



Inspection Report

Prepared For:

Mrs. Jane Doe

Property Address:

Sample Final Inspection

Sample NC 99999



Front



Rear

AHI Residential & Commercial Inspections, Inc

David Johnson

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

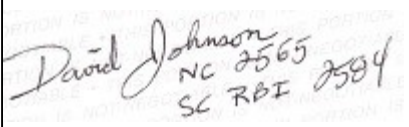
		
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Summary



AHI Residential & Commercial Inspections, Inc

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

Customer

Mrs. Jane Doe

Address

Sample Final Inspection
Sample NC 99999

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.

2. Structural Components

 General Summary

2.1 BEAMS, JOISTS, FLOORS, & WALLS (Structural)

Repair or Replace

1. One split or cracked under the breakfast nook. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) This can caused a soft spot in the floor (See Section 9.2) Repairs are needed.

A licensed general contractor should be consulted to determine the necessary repairs. If the repair is beyond the scope of the NC Building code, the contractor should consult a professional structural engineer.. .



3. Exterior

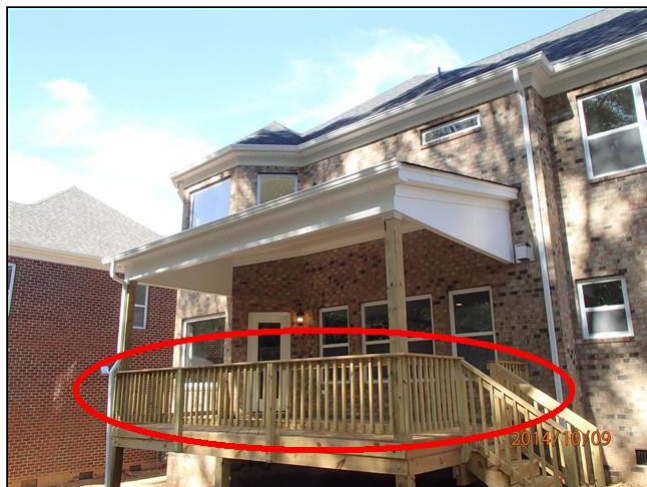
General Summary

3.6 DECKS, PORCHES, PATIO, AND APPLICABLE RAILINGS

Repair or Replace

1. The pickets on deck at the rear of home not properly nailed per 2006 deck code. Item 1(Picture) Item 2(Picture) Item 3(Picture) Pickets should be installed with 2 nails at top and bottom of each picket or one screw. (See Attachment) A fall or injury could occur if not corrected. A repair is needed.

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



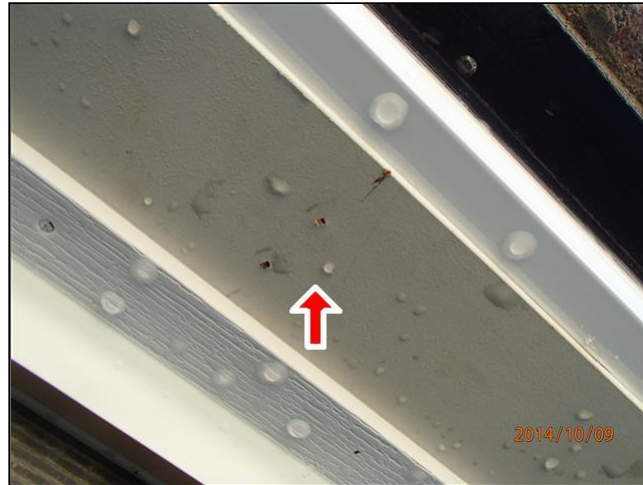
3.8 GARAGE DOOR (S)

Repair or Replace

1. The garage door trim at the front of home not painted. Item 1(Picture) Item 2(Picture) Item 3(Picture) This can allow deterioration to occur if not corrected This is a small repair.

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





4. Roofing

General Summary

4.1 ROOF DRAINAGE SYSTEMS

Repair or Replace

1. The gutter at the front home is in contact with the brick siding. Item 1(Picture) Clearance of 1/2 to one inch is needed in case gutter overflows. Repairs are needed.

