



Inspection Report

Prepared For:

Mr. and Mrs. Sample Inspection

Property Address:

SAMPLE INSPECTION - ACTUAL REPORT 100,000.00 in Damage
Contractors wanted Open Checkbook
Sample Nc 28201



Front



Rear

AHI Residential & Commercial Inspections, Inc

David Johnson

3100 Arabian Ln, Salisbury, NC 28147 (866)-356-2363



David a Johnson NCHIL #2565



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Summary



AHI Residential & Commercial Inspections, Inc

3100 Arabian Ln, Salisbury, NC 28147 (866)-356-2363

Customer

Mr. and Mrs. Sample Inspection

Address

SAMPLE INSPECTION - ACTUAL REPORT 100,000.00 in Damage
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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. 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 in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1. Property Overview

General Summary

1.4 SUBJECT PROPERTY PROSPECTIVE

Further Investigation

(1)

1. Discoloration and some type of microbial growth is present in the structure at several areas including but not limited to the basement and or interior spaces. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) This type of substance commonly results in the building and finish type materials becoming weakened and or compromised. Evidence suggest that this condition is from past or present elevated moisture conditions.

We did not inspect, test or determine if this type of substance is or is not a health hazard. We recommend you contact a properly licensed expert for testing, investigation and or correction as deemed appropriate.



From Shower Pan Leak



From Shower Pan Leak

(2)

1. Evidence of rodent activity present in the attic, evidence suggest that they are entering the attic at rear soffits. Item 5(Picture) Item 6(Picture) Item 7(Picture) Repairs are needed to prevent damage from occurring. Further investigation and repairs are needed.

We recommend contacting a licensed pest control company regarding these conditions and have repairs made as deemed appropriate.



3. Exterior

General Summary

3.1 EAVES, SOFFITS AND FASCIAS

Repair or Replace

1. The soffit panel at eave on the rear of home covered porch show signs of repair. Item 1(Picture)
Unable to determine the cause of the damage. Further investigation is needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



3.3 DOORS (All Entryway) Repair or Replace

1. The rear entry doors at all of the basement doors shows signs of active water intrusion at threshold. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Water intrusion if not corrected can lead to significant repair costs. Further investigation and repairs by a licensed contractor are needed.
2. The dead bolt at the laundry room entrance is damaged. Item 5(Picture) A repair or replacement is needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.

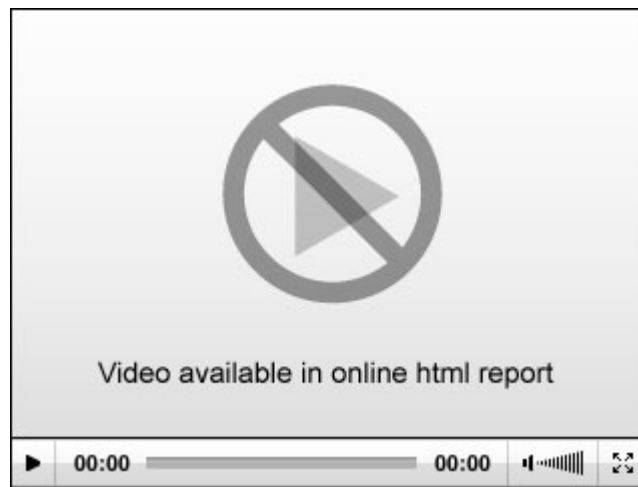




Rear Entry Door (Office)



Rear Entry Door Master Bedroom

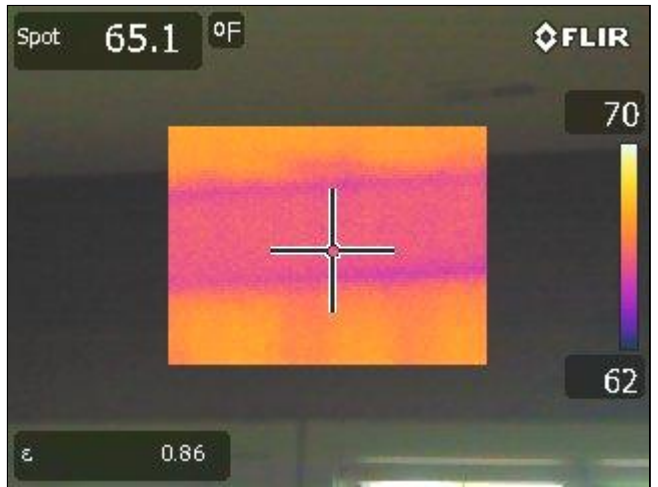


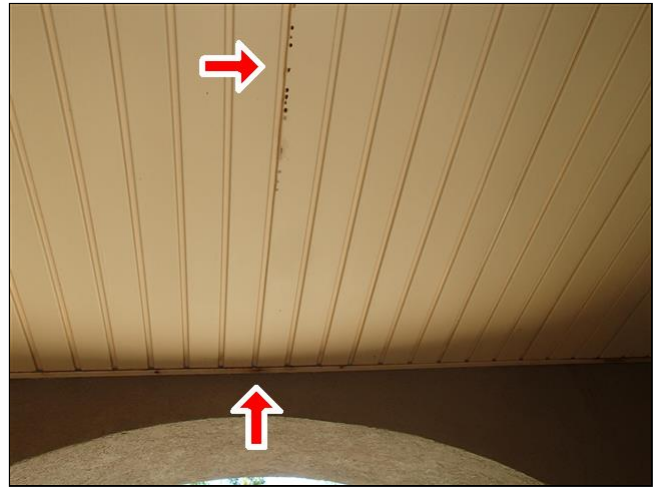
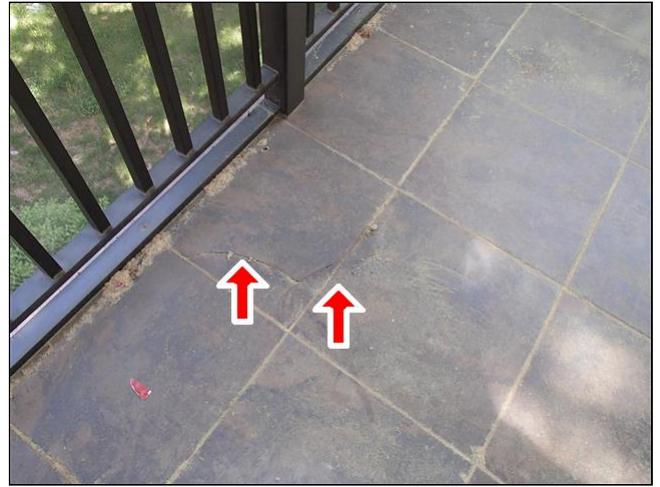
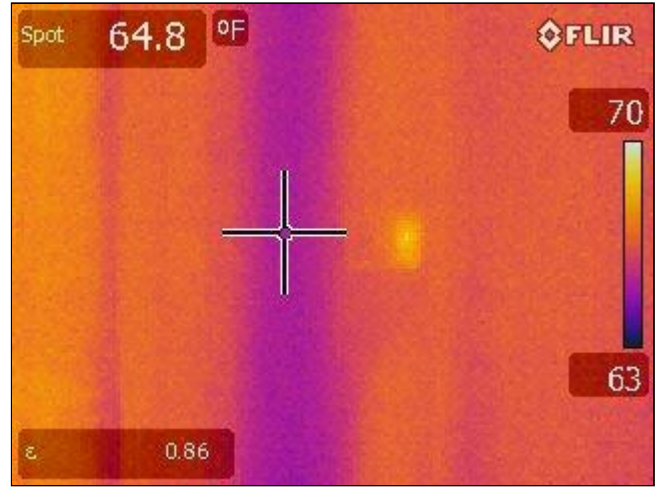
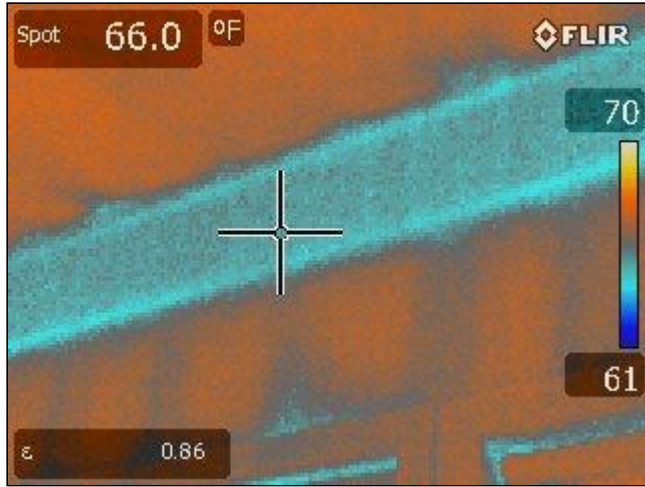
3.6 DECKS, PORCHES, PATIO, AND APPLICABLE RAILINGS

