



## Inspection Report

**Ms. Jane Buyer**

**Property Address:**  
2011 Sample Report  
Newtown NC 88888



2011 Sample Report

**D. P. Edwards & Associates, LLC, Home Inspectors**

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*David P. Edwards Jr.*

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<b>Date:</b> 1/1/2011	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 11Ja00
<b>Property:</b> 2011 Sample Report Newtown NC 88888	<b>Customer:</b> Ms. Jane Buyer	<b>Real Estate Professional:</b> Roger Bolser eNet Inovations, Inc.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Further Evaluation (FE)** = Information about specific items that may be of interest to the home buyer or home owner but do not warrant **immediate** repair, replacement, or investigation by a specialist.

**Standards of Practice:**

North Carolina

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Style of Home:**

Two Story

**Approximate age of building:**

Under 5 Years

**Home Faces:**

East

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	FE	Styles & Materials
1.0	ROOF COVERINGS				X		<b>Roof Covering:</b> 3-Tab fiberglass
1.1	FLASHINGS	X					Asphalt/Fiberglass
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X					<b>Viewed roof covering from:</b>
1.3	ROOF DRAINAGE SYSTEMS	X					Ladder Walked roof

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**Sky Light(s):**  
None

**Chimney (exterior):**  
N/A

**Comments:**

**1.0** The Roof shingles are damaged at the covered porch. This damage should be repaired or replaced. A qualified contractor should inspect and repair as needed.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	FE	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM				X		<b>Siding Style:</b> Lap
2.1	DOORS (Exterior)	X					<b>Siding Material:</b> Vinyl
2.2	WINDOWS				X		<b>Exterior Entry Doors:</b> Steel
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X					Insulated glass
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X					<b>Appurtenance:</b> Covered porch
2.5	EAVES, SOFFITS AND FASCIAS	X					Sidewalk Patio

IN NI NP RR FE

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**Driveway:**

Concrete

**Comments:**

**2.0** (1) The Vinyl siding at the center window above the covered porch is damaged. The siding is gaped open under the window sill. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

(2) The Vinyl siding at the rear of home is loose. Picture 1) Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

**2.2** The bottom sash reveals daylight on the bottom right of the window at front (right of main entry). This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Garage**

		IN	NI	NP	RR	FE	Styles & Materials
3.0	GARAGE CEILINGS	X					<b>Garage Door Type:</b> One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X					<b>Garage Door Material:</b> Metal
3.2	GARAGE FLOOR	X					
3.3	GARAGE DOOR (S)	X				X	<b>Auto-opener Manufacturer:</b> LIFT-MASTER
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X					
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X					

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**Comments:**

 **3.3** An example of a really clean control wiring for automatic garage installation.

**3.5** The garage door will reverse when met with resistance.


**4. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	FE	Styles & Materials
4.0	CEILINGS	X					<b>Ceiling Materials:</b> Gypsum Board
4.1	WALLS	X					<b>Wall Material:</b> Gypsum Board
4.2	FLOORS	X					Wallpaper Tile
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					<b>Floor Covering(s):</b> Carpet
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X					Hardwood T&G
4.5	DOORS (REPRESENTATIVE NUMBER)	X				X	<b>Interior Doors:</b> Masonite Raised panel Wood
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X					<b>Window Types:</b> Both Thermal/Insulated Double-hung Single-hung Tilt feature Single pane  <b>Window Manufacturer:</b> BILTBEST MW BRAND  <b>Cabinetry:</b> Wood Veneer  <b>Countertop:</b> Laminate Cultured marble  <b>Refrigerator Opening Width:</b> 37 inches  <b>Refrigerator Opening Height:</b> 66 inches