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



5. Plumbing System

General Summary

5.6 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

1. The exhaust fan is weak at the guest bathroom. Further investigation is recommended.

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

8. Air Conditioning Systems

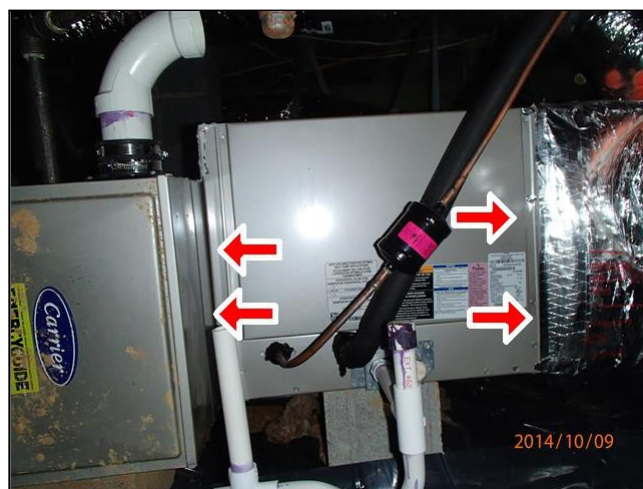
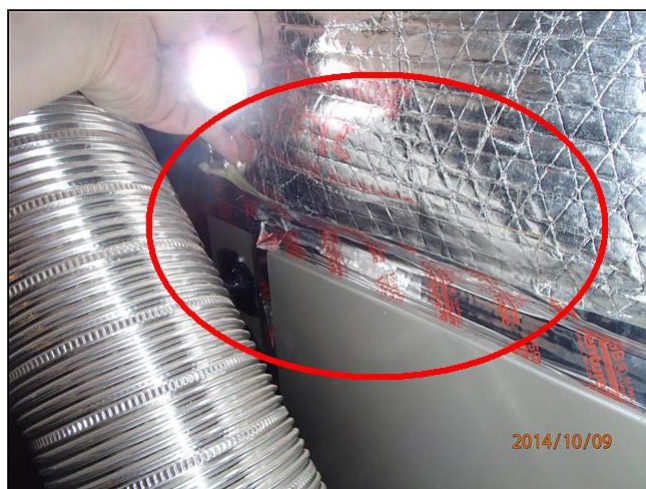
General Summary

8.0 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

1. The both evaporator coils in the attic and crawl space have air leaks present where unit connects to air handler. Item 1(Picture) Item 2(Picture) Item 3(Picture) Repairs are needed to prevent condensation and energy loss. All seams should be taped with mastic and tape to prevent air leaks.

We recommend contacting a properly licensed HVAC contractor and make repairs as deemed appropriate..



9. Interiors

General Summary

9.2 FLOORS

Repair or Replace

1. The Wood floor is weak and not supported from underneath at the kitchen/breakfast nook. Item 1(Picture) (SEE STRUCTURAL SECTION) Repairs are needed.

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



9.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

1. The granite is not supported to the kitchen island cabinetry. Item 1(Picture) Concerning the safety of extended overhangs in granite countertops, below you will find the recommendations of the Marble Institute of America:

"It is not recommended to project any unsupported stone past the base more than 6", for stone of 3/4" or less." 1 The common practice in the stone industry is up to 8" overhang.

2CM - 8" maximum overhang without support

3CM - 10" maximum overhang without support

4CM Laminated Edge - 8" maximum overhang without support

"Stone thicker than 3/4" can have a greater unsupported span." 1 The common practice in the stone industry is up to 10" overhang. Repairs are recommended.

We recommend contacting a 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: 11/1/2015	Time: 02:30 PM	Report ID: 10192015-2333
Property: Sample Final Inspection Sample NC 99999	Customer: Mrs. Jane Doe	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:

New Construction

Client Is Present:

Yes

Radon Measurement:

Yes

Water Quality Test:

No

Mold Testing:

No

Wood Destroying Insect Report:

NO

1. Property Overview

Thank you for choosing AHI Home and Building Inspection Services to perform you 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	PURPOSE OF INSPECTION	•					Weather: Clear Temperature: Over 65 Rain in last 3 days: Yes
1.1	SCOPE	•					
1.2	TEMPERATURE	•					
1.3	RECENT WEATHER	•					
1.4	SCOPE OF THE INSPECTION	•					
1.5	SUBJECT PROPERTY PROSPECTIVE	•					
1.6	INSPECTION LIMITATIONS	•					
1.7	RADON TEST RESULTS	•					
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation		IN	NI	NP	RR	FI	

Comments:

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.