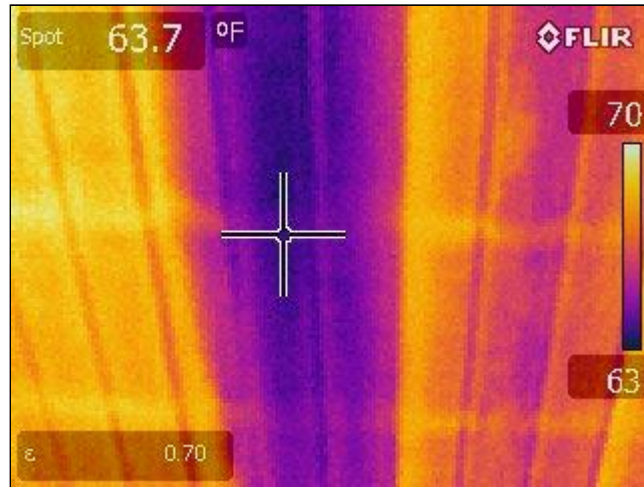
Repair or Replace

1. The rear deck ledger board has no visible signs of flashing present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) This can allow water intrusion to occur. A thermal camera was used on the interior of the home indicating that moisture intrusion is occurring. Item 6(Picture) Item 7(Picture) Item 8(Picture) Further investigation is needed.
2. The rear patio has damaged tiles and show signs of active water intrusion. Item 9(Picture) Item 10(Picture) Item 11(Picture) Item 12(Picture) Item 13(Picture) Item Further investigation and repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.







3.9 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

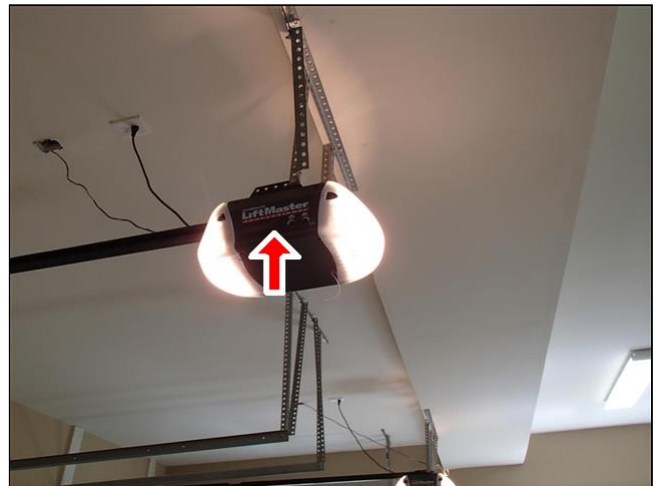
Repair or Replace

1. The Garage door operator the basement garage door and main level garage door operator(s) safety reverse will not reverse properly when met with resistance. Item 1(Picture)Item 2(Picture) Item 3(Picture) (SAFETY ISSUE) Adjustments needed.
2. The sensors are in place for main level left garage door (Facing Front), however they will not reverse the door when sensors are tested. Item 4(Picture) (SAFETY ISSUE) Repairs are needed.

We recommend contacting a properly licensed garage door company regarding these conditions and have repairs made as deemed appropriate.



Basement Garage Door Operator



Right Garage Door Operator



Left Garage Door Operator



4. Roofing

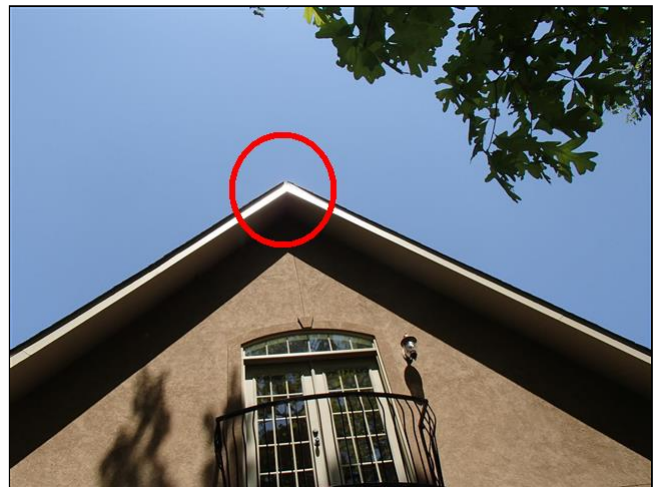
General Summary

4.0 ROOF COVERINGS

Repair or Replace

1. Evidence of repairs are present at the rear of the home. Item 1(Picture) A thermal camera indicated that the lower repair is still active. **(See Section 9.0)** Further investigation and repairs by a licensed roofing contractor is needed.
2. Several damaged shingles were observed at the left front side ridge and rear of the home. Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) This can allow water intrusion to occur. Further investigation and repairs are needed.

We recommend contacting a licensed roofing contractor regarding these conditions and have repairs made as deemed appropriate.



Ridge Cap Shingles Damaged



4.1 ROOF DRAINAGE SYSTEMS

Repair or Replace

1. The gutter are clogged at the virtually all areas where gutters are installed.Item 1(Picture) Item 2(Picture) Item 3(Picture) Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Repairs are needed.
2. The downspouts are clogged. Item 4(Picture) Repairs are needed.
3. The downspouts at the rear of the home under deck are not extended away from the foundation of the home. Item 5(Picture) This can allow water intrusion to occur. The downspouts should extend away from the foundation of the home. Repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



4.4 WATER ENTRY (Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

1. Visible signs of water intrusion at rear of home is present. (See Sections 4.0, 9.0 & 9.1) Further investigation by a licensed contractor is needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.

5. Plumbing System

General Summary

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

1. The control knob for the master bathroom shower is damaged. Item 1(Picture) Current conditions can allow water behind the tile enclosure. Repairs are needed.

We recommend contacting a qualified licensed plumber regarding these conditions and have repairs made as deemed appropriate..



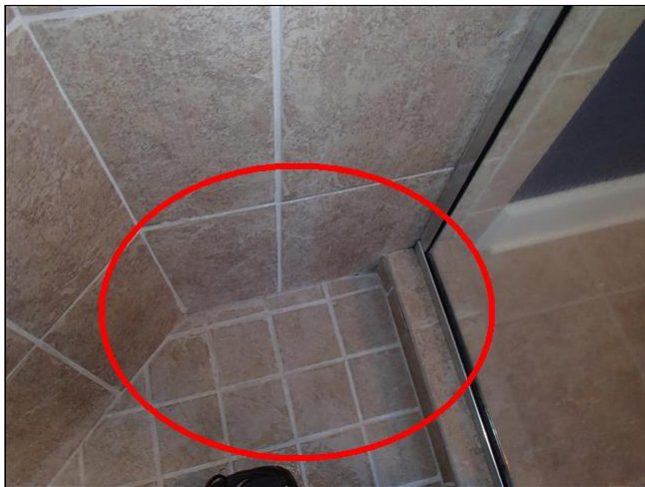
5.5 SHOWER/TUB TILE WALLS

Repair or Replace

(1)

1. The basement guest bathroom shower pan is leaking. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Evidence suggest that it was improperly expanded/installed. This pan collects the water from the bottom of the shower and directs it into the drain line piping. Typically the only way to repair this properly is to replace the pan which requires tearing out the floor of the shower and the lower portions of the walls. Based on the extent of the damage we suspect that there is framing damage behind the walls. Repairs are needed.
2. The 2nd floor front guest bathroom shower pan is leaking. Item 5(Picture) Item 6(Picture) Item 7(Picture) This pan collects the water from the bottom of the shower and directs it into the drain line piping. Typically the only way to repair this properly is to replace the pan which requires tearing out the floor of the shower and the lower portions of the walls. Repairs are needed.

We recommend contacting a licensed contractor regarding the conditions and have repairs made as deemed appropriate.





5.6 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

1. The dryer vent hood outside is loose/not secured to the structure. Item 1(Picture) Repairs are needed.

We recommend contacting a licensed HVAC contractor regarding these conditions and have repairs made as deemed appropriate.



6. Electrical System

General Summary

6.4 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)

Repair or Replace

1. The exterior basement garage light fixture is missing. Item 1(Picture) This can allow water intrusion to occur. A replacement is needed.
2. The light fixtures at the basement guest bathroom did not work when tested. Item 2(Picture) Further investigation is needed. (Try Bulbs First)

3. The fluorescent light fixtures at the master bedroom closets did not work when tested. Item 3(Picture) Further investigation is needed. (Try Bulbs First)

We recommend contacting a licensed electrician regarding these conditions and have repairs made as deemed appropriate.