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**Comments:**

 **4.5** The French doors do not fit opening properly (out of square) at the Living Room. Since the doors open and close properly this is cosmetic and for your information. A qualified person could estimate the cost of repair to help you determine whether to correct the situation.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	FE	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)					X	<b>Foundation:</b> Masonry block Brick
5.1	WALLS (Structural)	X					<b>Method used to observe</b> <b>Crawlspace:</b> Crawled
5.2	COLUMNS OR PIERS	X					<b>Floor Structure:</b> 2 X 8 2 X 10 Wood joists Wood beams
5.3	FLOORS (Structural)				X		<b>Wall Structure:</b> 2 X 4 Wood
5.4	CEILINGS (structural)	X					<b>Columns or Piers:</b> Brick piers Masonry block Steel lally columns
5.5	ROOF STRUCTURE AND ATTIC	X					<b>Ceiling Structure:</b> 4" or better <b>Roof Structure:</b> Engineered wood trusses Sheathing OSB <b>Roof-Type:</b> Gable <b>Method used to observe attic:</b> From entry Walked <b>Attic info:</b> Attic access Pull Down stairs Storage Light in attic

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**Comments:**

**5.0** (1) Visible signs of water intrusion in the crawlspace are present from standing water and efflorescence on foundation wall. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

(2) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

**5.3** The lateral bracing of several floor joist(s) were never nailed during construction under the Master Bedroom. Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	FE	Styles & Materials	
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X					<b>Water Source:</b> Public	
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X					<b>Water Filters:</b> None	
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					<b>Plumbing Water Supply (into home):</b> Pex	
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					<b>Plumbing Water Distribution (inside home):</b> PEX	
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					<b>Washer Drain Size:</b> 2" Diameter	
6.5	MAIN FUEL SHUT OFF (Describe Location)	X					<b>Plumbing Waste:</b> PVC	
		IN NI NP RR FE						<b>Water Heater Power Source:</b> Electric
								<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)
								<b>Manufacturer:</b> RHEEM
								<b>Water Heater Location:</b> Main Floor

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**Comments:**

**6.3** The main shut off is the lever located under the stairs. This is for your information.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	FE	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X					<b>Electrical Service Conductors:</b> Below ground Aluminum
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X		<b>Panel capacity:</b> 200 AMP
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				X		<b>Panel Type:</b> Circuit breakers
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X					<b>Electric Panel Manufacturer:</b> SIEMENS
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X					<b>Branch wire 15 and 20 AMP:</b> Copper
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					<b>Wiring Methods:</b> Romex
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
7.7	SMOKE DETECTORS	X					
7.8	CARBON MONOXIDE DETECTORS			X			

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**Comments:**

**7.1** The problem(s) discovered in the panel such as doubled wiring at circuit(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

**7.2** Problem(s) discovered with Branch Circuits such as wire splices which are not enclosed closed in covered junction boxes and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

**7.6** The main panel box is located at the garage.

**7.8** There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	FE
8.0	HEATING EQUIPMENT	X				
8.1	NORMAL OPERATING CONTROLS	X				
8.2	AUTOMATIC SAFETY CONTROLS	X				
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				
8.6	GAS/LP FIRELOGS AND FIREPLACES	X				
8.7	COOLING AND AIR HANDLER EQUIPMENT	X				
8.8	NORMAL OPERATING CONTROLS	X				
8.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				

**IN NI NP RR FE Styles & Materials**

**Heat Type:**  
Heat Pump Forced Air (also provides cool air)

**Energy Source:**  
Electric

**Number of Heat Systems (excluding wood):**  
One

**Heat System Brand:**  
GOODMAN

**Ductwork:**  
Insulated

**Filter Type:**  
Disposable

**IN NI NP RR FE**

**Filter Size:**  
20x25

**Types of Fireplaces:**  
Vented gas logs

**Operable Fireplaces:**  
One

**Number of Woodstoves:**  
None

**Cooling Equipment Type:**  
Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**  
Electricity

**Central Air Manufacturer:**  
GOODMAN

**Number of AC Only Units:**  
One

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**Comments:**

8.7 The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that

the unit is cooling as intended. The supply air temperature on your system read 58 degrees, and the return air temperature was 74 degrees. This indicates the range in temperature drop is normal.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Insulation and Ventilation**

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

		IN	NI	NP	RR	FE	Styles & Materials
9.0	INSULATION IN ATTIC				X		<b>Attic Insulation:</b> Blown Cellulose R-30 or better
9.1	INSULATION UNDER FLOOR SYSTEM				X		<b>Ventilation:</b> Ridge vents Soffit Vents
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X					<b>Exhaust Fans:</b> Fan only  <b>Dryer Power Source:</b> 220 Electric  <b>Dryer Vent:</b> Metal  <b>Floor System Insulation:</b> Faced Fiberglass R-19
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X					
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X					

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**Comments:**

**9.0** Cellulose (loose-fill) insulation is is unevenly distributed in attic. Heat loss can occur more on this home than one that is properly insulated. A qualified licensed insulation contractor should inspect further and repair as needed.