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views

2.0 FOUNDATION(Structural)

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

IN	NI	NP	RR	FI
•				

IN NI NP RR FI

Styles & Materials

Construction Type:
Crawl Space

Foundation:
Concrete Masonry block (CMU)
Poured concrete

		IN	NI	NP	RR	FI	Method used to
2.1	BEAMS, JOISTS, FLOORS, & WALLS (Structural)				•		observe Crawlspace: Crawled
2.2	COLUMNS OR PIERS	•					Floor Structure: Slab
2.3	CEILINGS (Structural)	•					Engineered floor joists " I " Joists
2.4	ROOF STRUCTURE AND ATTIC	•					Wall Structure: 2 X 4 Wood 2 X 6 Wood
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.)	•					Columns or Piers: Masonry block
2.6	WOOD DETERIORATION	•					Exterior Columns: Treated Lumber Posts
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation		IN	NI	NP	RR	FI	Ceiling Structure: 2X4

Comments:

2.1

1. One split or cracked under the breakfast nook. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) This can caused a soft spot in the floor (See Section 9.2) Repairs are needed.

A licensed general contractor should be consulted to determine the necessary repairs. If the repair is beyond the scope of the NC Building code, the contractor should consult a professional structural engineer..



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: Brick Siding Material: Brick veneer Exterior Entry Doors: Fiberglass Hollow core Driveway: Concrete Appurtenance: Covered porch
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	NI	NP	RR	FI	

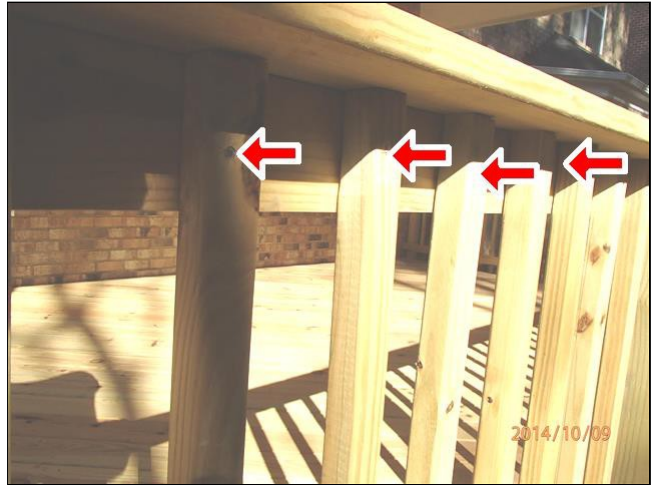
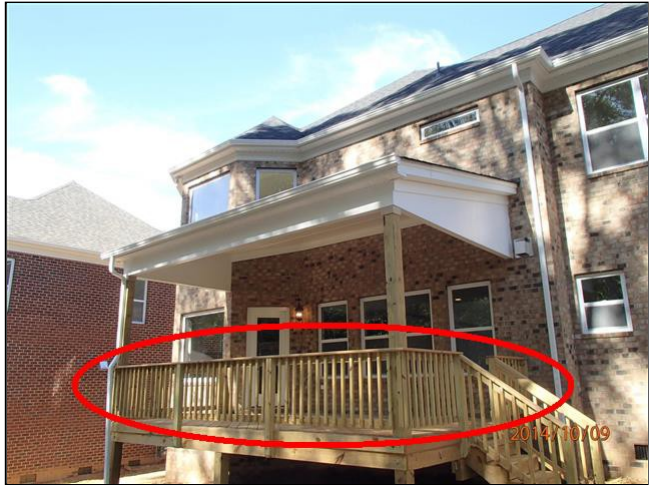
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Comments:

 3.6

1. The pickets on deck at the rear of home not properly nailed per 2006 deck code. Item 1(Picture) Item 2(Picture) Item 3(Picture) Pickets should be installed with 2 nails at top and bottom of each picket or one screw. (See Attachment) A fall or injury could occur if not corrected. A repair is needed.