7. Heating Systems

General Summary

7.3 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

1. The metal liner in chimney for vented fireplace at the master bedroom has combustible (insulation) material in contact with the flue. Item 1(Picture) Item 2(Picture) Per the manufactures label it requires 1" clearance from combustible. Item 3(Picture) Removal of combustible material is needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



8. Air Conditioning Systems

General Summary

8.0 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

1. The evaporator coil has air leaks present at supply plenum. Item 1(Picture) Condensation and energy loss can occur as a result. Repairs are needed to prevent condensation.
2. The foam sleeve insulation on suction line has damaged insulation in the attic. Item 2(Picture) Item 3(Picture) Evidence suggest rodent/squirrel activity. The Missing foam insulation on suction line can cause energy loss and condensation. Repairs are needed to prevent condensation.

We recommend contacting a licensed HVAC contractor regarding these conditions and have repairs made as deemed appropriate.

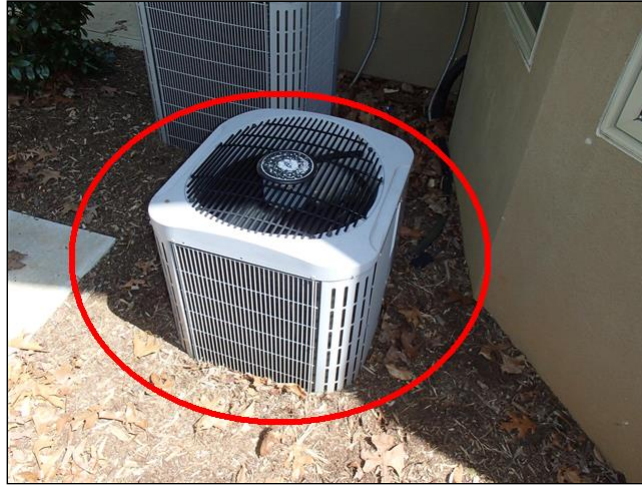


8.4 TEMPERATURE DIFFERENTIAL (Is the difference between the units intake air temperature and the output air temperature at the HVAC systems)

Repair or Replace, Further Investigation

1. The cooling temperature split (temperature differential) across the air handler for the basement unit was below the normal operating range of 14-22 degrees. Item 1(Picture) The unit is not functioning as intended. If the cause of the problem is found to be low refrigerant, a written statement from a licensed A/C contractor should be obtained stating that the entire system has been leak tested and that no leaks are present. Further investigation by a licensed HVAC contractor is needed.

We recommend contacting a licensed heating/cooling contractor regarding these conditions and have repairs made as deemed appropriate.



9. Interiors

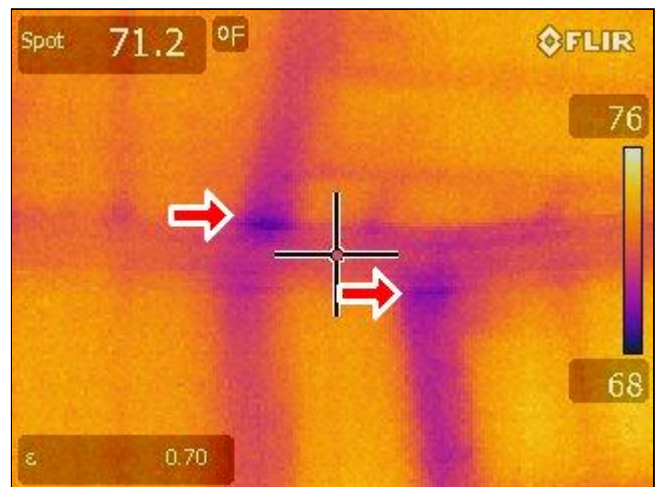
General Summary

9.0 CEILINGS

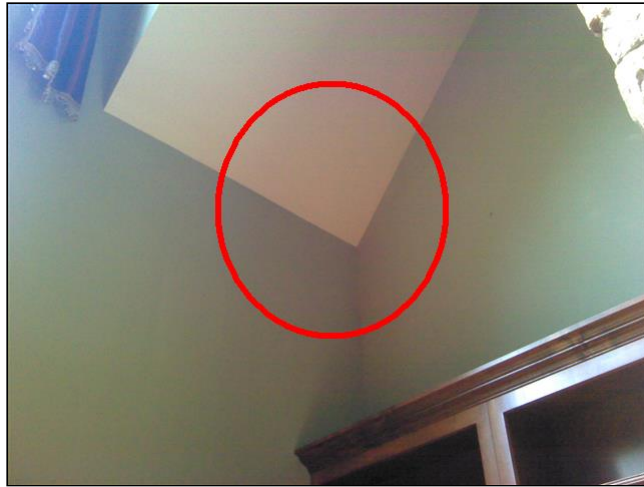
Repair or Replace

1. The Sheetrock on the ceiling reveals a water stain indicating a leak still exists at the Living Room and master Bedroom. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) A thermal camera was used and it indicated that the leak has not been corrected. Further investigation and repairs are needed. Due to the extent of the damage it is likely that framing damage has occurred. Coverings will likely need to be removed to uncover the extent of the damage. Further investigation and repairs are needed.
2. The sheetrock on the ceiling in the basement guest bathroom shows signs of repair. Item 5(Picture) We were unable to determine the cause of the damage.

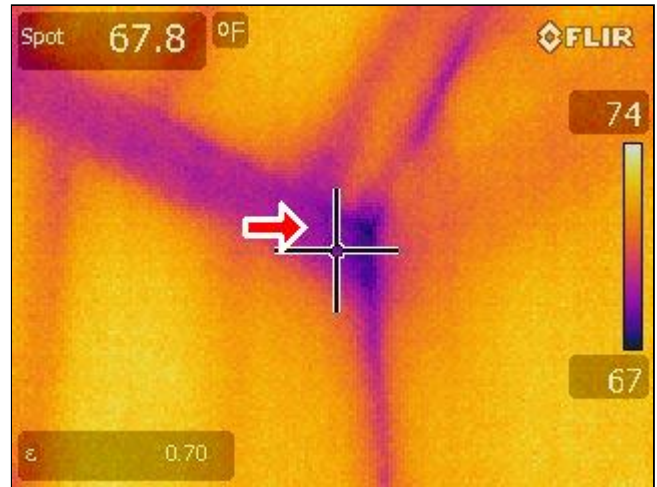
We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



Master Bedroom



Living Room



Living Room

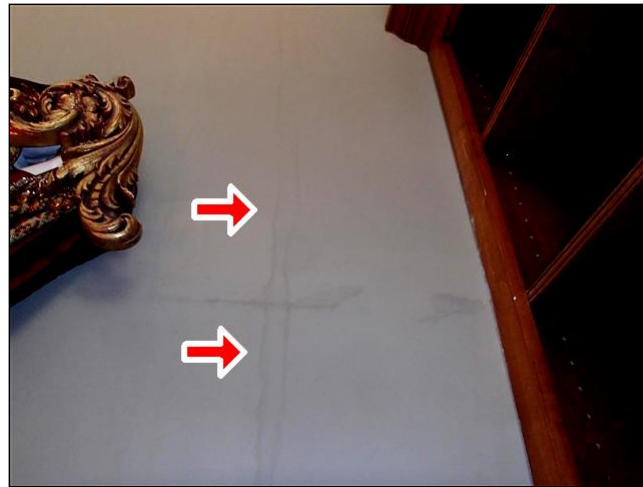


9.1 WALLS

Repair or Replace

1. The Sheetrock on the ceiling reveals a water stain indicating a leak still exists at the basement office, Living Room and master Bedroom. Item 1(Picture) Item 2(Picture) Item 3(Picture) Further investigation and repairs are needed. Due to the extent of the damage it is likely that framing damage has occurred. Coverings will likely need to be removed to uncover the extent of the damage. Further investigation and repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



Living Room

9.2 FLOORS

Repair or Replace

1. The hardwood floor in the living room shows signs of cupping. Item 1(Picture) Item 2(Picture) This is an indication of moisture. Cupping and crowning are common complaints that develop with high humidity. Both problems occur across the width of the flooring material. Cupping is when the edges of a board are higher than the center. It can occur after water spills onto the floor and is absorbed by the wood, but high humidity is more often the cause. If the wood expands significantly, compression can result as the boards are crushed together, deforming the boards at the edges. Cupping is caused by a moisture imbalance throughout the thickness of the wood: the wood is wetter on the bottom of the board than on the top. Further investigation by a licensed contractor is needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.



9.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

1. One window stuck shut at the 2nd floor rear guest bathroom. Item 1(Picture) Item 2(Picture)
Repairs are needed.

We recommend contacting a licensed window technician regarding these conditions and have repairs made as deemed appropriate..



10. Insulation and Ventilation

General Summary

10.1 INSULATION IN ATTIC

Repair or Replace

1. Fiberglass (loose-fill) insulation is compressed and missing in areas of the attic, exposed sheet rock visible in several areas. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Heat loss can occur more on this home than one that is properly insulated. Repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs

made as deemed appropriate.



10.3 FLOOR & CRAWL SPACE INSULATION

Repair or Replace

1. The insulation has been installed wrong side up underneath the floor system in the crawl space (Vapor Barrier Warm side up is the correct installation), this may cause adverse moisture conditions that can lead to the premature deterioration of the building components. Item

1(Picture) Repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.