(Picture 1) The top arrow represents the depth (8.1 ins.) that the data card states is installed. The bottom arrow indicates the actual depth of insulation at that point which is less than 3 ins.

**9.1** The insulation is missing under the master bath. Insulation was never installed in this area.. A qualified contractor should inspect and repair as needed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	FE	Styles & Materials
10.0	DISHWASHER	X					<b>Dishwasher Brand:</b> GENERAL ELECTRIC Serial # : DW 100
10.1	RANGES/OVENS/COOKTOPS	X					<b>Disposer Brand:</b> BADGER Serial # : DP 325
10.2	RANGE HOOD	X					<b>Exhaust/Range hood:</b> GENERAL ELECTRIC
10.3	TRASH COMPACTOR			X			<b>Range/Oven:</b> GENERAL ELECTRIC Serial # : ER 910
10.4	FOOD WASTE DISPOSER	X					<b>Built in Microwave:</b> GENERAL ELECTRIC Serial # : MW 225
10.5	MICROWAVE COOKING EQUIPMENT	X					

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, FE=Further Evaluation

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## General Summary



D. P. Edwards & Associates, LLC, Home Inspectors

308 West Park  
Fayetteville, NC 28305  
910-323-1981

**Customer**  
Ms. Jane Buyer

**Address**  
2011 Sample Report  
Newtown NC 88888

**“This summary page 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 the real estate purchase contract, contact your North Carolina real estate agent or an attorney.”**

The summary page must describe 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 must 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.

### 1. Roofing

#### 1.0 ROOF COVERINGS

##### Repair or Replace

The Roof shingles are damaged at the covered porch. This damage should be repaired or replaced. A qualified contractor should inspect and repair as needed.

**1. Roofing**

1.0 Picture 1

**2. Exterior****2.0 WALL CLADDING FLASHING AND TRIM****Repair or Replace**

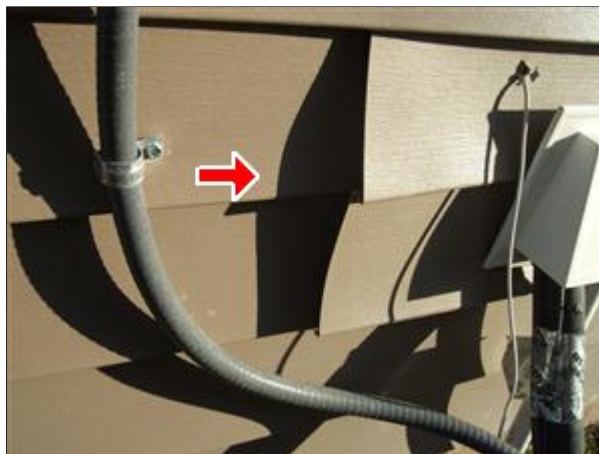
(1) The Vinyl siding at the center window above the covered porch is damaged. The siding is gaped open under the window sill. Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Picture 1 Looking down from window

(2) The Vinyl siding at the rear of home is loose. Picture 1) Deterioration can eventually occur if not corrected. A qualified contractor should inspect and repair as needed.

## 2. Exterior



2.0 Picture 2 Loose siding

### 2.2 WINDOWS

#### Repair or Replace

The bottom sash reveals daylight on the bottom right of the window at front (right of main entry). This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



