the master bathroom shower. The leakage appears to be on-going. Likely, there is a drip at the drain pipe in the ceiling above the stain. A section of the den finished ceiling should be removed to repair the leak. When the drain pipes below the shower are exposed a plumbing contractor should repair the leakage.

H. *Steps, Balconies, Railings*: Good condition

- The foyer guard/handrails are not well secured. The hand rail is loose at the connection to the wall. The handrail should be secured as needed.

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

- The kitchen counter top/ tile back splash intersection is not well sealed. The grout at this intersection has cracked. The counter/ back splash intersections should be sealed as needed.

J. *Cabinet Condition*: Good condition, except where noted below

- There are no knobs on the laundry room cabinet doors.

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*: Pull down steps in the 2nd floor hall

D. *Attic Flooring*: Walkway to the furnace

- Many sections of the attic flooring is not properly supported at the edges. This condition may cause the floor to break and cause ceiling damage. The attic flooring should be edge supported where needed.

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,

- All roof top plumbing vent boots are sealed with roofing tar. Much of the tar has cracked and split. The roof top plumbing vent boots should be re-sealed/ replaced. A roofing contractor should repair this deficiency.

I. *Roof Inspection Procedure and Inaccessible Areas*: Walked in the rear roof, inspected the upper portions from the ground and rear roof

4) Insulation

A. *Attic Insulation*: 8-10 inches of blown insulation

B. *Wall Insulation*: Unknown, not visible

C. *Basement/Crawl Space Insulation*: 6 inch fiberglass batts, where visible

5) Drainage

A. *Guttering*: Good condition, except where noted below

- There is leakage at the rear gutter directly above the rear dinette exterior door. The gutter leaks at the end cap. The gutter leakage is detected by the water stains on the exterior wall below the gutter. The gutter should be repaired as needed.

B. *Drainage*: Adequate

C. *Downspouts*: Adequate

6) Floor Framing and Foundation: Basement

- There were many storage items installed against the walls in the basement garage. It was difficult to inspect all walls in the garage. Items were moved in some areas to inspect critical elements

A. *Foundation Wall Type*: CMU

B. *Foundation Wall Condition*: Good condition

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

D. *Floor Joists Size(s) and Condition*: 2 x 10 floor joists

E. *Girder(s) Condition*: Good condition

F. *Sill Plate Condition*: Good condition

G. *Wall Structure Condition*: Good condition

H. *Sub Floor Condition*: Good condition

I. *Vapor Barrier Present?* Unknown, not visible

J. *Signs of Water Penetration:* None evident, Also, see sellers disclosure statement

7) Exterior Grounds

A. *Sidewalk(s) Condition:* Adequate

B. *Drive(s) Condition:* Adequate

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

- The rear deck joists are attached to a two-story cantilevered section at the rear exterior. The two-story with roof framing cantilevered section extends from the rear wall. The attachment of the deck joist to the cantilevered section creates an unstable framing attachment. This condition has resulted in downward vertical shifting at the connection of the deck frame to the cantilevered frame. The deck planks have popped up in this area; there is separation at the cantilevered wall intersection with the brick veneer (these intersections have been sealed with caulk). The deck should be supported at the intersection with the cantilever. The deck can be supported by constructing a beam below the deck. Then, the beam must be supported by vertical columns supported by concrete footings. The spacing of the vertical columns is dependent on the configuration and beam material. The estimated repair cost is approximately \$1200.00. A general contractor should repair this deficiency.
- There is a significant amount of deflection in the rear deck band that supports the staircase. This is a single band that supports the end of the floor joists and supports the staircase. The deflection indicates that the band may not be adequate to support the combination of uniform and non-uniform loading. I recommend either doubling the deck band or installing a vertical column to limit deflection.

D. *Railings Condition:* Good condition, except where noted below.

- All rear deck guard rails are not well secured. The deck guard rail support columns are not laterally supported. It may be difficult to properly mount the deck guard rails in their current configuration. The deck guard rails should be re-secured as needed.

E. *Retaining Wall(s):* Brick veneer

Location: Drive

Purpose: Embankment

Condition: Good condition



V. Appliances

- A. *Dishwasher Condition:* The dishwasher operated properly
- B. *Stove Condition:* The gas stove operated properly
- C. *Disposal:* The disposal operated properly.
- D. *Microwave Condition:* The microwave operated properly

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.