10.4 WALLS INSULATION Repair or Replace

1. The wall insulation has fallen in areas. Item 1(Picture) Item 2(Picture) This can allow heat loss to occur. Repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate



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 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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Johnson

Date: 5/22/2013	Time: 11:30 AM	Report ID: 05202013
Property: SAMPLE INSPECTION - ACTUAL REPORT 100,000.00 in Damage Contractors wanted Open Checkbook Sample Nc 28201	Customer: Mr. and Mrs. Sample Inspection	Real Estate Professional:

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.

Style of Home:

Two Story

Age Of Home:

Under 10 Years

Client Is Present:

Yes

Radon Measurement:

Yes

Water Quality Test:

No

Mold Testing:

No

Wood Destroying Insect Report (WDIR 100):

YES

1. Property Overview

Thank you for choosing AHI Home and Building Inspection Services to perform your home inspection. Please read all pages of this inspection report carefully. This inspection is visual only. A representative sample of components are reviewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of systems, fixtures, or components is performed. Note: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.

		IN	NI	NP	RR	FI	Styles & Materials
1.0	WEATHER CONDITIONS	•					Weather: Clear
1.1	TEMPERATURE	•					Temperature: Over 60
1.2	RECENT WEATHER	•					Rain in last 3 days: Yes
1.3	SCOPE OF THE INSPECTION	•					
1.4	SUBJECT PROPERTY PROSPECTIVE					•	
1.5	INSPECTION LIMITATIONS	•					
1.6	RADON TEST RESULTS	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

IN NI NP RR FI

Comments:

1.4 (1)

1. Discoloration and some type of microbial growth is present in the structure at several areas including but not limited to the basement and or interior spaces. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) This type of substance commonly results in the building and finish type materials becoming weakened and or compromised. Evidence suggest that this condition is from past or present elevated moisture conditions.

We did not inspect, test or determine if this type of substance is or is not a health hazard. We recommend you contact a properly licensed expert for testing, investigation and or correction as deemed appropriate.



From Shower Pan Leak



From Shower Pan Leak

1. Evidence of rodent activity present in the attic, evidence suggest that they are entering the attic at rear soffits. Item 5(Picture) Item 6(Picture) Item 7(Picture) Repairs are needed to prevent damage from occurring. Further investigation and repairs are needed.

We recommend contacting a licensed pest control company regarding these conditions and have repairs made as deemed appropriate.



2. Structural Components

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

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.

As stated in the inspection agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.





		IN	NI	NP	RR	FI	Styles & Materials
2.0	FOUNDATION(Structural)	•					Construction Type: Basement
2.1	BEAMS, JOISTS, FLOORS, & WALLS (Structural)	•					Foundation: Poured concrete
2.2	COLUMNS OR PIERS	•					Method used to observe Crawlspace: No crawlspace
2.3	CEILINGS (Structural)	•					Floor Structure: Slab Engineered floor joists

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

		IN	NI	NP	RR	FI
2.4	ROOF STRUCTURE AND ATTIC	•				
2.5	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.)	•				
2.6	WOOD DETERIORATION	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

" I " Joists
osb plywood

Wall Structure:

2 X 4 Wood

Columns or Piers:

Supporting walls

Exterior Columns:

None

Ceiling Structure:

2X6

Roof Structure:

2 X 6 Rafters

OSB Sheathing

Comments:

The structure of the home was inspected and reported on with the above information. . 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.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of AHI HOME & BUILDING INSPECTION SERVICES.

3. Exterior

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

Garage door safety tips: The garage door is the largest moving object in the home. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

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.

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.

		IN	NI	NP	RR	FI	Styles & Materials
3.0	WALL CLADDING FLASHING AND TRIM	•					Siding Style: Stone Stucco Siding Material: Stone Hard Coat Stucco Exterior Entry Doors: Wood Insulated glass Driveway: Concrete Appurtenance: Covered porch Deck
3.1	EAVES, SOFFITS AND FASCIAS				•		
3.2	WINDOWS (Representative Number)	•					
3.3	DOORS (All Entryway)				•		
3.4	DRIVEWAYS	•					
3.5	SIDEWALKS, STOOPS, AND STEPS	•					
3.6	DECKS,PORCHES, PATIO, AND APPLICABLE RAILINGS				•		
3.7	VEGETATION, GRADING, DRAINAGE (With respect to their effect on the condition of the building)				•		
3.8	GARAGE DOOR (S)	•					
3.9	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)				•		
3.10	GARAGE FLOOR, WALLS AND CEILINGS (INCLUDING FIREWALL SEPARATION)	•					
3.11	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

IN NI NP RR FI

Comments:

3.1

1. The soffit panel at eave on the rear of home covered porch show signs of repair. Item 1(Picture)
Unable to determine the cause of the damage. Further investigation is needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



3.3

1. The rear entry doors at all of the basement doors shows signs of active water intrusion at threshold. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Water intrusion if not corrected can lead to significant repair costs. Further investigation and repairs by a licensed contractor are needed.
2. The dead bolt at the laundry room entrance is damaged. Item 5(Picture) A repair or replacement is needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



Rear Entry Door (Office)



Rear Entry Door Master Bedroom



Video available in online html report



00:00



00:00

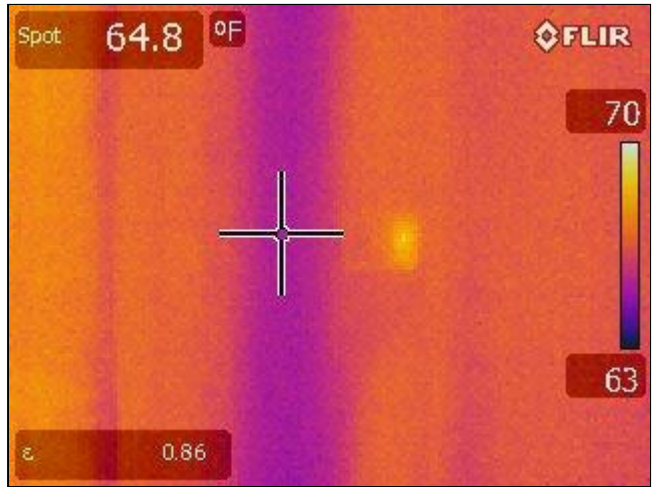
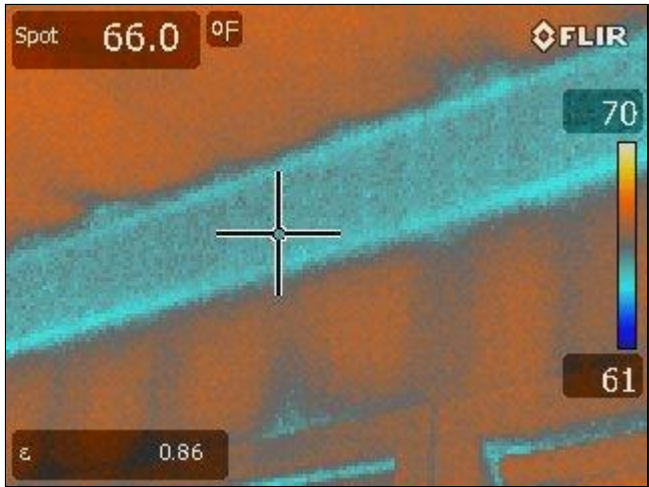


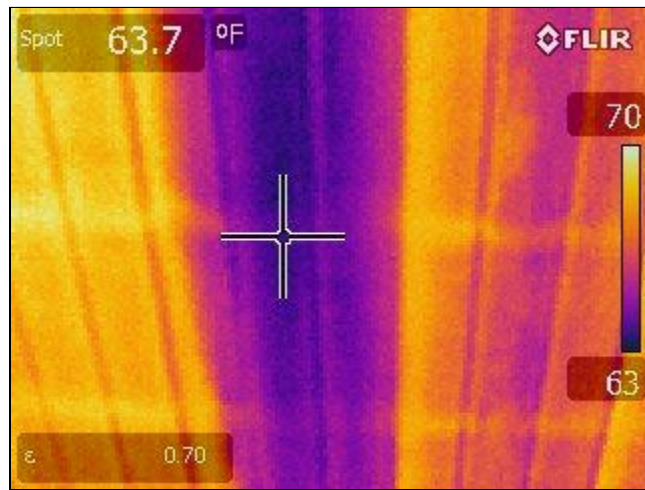
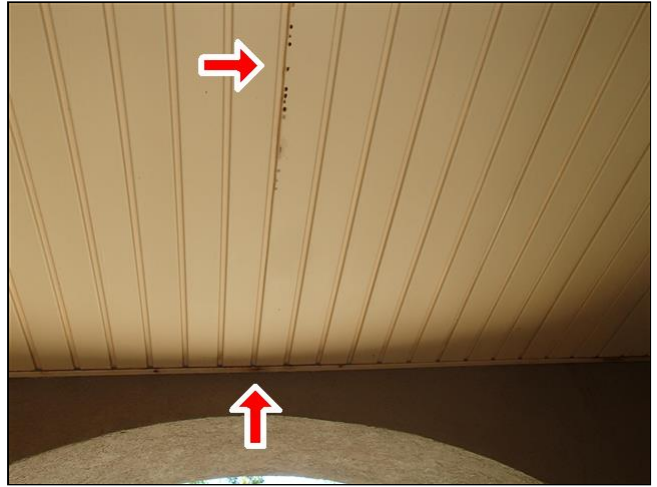
3.6