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

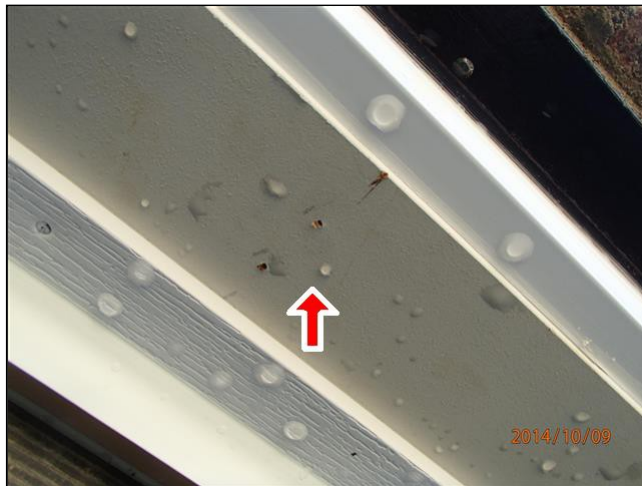


3.7 Trim all trees and shrubs to a minimum of 12 inches away from structure. This will help prevent premature deterioration of the building components.

 3.8

1. The garage door trim at the front of home not painted. Item 1(Picture) Item 2(Picture) Item 3(Picture)
This can allow deterioration to occur if not corrected This is a small repair.

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



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.



Complimentary Roof View

		IN	NI	NP	RR	FI	Styles & Materials
4.0	ROOF COVERINGS	•					Roof Covering: Architectural
4.1	ROOF DRAINAGE SYSTEMS				•		Roof Covering Type: Shingled
4.2	FLASHINGS	•					Viewed roof covering from: Ground Binoculars
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): N/A
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation		IN	NI	NP	RR	FI	Roof-Type: Hip Shed

Comments:

 4.1

1. The gutter at the front home is in contact with the brick siding. Item 1(Picture) Clearance of 1/2 to one inch is needed in case gutter overflows. Repairs are needed.

We recommend contacting a properly 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.

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.

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 Heater

		IN	NI	NP	RR	FI	Styles & Materials
5.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	•					Water Source: Public
5.1	WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•					Water Filters: None
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: 75 Gallon
							Manufacturer:

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STATE

Water Heater

Location:

Garage

Comments:

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



5.6

1. The exhaust fan is weak at the guest bathroom. Further investigation is recommended.

We recommend contacting a properly licensed 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.

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.

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.

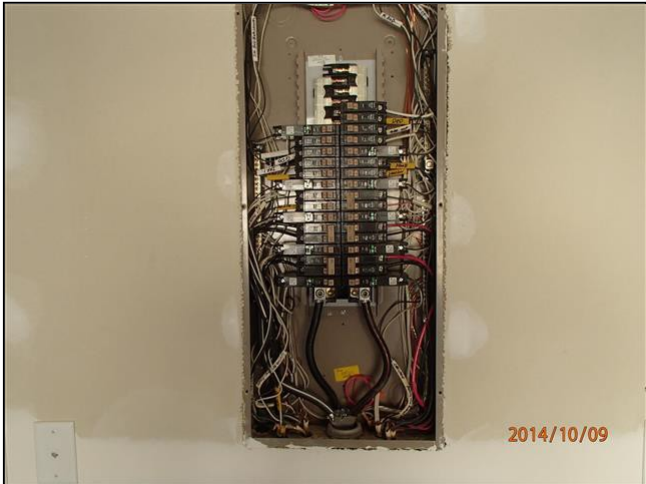
NOTE: Please refer to your real estate contract (paragraph 13) for options, terms or considerations of any discoveries noted in this report.

		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: 200 AMP
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
							Wiring Methods: Romex

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

Comments:

6.0 The main panel box is located at the garage.Item 1(Picture)



Electrical Panel With Cover off

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.

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.

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.