2.2 Picture 1

## 5. Structural Components

### 5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Repair or Replace

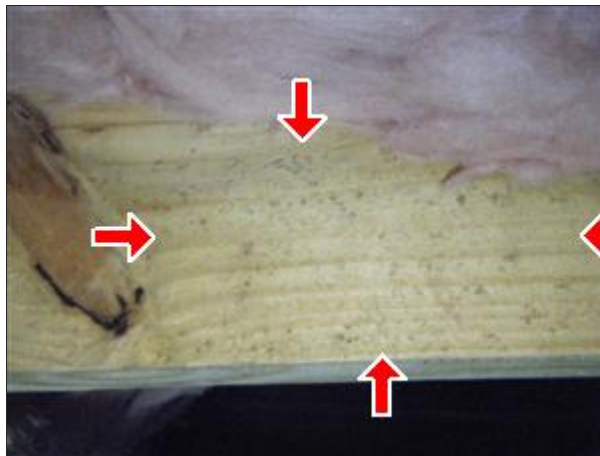
(1) Visible signs of water intrusion in the crawlspace are present from standing water and efflorescence on foundation wall. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

**5. Structural Components**



5.0 Picture 1 Up arrow = water down arrow = efflorescence

(2) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

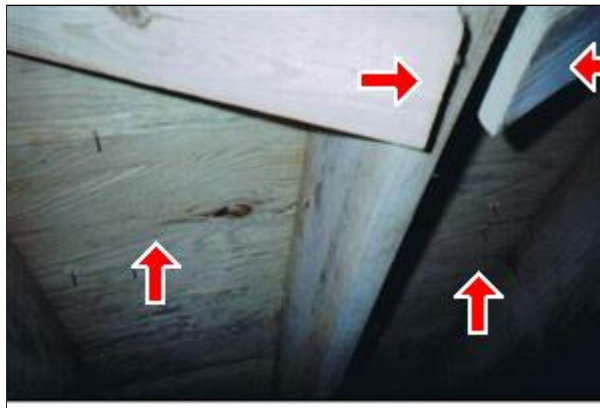


5.0 Picture 2

**5.3 FLOORS (Structural)**

**Repair or Replace**

The lateral bracing of several floor joist(s) were never nailed during construction under the Master Bedroom. Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.



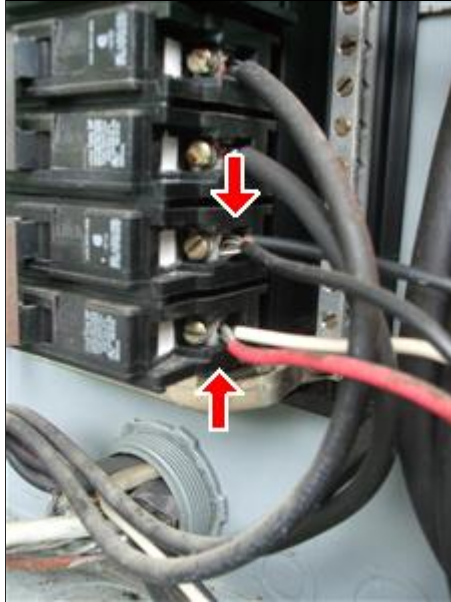
5.3 Picture 1

## 7. Electrical System

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

#### Repair or Replace

The problem(s) discovered in the panel such as doubled wiring at circuit(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



7.1 Picture 1

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

#### Repair or Replace

Problem(s) discovered with Branch Circuits such as wire splices which are not enclosed in covered junction boxes and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



7.2 Picture 1

## 9. Insulation and Ventilation

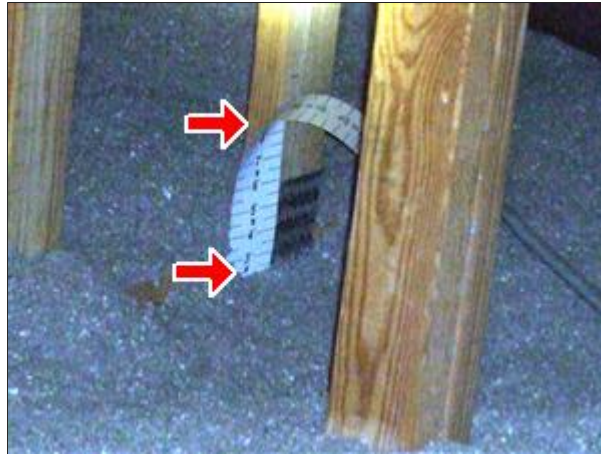
### 9.0 INSULATION IN ATTIC

#### Repair or Replace

## 9. Insulation and Ventilation

Cellulose (loose-fill) insulation is unevenly distributed in attic. Heat loss can occur more on this home than one that is properly insulated. A qualified licensed insulation contractor should inspect further and repair as needed.