1. The rear deck ledger board has no visible signs of flashing present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) This can allow water intrusion to occur. A thermal camera was used on the interior of the home indicating that moisture intrusion is occurring. Item 6(Picture) Item 7(Picture) Item 8(Picture) Further investigation is needed.
2. The rear patio has damaged tiles and show signs of active water intrusion. Item 9(Picture)Item 10(Picture) Item 11(Picture) Item 12(Picture) Item 13(Picture) Item Further investigation and repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



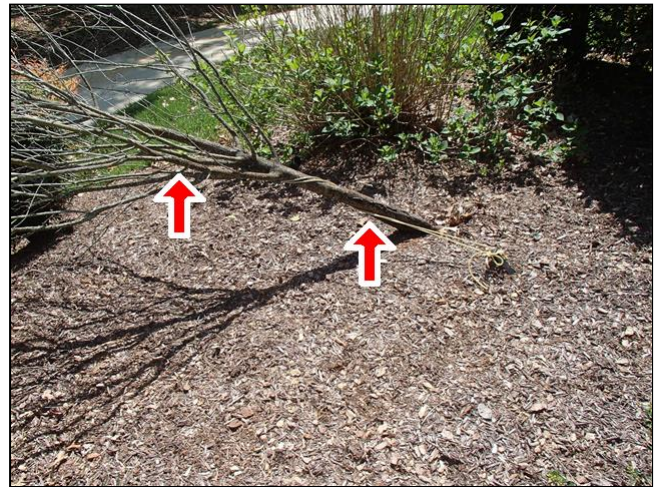




3.7

1. Tree in contact with home. Item 1(Picture) Trim all trees and shrubs to a minimum of 12 inches away from structure. This will help prevent premature deterioration of the building components. (This is a preventive maintenance item and is for your information)
2. Dead tree present at the front of the home. Item 2(Picture) Removal recommended.

We recommend contacting a licensed landscaper regarding these conditions and have repairs made as deemed appropriate.



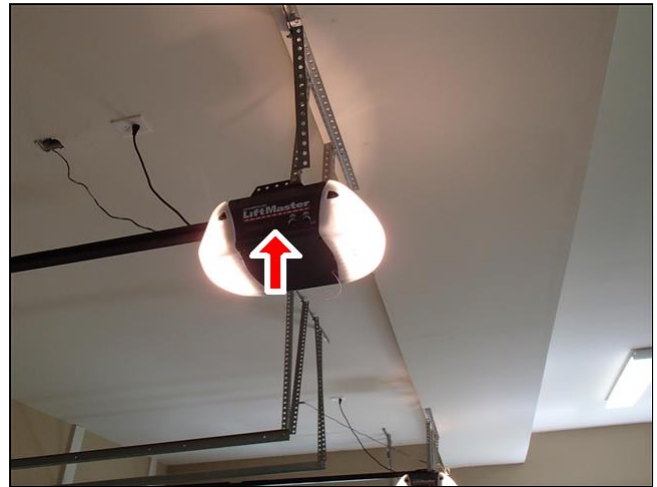
3.9

1. The Garage door operator the basement garage door and main level garage door operator(s) safety reverse will not reverse properly when met with resistance. Item 1(Picture)Item 2(Picture) Item 3(Picture) (SAFETY ISSUE) Adjustments needed.
2. The sensors are in place for main level left garage door (Facing Front), however they will not reverse the door when sensors are tested. Item 4(Picture) (SAFETY ISSUE) Repairs are needed.

We recommend contacting a properly licensed garage door company regarding these conditions and have repairs made as deemed appropriate.



Basement Garage Door Operator



Right Garage Door Operator



Left Garage Door Operator



The exterior of the home was inspected and reported on with the above information. 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.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of AHI HOME & BUILDING INSPECTION SERVICES.

4. Roofing

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Not all attic areas are readily accessible for inspection. Any repairs needed should be carried out by licensed personnel. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.

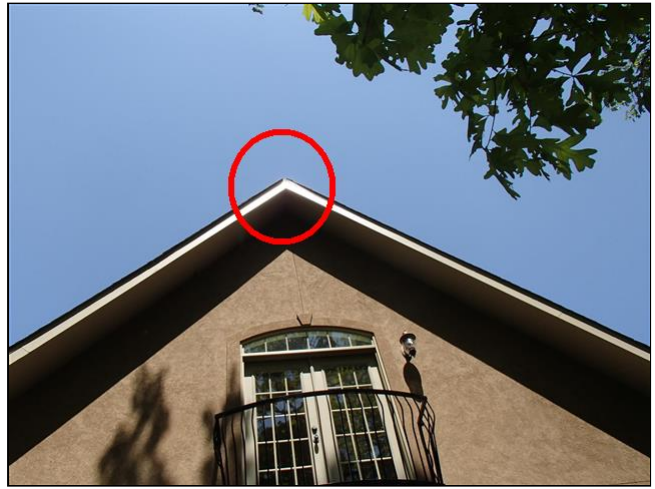
		IN	NI	NP	RR	FI	Styles & Materials
4.0	ROOF COVERINGS				•		Roof Covering: Architectural Tile Asphalt/Fiberglass
4.1	ROOF DRAINAGE SYSTEMS				•		Roof Covering Type: Shingled
4.2	FLASHINGS	•					Viewed roof covering from: Ground Binoculars & Window
4.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•					Sky Light(s): None
4.4	WATER ENTRY (Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.)				•		Chimney (exterior): Stone Stone Veneer Extra Info : stone
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation							Roof-Type: Hip

Comments:

4.0

1. Evidence of repairs are present at the rear of the home. Item 1(Picture) A thermal camera indicated that the lower repair is still active. **(See Section 9.0)** Further investigation and repairs by a licensed roofing contractor is needed.
2. Several damaged shingles were observed at the left front side ridge and rear of the home. Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) This can allow water intrusion to occur. Further investigation and repairs are needed.

We recommend contacting a licensed roofing contractor regarding these conditions and have repairs made as deemed appropriate.



Ridge Cap Shingles Damaged





4.1

1. The gutter are clogged at the virtually all areas where gutters are installed. Item 1(Picture) Item 2(Picture) Item 3(Picture) Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Repairs are needed.
2. The downspouts are clogged. Item 4(Picture) Repairs are needed.
3. The downspouts at the rear of the home under deck are not extended away from the foundation of the home. Item 5(Picture) This can allow water intrusion to occur. The downspouts should extend away from the foundation of the home. Repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.





4.3

1. Evidence of past water intrusion was visible in the attic below chimney. Item 1(Picture) Moisture meter was used and it indicated that the leak has been corrected. (This is for your information)



4.4

1. Visible signs of water intrusion at rear of home is present. (See Sections 4.0, 9.0 & 9.1) Further investigation by a licensed contractor is needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.

The roof of the home was inspected and reported on with the above information. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. 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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5. Plumbing System

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report. **If a well is present, it is recommended that well water be tested.** No water testing of any type was performed unless otherwise stated in this report.

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.

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.



Gas Water Heaters (Basement)

		IN	NI	NP	RR	FI	Styles & Materials
5.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	•					Water Source: Well
5.1	WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•					Water Filters: None (We do not inspect filtration systems)
5.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•		Plumbing Water Supply (into home): PEX
5.3	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					Plumbing Water Distribution (inside home): PEX
5.4	SINKS, FIXTURES, AND TOILETS				•		Washer Drain Size: 2" Diameter
5.5	SHOWER/TUB TILE WALLS				•		Plumbing Waste: PVC
5.6	VENTING SYSTEMS (Kitchens, baths and laundry)				•		Plumbing Vent Piping: PVC
5.7	HOSE FAUCETS (Exterior Hose Bibbs)	•					Water Heater Power Source: Gas (quick recovery)
5.8	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•					Water Heater Capacity:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

IN NI NP RR FI

50 Gallon (2-3 people)
Two units

Manufacturer:
RHEEM

Water Heater

Location:
Service Basement

Comments:

5.0 The main shut off is the red lever located in the basement. Item 1(Picture) This is for your information.



5.2

1. The control knob for the master bathroom shower is damaged. Item 1(Picture) Current conditions can allow water behind the tile enclosure. Repairs are needed.

We recommend contacting a qualified licensed plumber regarding these conditions and have repairs made as deemed appropriate..