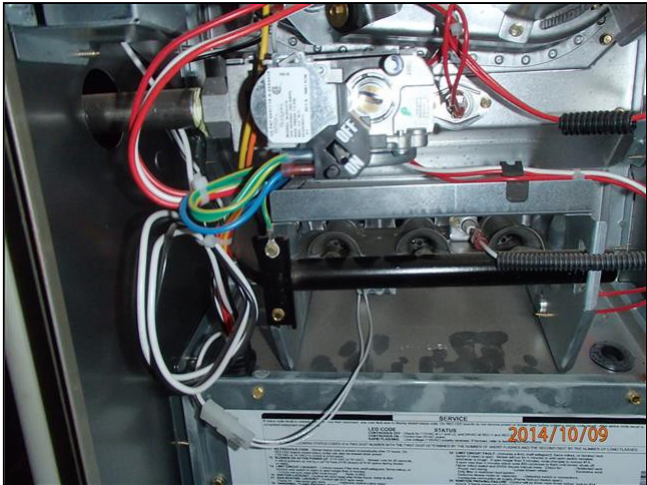
Note: The report should not be read as a prediction of the remaining life span of the Heating System. Typical life spans of equipment may range from 10-20 years, but there are many exceptions to this. We recommend that you purchase a home warranty or service contract to cover replacement or repair. Be 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 (attic)



Burner Chamber



Gas Furnace (Crawl Space)

		IN	NI	NP	RR	FI	Styles & Materials Heat Type: Forced Air Split System Energy Source: Natural gas Number of Heat
7.0	HEATING EQUIPMENT	•					
7.1	NORMAL OPERATING CONTROLS	•					
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation		IN	NI	NP	RR	FI	

		IN	NI	NP	RR	FI	Systems (excluding wood): Two Heat System Brand: CARRIER Ductwork: Insulated Filter Type: Disposable Filter Size: 20x25 Types of Fireplaces: Vented gas logs Operable Fireplaces: One
7.2	AUTOMATIC SAFETY CONTROLS	•					
7.3	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•					
7.4	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•			
7.5	GAS/LP FIRELOGS AND FIREPLACES	•					
7.6	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
7.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					
7.8	TEMPERATURE DIFFERENTIAL (Is the difference between the units intake air temperature and the output air temperature at the HVAC systems)	•					
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation		IN	NI	NP	RR	FI	

Comments:

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 unit (Outside)

		IN	NI	NP	RR	FI	Styles & Materials
8.0	COOLING AND AIR HANDLER EQUIPMENT				•		Number of AC Only
8.1	NORMAL OPERATING CONTROLS	•					Units: Two
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

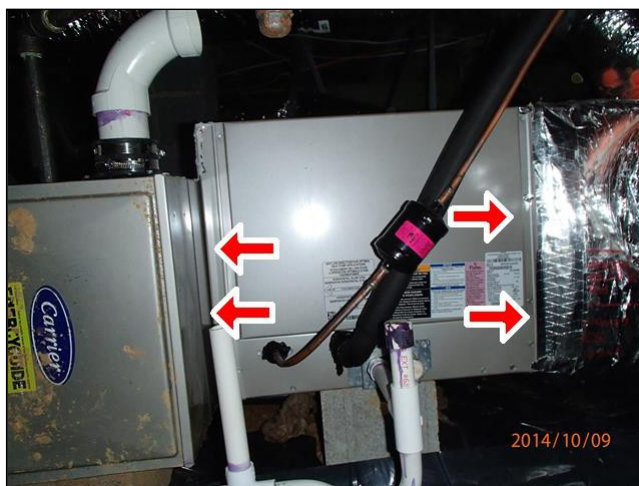
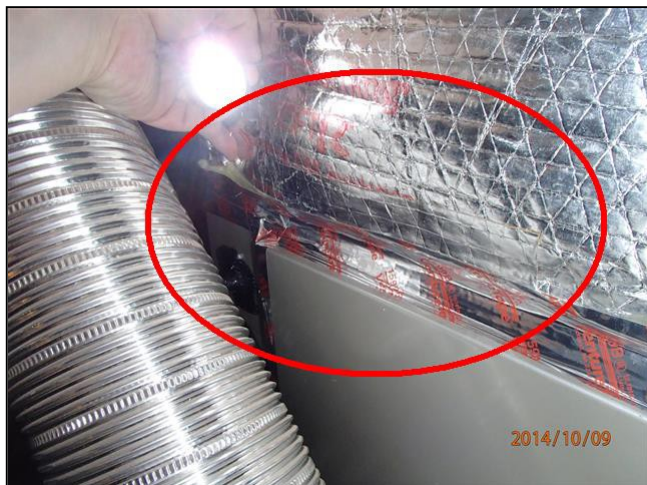
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Comments:

8.0

1. The both evaporator coils in the attic and crawl space have air leaks present where unit connects to air handler. Item 1(Picture) Item 2(Picture) Item 3(Picture) Repairs are needed to prevent condensation and energy loss. All seams should be taped with mastic and tape to prevent air leaks.