(Picture 1) The top arrow represents the depth (8.1 ins.) that the data card states is installed. The bottom arrow indicates the actual depth of insulation at that point which is less than 3 ins.

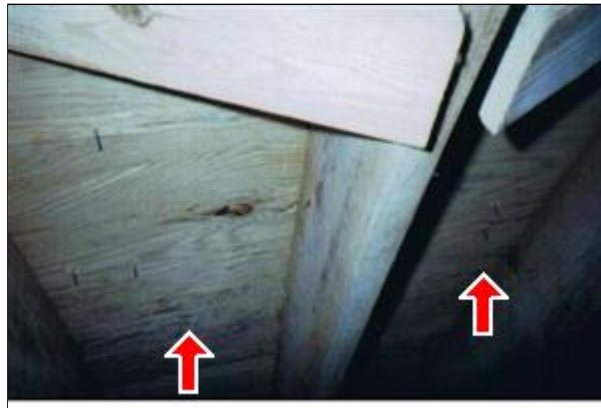


9.0 Picture 1

### 9.1 INSULATION UNDER FLOOR SYSTEM

#### Repair or Replace

The insulation is missing under the master bath. Insulation was never installed in this area.. A qualified contractor should inspect and repair as needed.



9.1 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or

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remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Supplemental Summary



D. P. Edwards & Associates, LLC, Home Inspectors

308 West Park  
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The Supplemental Summary provides information about specific items that may be of interest to a home buyer or homeowner but do not warrant being included on the General Summary Page. These items do not warrant **immediate** repair, replacement, or investigation by a specialist concerning a system that does not operate as intended.

### 3. Garage

#### 3.3 GARAGE DOOR (S)

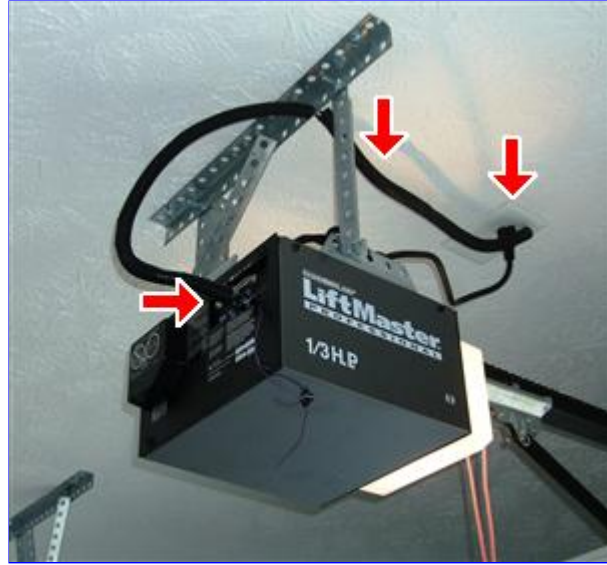
##### Inspected, Further Evaluation

 [An example of a really clean control wiring for automatic garage installation.](#)

3. Garage



3.3 Picture 1 Control wires in conduit




3.3 Picture 2 Wiring to operator

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Further Evaluation

-  The French doors do not fit opening properly (out of square) at the Living Room. Since the doors open and close properly this is cosmetic and for your information. A qualified person could estimate the cost of repair to help you determine whether to correct the situation.



4.5 Picture 1

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**INVOICE**

D. P. Edwards & Associates, LLC, Home Inspectors  
 308 West Park  
 Fayetteville, NC 28305  
 910-323-1981  
 Inspected By: David P. Edwards Jr., NC Lic. # 2827

Inspection Date: 1/1/2011  
 Report ID: 11Ja00

<b>Customer Info:</b>	<b>Inspection Property:</b>
Ms. Jane Buyer	2011 Sample Report Newtown NC 88888
<b>Customer's Real Estate Professional:</b> Roger Bolser eNet Inovations, Inc.	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1201 - 1999	280.00	1	280.00
			<b>Tax \$0.00</b>
			<b>Total Price \$280.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**