5.4

1. The half bathroom sink stopper is missing or does not function as intended. Item 1(Picture) A Repair or Replacement is needed.
2. The sink spray nozzle collar hardware is damaged at kitchen sink. Item 2(Picture) A replacement is recommended. This is a small repair.

We recommend contacting a licensed plumber regarding these conditions and have repairs made as deemed appropriate.



5.5 (1)

1. The basement guest bathroom shower pan is leaking. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Evidence suggest that it was improperly expanded/installed. This pan collects the water from the bottom of the shower and directs it into the drain line piping. Typically the only way to repair this properly is to replace the pan which requires tearing out the floor of the shower and the lower portions of the walls. Based on the extent of the damage we suspect that there is framing damage behind the walls. Repairs are needed.
2. The 2nd floor front guest bathroom shower pan is leaking. Item 5(Picture) Item 6(Picture) Item 7(Picture) This pan collects the water from the bottom of the shower and directs it into the drain line piping. Typically the only way to repair this properly is to replace the pan which requires tearing out the floor of the shower and the lower portions of the walls. Repairs are needed.

We recommend contacting a licensed contractor regarding the conditions and have repairs made as deemed appropriate.





(2)

1. The Caulking is needed at/around the following bathroom tubs and or showers. Item 9(Picture)Item 10(Picture) Gaps between the tile and the tub can allow water damage to occur. Non-Visible moisture damage may be present in and around these areas. (This is a preventive maintenance item and is for your information)

We recommend contacting a qualified individual regarding these conditions and have repair made as deemed appropriate.



5.6

1. The dryer vent hood outside is loose/not secured to the structure. Item 1(Picture) Repairs are needed.

We recommend contacting a licensed HVAC contractor regarding these conditions and have repairs made as deemed appropriate.



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.

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6. Electrical System

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

Smoke detectors should be installed (if not already present) on each floor (including attics and basements) and outside all sleeping areas. Consult the manufacturer's literature for recommended mounting locations. Be sure to test your smoke detectors upon moving in and monthly thereafter.

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.

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.

		IN	NI	NP	RR	FI	Styles & Materials
6.0	LOCATION OF MAIN AND DISTRIBUTION PANELS	•					Electrical Service
6.1	SERVICE ENTRANCE CONDUCTORS	•					Conductors: Below ground 120/240 Volt Aluminum
6.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•					Panel capacity: (2) 200 AMP service panel
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPACITIES	•					Panel Type: Circuit breakers
6.4	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)				•		Electric Panel
6.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•					Manufacturer: CUTLER HAMMER
6.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•					Branch wire 15 and 20
6.7	SMOKE AND CARBON MONOXIDE DETECTORS	•					AMP: Copper
6.8	LOW VOLTAGE	•					Wiring Methods: Romex

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

IN NI NP RR FI

Comments:

6.0 The main panels are located in the basement.



Electrical Panels with covers off

6.4

1. The exterior basement garage light fixture is missing. Item 1(Picture) This can allow water intrusion to occur. A replacement is needed.
2. The light fixtures at the basement guest bathroom did not work when tested. Item 2(Picture) Further investigation is needed. (Try Bulbs First)
3. The fluorescent light fixtures at the master bedroom closets did not work when tested. Item 3(Picture) Further investigation is needed. (Try Bulbs First)

We recommend contacting a licensed electrician regarding these conditions and have repairs made as deemed appropriate.



The electrical system of the home was inspected and reported on with the above information. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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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7. Heating Systems

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

Note: The report should not be read as a prediction of the remaining life span of the Heating System. Typical life spans of equipment may range from 10-20 years, but there are many exceptions to this. We recommend that you purchase a home warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time. It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed monthly.

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.

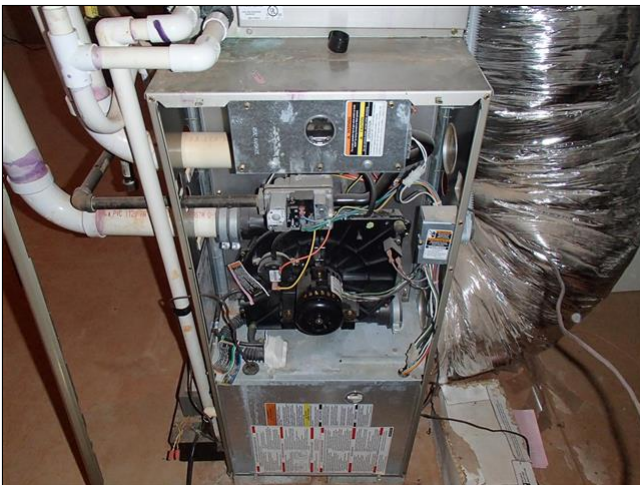
NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.



Gas Furnace(s) Basement 1st floor & Basement units



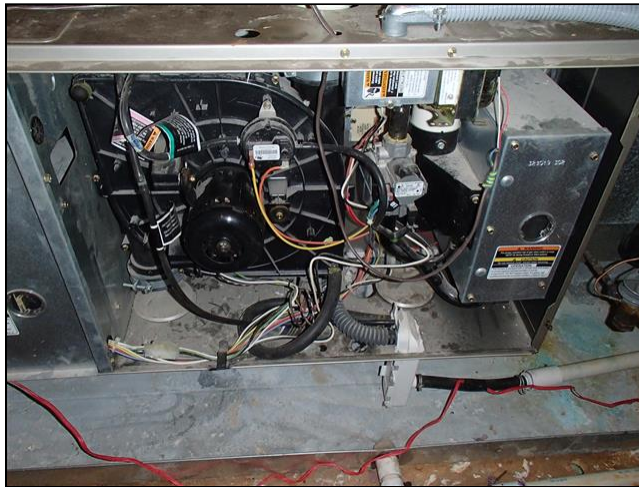
Gas Furnace (Cover Off) 1st floor unit



Gas Furnace (Cover Off) Basement Unit



Gas Furnace (Attic) 2nd floor unit



Gas Furnace 2nd floor unit with cover off

		IN	NI	NP	RR	FI	Styles & Materials
7.0	HEATING EQUIPMENT	•					Heat Type: Forced Air Split System
7.1	NORMAL OPERATING CONTROLS	•					Energy Source: Natural gas
7.2	AUTOMATIC SAFETY CONTROLS	•					Number of Heat Systems (excluding wood): Three
7.3	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)				•		Heat System Brand: CARRIER
7.4	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•			Ductwork: Insulated
7.5	GAS/LP FIRELOGS AND FIREPLACES	•					Filter Type: Disposable
7.6	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•		Filter Size: 14x14 16x25 20x20
7.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					Types of Fireplaces: Non-vented gas logs
7.8	TEMPERATURE DIFFERENTIAL (Is the difference between the units intake air temperature and the output air temperature at the HVAC systems)	•					Operable Fireplaces: Two
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation		IN	NI	NP	RR	FI	Number of Woodstoves: None

Comments:

7.3

1. The metal liner in chimney for vented fireplace at the master bedroom has combustible (insulation) material in contact with the flue. Item 1(Picture) Item 2(Picture) Per the manufactures label it requires 1" clearance from combustible. Item 3(Picture) Removal of combustible material is needed.

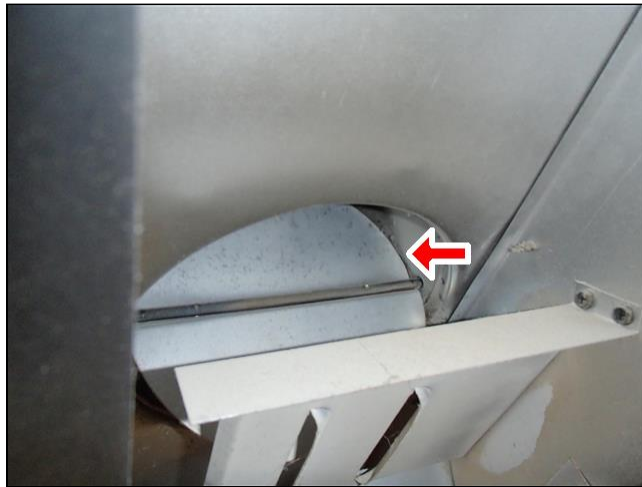
We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



7.5

1. The vented fire logs insert in the master bedroom must remain open during use. Item 1(Picture)
Without a clamp to force open the damper, it could shut and cause unsafe carbon dioxide to enter into living space Non-vented gas logs are not allowed in bedrooms because of the possibility of carbon monoxide leaking into the room.

We recommend contacting a properly licensed HVAC contractor regarding these conditions and have repairs made as deemed appropriate.



7.6

1. The disposable filters are dirty, these conditions restrict air flow. Item 1(Picture) The filters at all locations need replacing. (This is a maintenance item and is for your information)

We recommend contacting a qualified individual regarding these conditions and have repairs made as deemed appropriate



The heating and cooling system of this home was inspected and reported on with the above information. 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. 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.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of AHI HOME & BUILDING INSPECTION SERVICES.