We recommend contacting a properly licensed HVAC contractor and make repairs 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 Tile Engineered T&G Hardwoods
9.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•					Interior Doors: Masonite Raised panel
9.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				•		
9.5	DOORS (REPRESENTATIVE NUMBER)	•					
9.6	WINDOWS (REPRESENTATIVE NUMBER)	•					Window Types: Thermal/Insulated Single-hung Tilt feature
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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INNI NPNP RR RR FI

Comments:

-  9.2
1. The Wood floor is weak and not supported from underneath at the kitchen/breakfast nook.Item 1(Picture) (SEE STRUCTURAL SECTION) Repairs are needed.

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



9.4

1. The granite is not supported to the kitchen island cabinetry. Item 1(Picture) Concerning the safety of extended overhangs in granite countertops, below you will find the recommendations of the Marble Institute of America:

"It is not recommended to project any unsupported stone past the base more than 6", for stone of 3/4" or less." 1 The common practice in the stone industry is up to 8" overhang.

2CM - 8" maximum overhang without support

3CM - 10" maximum overhang without support

4CM Laminated Edge - 8" maximum overhang without support

"Stone thicker than 3/4" can have a greater unsupported span." 1 The common practice in the stone industry is up to 10" overhang. Repairs are recommended.

We recommend contacting a licensed contractor 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.

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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	FOUNDATION VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•					Attic info: Pull Down stairs
10.1	FOUNDATION VENTILATION	•					Method used to observe attic: Walked
10.2	VENTILATION OF ATTIC	•					Attic Insulation: Blown Fiberglass R-30 or better
10.3	INSULATION IN ATTIC	•					Ventilation: Ridge vents Soffit Vents
10.4	ATTIC ACCESS	•					Exhaust Fans: Fan only
10.5	FLOOR & CRAWL SPACE INSULATION	•					Dryer Power Source: 220 Electric
10.6	WALLS INSULATION	•					Dryer Vent: Metal
10.7	VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)			•			Floor System Insulation: Faced Batts R-19

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Comments:

10.6 Walls are covered by finish materials, we could not determine/inspect the presence of insulation.

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: GENERAL ELECTRIC
11.1	RANGES/OVENS/COOKTOPS	•					Disposer Brand: GENERAL ELECTRIC
11.2	FOOD WASTE DISPOSER	•					Exhaust/Range hood: VENTED GENERAL ELECTRIC
11.3	RANGE HOOD	•					Range/Oven: GENERAL ELECTRIC
11.4	MICROWAVE COOKING EQUIPMENT	•					Built in Microwave: GENERAL ELECTRIC
11.5	TRASH COMPACTOR			•			Countertop: Granite 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	OFFICE VIEW	•				
12.3	KITCHEN VIEW	•				
12.4	BREAKFAST NOOK VIEW	•				
12.5	LIVING ROOM VIEW	•				
12.6	LAUNDRY ROOM VIEW	•				
12.7	GUEST BEDROOM & BATHROOM VIEWS	•				
12.8	BONUS ROOM VIEW	•				
12.9	MASTER BEDROOM VIEW	•				
12.10	MASTER BATHROOM VIEW	•				
12.11	GARAGE VIEW	•				
12.12	ATTIC VIEWS	•				

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IN NI NP RR FI

Comments:

12.0 Entry View



12.1 Dining Room View



12.2 Office View



12.3 Kitchen View



12.4 Breakfast Nook View



12.5 Living Room View



12.6 Laundry Room View



12.7 Guest Bedroom & Bathroom Views



12.8 Bonus Room View



12.9 Master Bedroom View



12.10 Master Bathroom View



12.11 Garage Views