8. Air Conditioning Systems

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

Note: The report should not be read as a prediction of the remaining life span of the Air Conditioning System. Typical life spans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost from \$600-\$800 or more. We recommend that you purchase a home warranty or service type contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future. Any mechanical equipment can fail without warning at any time. It is recommended that all equipment be serviced twice a year. **Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed monthly.**

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.



AC condensing Units (Outside) Basement and First Floor Unit



AC condensing Unit (Outside) 2nd floor unit

		IN	NI	NP	RR	FI	Styles & Materials
8.0	COOLING AND AIR HANDLER EQUIPMENT				•		Number of AC Only
8.1	NORMAL OPERATING CONTROLS	•					Units: Three
8.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					Cooling Equipment
8.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					Energy Source: Electricity
8.4	TEMPERATURE DIFFERENTIAL (Is the difference between the units intake air temperature and the output air temperature at the HVAC systems)				•	•	Central Air Manufacturer: CARRIER
							Cooling Equipment Type: Air conditioner unit Split System
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation		IN	NI	NP	RR	FI	

Comments:

8.0

1. The evaporator coil has air leaks present at supply plenum. Item 1(Picture) Condensation and energy loss can occur as a result. Repairs are needed to prevent condensation.
2. The foam sleeve insulation on suction line has damaged insulation in the attic. Item 2(Picture) Item 3(Picture) Evidence suggest rodent/squirrel activity. The Missing foam insulation on suction line can cause energy loss and condensation. Repairs are needed to prevent condensation.

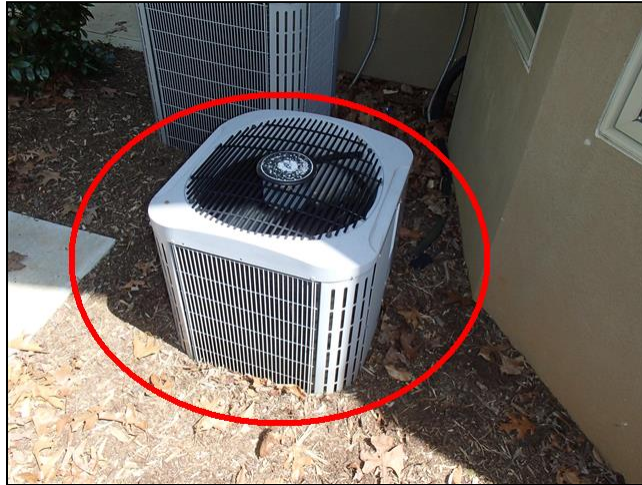
We recommend contacting a licensed HVAC contractor regarding these conditions and have repairs made as deemed appropriate.



8.4

1. The cooling temperature split (temperature differential) across the air handler for the basement unit was below the normal operating range of 14-22 degrees. Item 1(Picture) The unit is not functioning as intended. If the cause of the problem is found to be low refrigerant, a written statement from a licensed A/C contractor should be obtained stating that the entire system has been leak tested and that no leaks are present. Further investigation by a licensed HVAC contractor is needed.

We recommend contacting a licensed heating/cooling contractor regarding these conditions and have repairs made as deemed appropriate.



The heating and cooling system of this home was inspected and reported on with the above information. 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. 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. Interiors

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by shrinkage of building components. Small cracks of this type are not mentioned in the report. The condition of floors underneath carpet and other coverings cannot be determined and is specifically excluded from the inspection and report.

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.

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.

		IN	NI	NP	RR	FI	Styles & Materials
9.0	CEILINGS				•		Ceiling Materials: Sheetrock
9.1	WALLS				•		Wall Material: Sheetrock
9.2	FLOORS				•		Floor Covering(s): Carpet Hardwood T&G Tile
9.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•					Interior Doors: Hollow core Raised panel
9.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					
9.5	DOORS (REPRESENTATIVE NUMBER)				•		Window Types: Thermal/Insulated Casement and Fixed
9.6	WINDOWS (REPRESENTATIVE NUMBER)				•		
9.7	WATER ENTRY (Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					

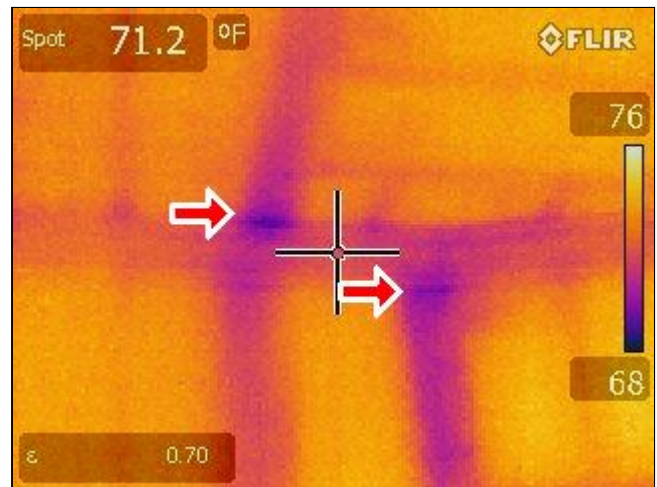
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IN NI NP RR FI

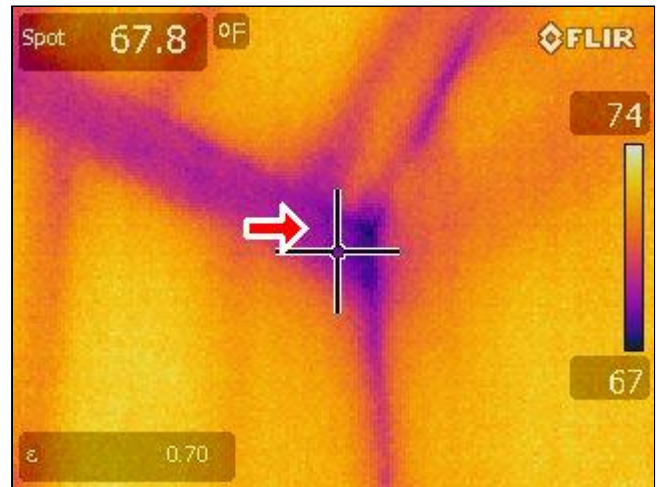
Comments:

1. The Sheetrock on the ceiling reveals a water stain indicating a leak still exists at the Living Room and master Bedroom. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) A thermal camera was used and it indicated that the leak has not been corrected. Further investigation and repairs are needed. Due to the extent of the damage it is likely that framing damage has occurred. Coverings will likely need to be removed to uncover the extent of the damage. Further investigation and repairs are needed.
2. The sheetrock on the ceiling in the basement guest bathroom shows signs of repair. Item 5(Picture) We were unable to determine the cause of the damage.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



Master Bedroom



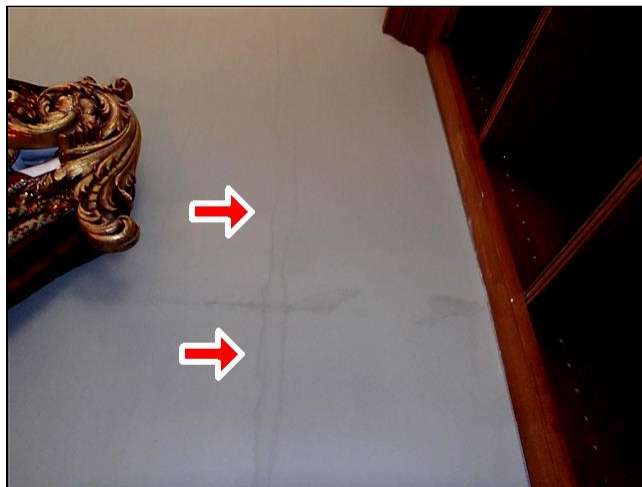
Living Room



9.1

1. The Sheetrock on the ceiling reveals a water stain indicating a leak still exists at the basement office, Living Room and master Bedroom. Item 1(Picture) Item 2(Picture) Item 3(Picture) Further investigation and repairs are needed. Due to the extent of the damage it is likely that framing damage has occurred. Coverings will likely need to be removed to uncover the extent of the damage. Further investigation and repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



Living Room

9.2

1. The hardwood floor in the living room shows signs of cupping. Item 1(Picture) Item 2(Picture) This is an indication of moisture. Cupping and crowning are common complaints that develop with high humidity. Both problems occur across the width of the flooring material. Cupping is when the edges of a board are higher than the center. It can occur after water spills onto the floor and is absorbed by the wood, but high humidity is more often the cause. If the wood expands significantly, compression can result as the boards are crushed together, deforming the boards at the edges. Cupping is caused by a moisture imbalance throughout the thickness of the wood: the wood is wetter on the bottom of the board than on the top. Further investigation by a licensed contractor is needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.



9.4

1. The granite countertop at the kitchen seams are coming apart. Item 1(Picture) Item 2(Picture) This is cosmetic and is for your information. Recommend repair or replace as necessary.

<http://www.todayshomeowner.com/video/how-to-join-seams-in-granite-countertops/#tabs-1>



9.5

1. The Closet door missing at the 2nd floor front guest bedroom closet. Item 1(Picture) A replacement is needed.

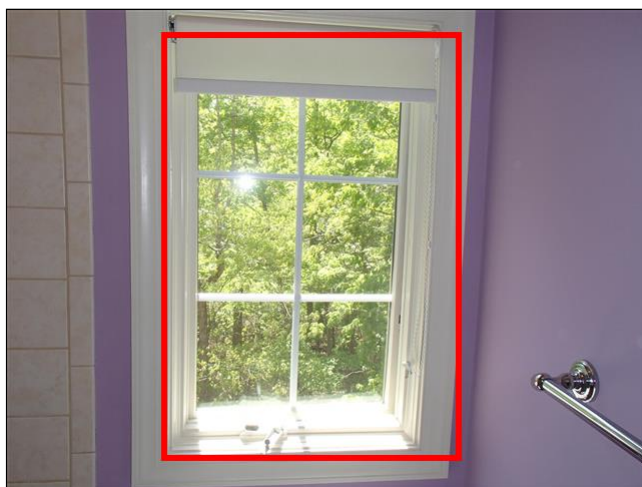
We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



9.6

1. One window stuck shut at the 2nd floor rear guest bathroom. Item 1(Picture) Item 2(Picture) Repairs are needed.

We recommend contacting a licensed window technician regarding these conditions and have repairs made as deemed appropriate..



The interior of the home was inspected and reported on with the above information. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of AHI HOME & BUILDING INSPECTION SERVICES.

10. Insulation and Ventilation

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

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	FI	Styles & Materials
10.0	VENTILATION OF ATTIC	•					Attic info: Scuttle hole
10.1	INSULATION IN ATTIC				•		Method used to observe attic: Walked
10.2	ATTIC ACCESS	•					Attic Insulation: Blown Fiberglass R-30 or better
10.3	FLOOR & CRAWL SPACE INSULATION				•		Ventilation: Ridge vents Soffit Vents
10.4	WALLS INSULATION				•		Exhaust Fans: Fan only
10.5	VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)			•			Dryer Power Source: 220 Electric
							Dryer Vent: Metal
							Floor System
							Insulation: Faced Batts R-19

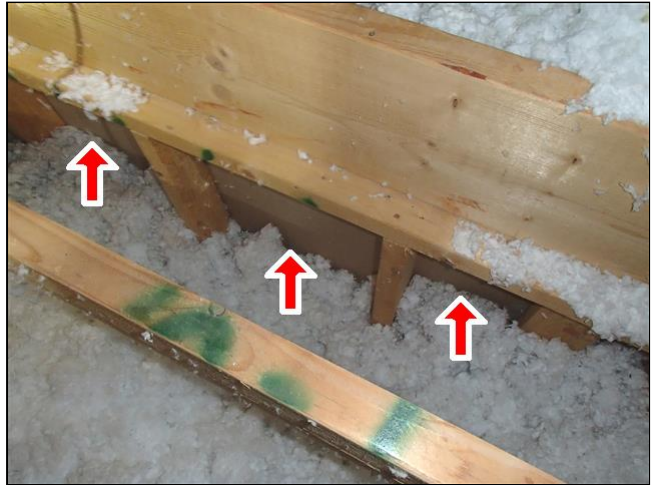
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

Comments:

10.1

1. Fiberglass (loose-fill) insulation is compressed and missing in areas of the attic, exposed sheet rock visible in several areas. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)
Heat loss can occur more on this home than one that is properly insulated. Repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate.



10.3

1. The insulation has been installed wrong side up underneath the floor system in the crawl space (Vapor Barrier Warm side up is the correct installation), this may cause adverse moisture conditions that can lead to the premature deterioration of the building components. Item 1(Picture) Repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.



10.4

1. The wall insulation has fallen in areas. Item 1(Picture) Item 2(Picture) This can allow heat loss to occur. Repairs are needed.

We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as deemed appropriate



The insulation and ventilation of the home was inspected and reported on with the above information. 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. 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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11. Built-In Kitchen Appliances

AHI Home and Building Inspection Services conduct the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

Permanently attached/built in appliances are tested by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report is made regarding the effectiveness of any appliances. The inspection only determines whether or not the appliances are in working order at time of inspection.

NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.

		IN	NI	NP	RR	FI	Styles & Materials
11.0	DISHWASHER	•					Dishwasher Brand: BOSCH
11.1	RANGES/OVENS/COOKTOPS	•					Disposer Brand: BADGER
11.2	FOOD WASTE DISPOSER	•					Exhaust/Range hood: VENTED
11.3	RANGE HOOD	•					Range/Oven: GENERAL ELECTRIC
11.4	MICROWAVE COOKING EQUIPMENT	•					Built in Microwave: GENERAL ELECTRIC
11.5	TRASH COMPACTOR			•			Countertop: Laminate Granite
		IN	NI	NP	RR	FI	Cabinetry: Wood
							Trash Compactors: NONE

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Comments:

The built-in appliances of the home were inspected and reported on with the above information. 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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12. COMPLIMENTARY PHOTO VIEWS

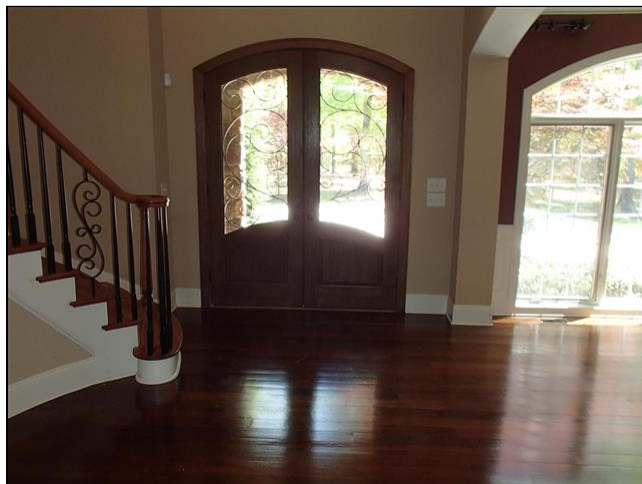
		IN	NI	NP	RR	FI
12.0	ENTRY VIEW	•				
12.1	DINING ROOM VIEW	•				
12.2	KITCHEN VIEW	•				
12.3	BREAKFAST NOOK VIEW	•				
12.4	LIVING ROOM VIEW	•				
12.5	OFFICE VIEW	•				
12.6	HALF BATH	•				
12.7	LAUNDRY ROOM VIEW	•				
12.8	GUEST BEDROOM & BATHROOM VIEWS	•				
12.9	BONUS ROOM VIEW	•				
12.10	MASTER BEDROOM VIEW	•				
12.11	MASTER BATHROOM VIEW	•				
12.12	GARAGE VIEW	•				
12.13	UNFINISHED BASEMENT VIEWS	•				
12.14	FINISHED BASEMENT VIEWS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation

IN NI NP RR FI

Comments:

12.0 Entry View



12.1 Dining Room View



12.2 Kitchen View



12.3 Breakfast Nook View



12.4 Living Room View



12.5 Office View



Basement

12.6 Half Bath View



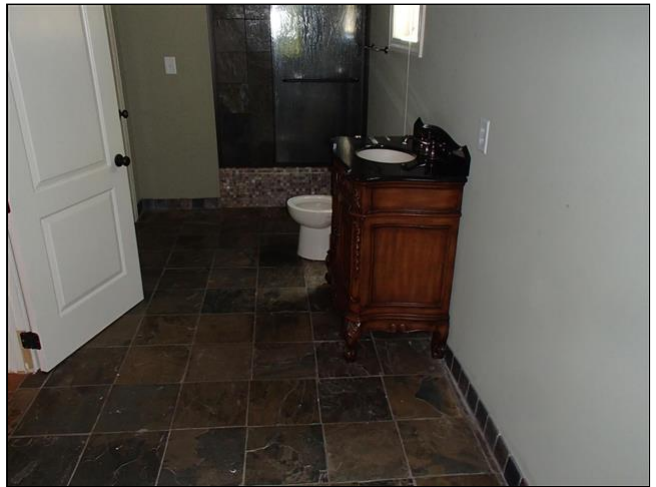
12.7 Laundry Room View



12.8 Guest Bedroom & Bathroom Views



Basement



Basement



Front Guest Bedroom



2nd floor front guest bathroom



2nd floor Rear Guest Bedroom



2nd floor rear guest bathroom

12.9 Bonus Room View



12.10 Master Bedroom View



12.11 Master Bathroom View



12.12 Garage Views



1st level garage views



1st level garage views



Basement Garage

12.13 Unfinished Basement Views



Service Basement



12.14 Finished Basement Views





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