



Inspection Report

Prepared For:
Sample Pre-Drywall

Property Address:
Sample Rd
Sample City NC 22222



Front



Left Side



Right Side



Rear

AHI Residential & Commercial Inspections, Inc

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

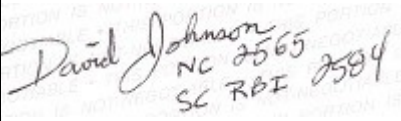
		
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Summary



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

Customer

Sample Pre-Drywall

Address

Sample Rd
Sample City NC 22222

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 appear to warrant 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, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Grade, Drainage, Elevation and Footings

General Summary

2.0 ELEVATION AND GRADE

Inspected

The elevation and grade in regards to the home's footprint appears to be adequate at this stage.

4. Foundation/Slab and Rough Framing

General Summary

4.1 SLAB SURFACE AND WORKMANSHIP

Unfinished or Unsatisfactory

1. Evidence suggest garage door placement has changed, the slab has been poured with foundation bolts. Item 1(Picture) Item 2(Picture) As a result there is now an obstruction present in the garage doorway. Repairs are needed.

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



4.1 Item 1(Picture)



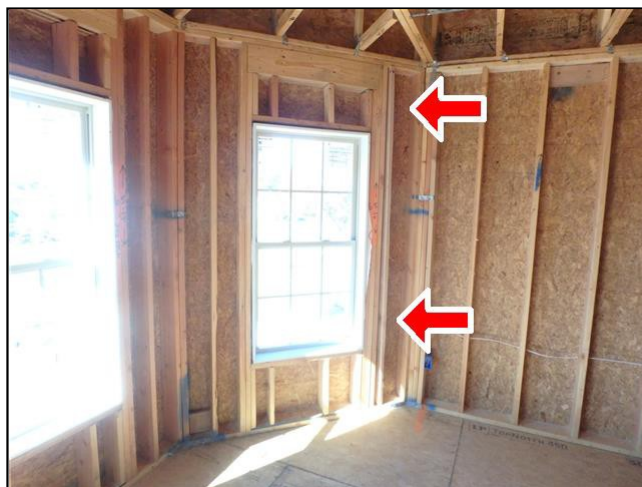
4.1 Item 2(Picture)

4.3 WALLS (Structural)

Unfinished or Unsatisfactory

1. One 2x6 exterior stud at the 2nd floor guest bedroom is not secured to structure to the right of window. Item 1(Picture) Repairs are needed.

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



4.3 Item 1(Picture)

4.4 FLOORS (Structural)

Unfinished or Unsatisfactory

1. The Steel "I" Beam end in the crawl space under the kitchen / living room rest between two piers sitting on top of another smaller steel "I" beam. Item 1(Picture) Item 2(Picture) There is no block pier directly under this load point. Engineered Floor system layout was not provided to us or used by us (this inspector) to determine if the layout of pier locations and installations are correct. Improper end bearing of the "I" beam could allow floor system movement and or failure to occur if the floor system. Further evaluation is needed.

2. The LVL beam for second floor at the kitchen not sitting on an interior bearing wall / or support. Item 3(Picture) Item 4(Picture) Engineered Floor system layout was not provided to us or used by us (this inspector) to determine if the layout locations and installations are correct. Improper end bearing of beams could allow movement or failure to occur if the floor system. Further evaluation is needed.
3. The Simpson Strong-tie hangers for "I" joists for living room "I" Joists are not nailed properly, as missing nails present. Item 5(Picture) Item 6(Picture) Item 7(Picture) See Video http://youtu.be/gIK_dgXUWQU per the manufacture incorrect installation can cause failure. "I" Joist should not be nailed they are required to have hangers. Repairs are needed. Repairs are needed.

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4.4 Item 1(Picture)



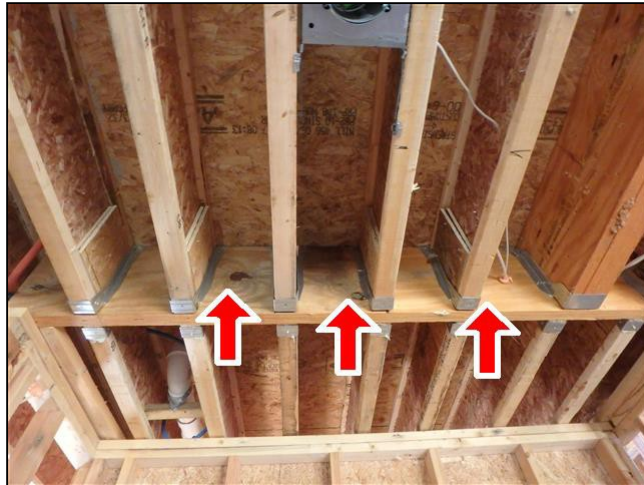
4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(Picture)



4.4 Item 6(Picture)



4.4 Item 7(Picture)

4.5 FRAMING

Unfinished or Unsatisfactory

1. The fire blocking is incomplete and or missing at stairs. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Stairways are another space that fire blocking is required. The main reason for fire blocking at stairways is to protect the strength of the stairway so it will remain strong as long as possible during a fire so people can get out of the basement or down from up stairs. Install wood blocking in the cells between studs along the side of the stair stringer. Repair are needed.
2. The top plate for 2x4 wall is damaged / missing between 1st floor front study/office and covered porch. Item 6(Picture) This is a load point for the front covered porch roof. Floor movement could occur in not addressed. Repairs are needed.
3. Visible daylight present in numerous areas due to lack of sealant / spray foam.Item 7(Picture) Item 8(Picture) Item 9(Picture) This should be addressed prior to installing installation. Current conditions will allow air infiltration to occur. Repairs are needed.

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



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4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)



4.5 Item 5(Picture)



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4.5 Item 7(Picture)



4.5 Item 8(Picture)



4.5 Item 9(Picture)

4.6 COLUMNS OR PIERS

Unfinished or Unsatisfactory

1. One steel column at the garage is not properly bolted to the slab in garage between dinning room and garage, as bolt and nut is missing. Item 1(Picture) Repairs are needed.

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4.6 Item 1(Picture)

4.8 DOOR FRAMING

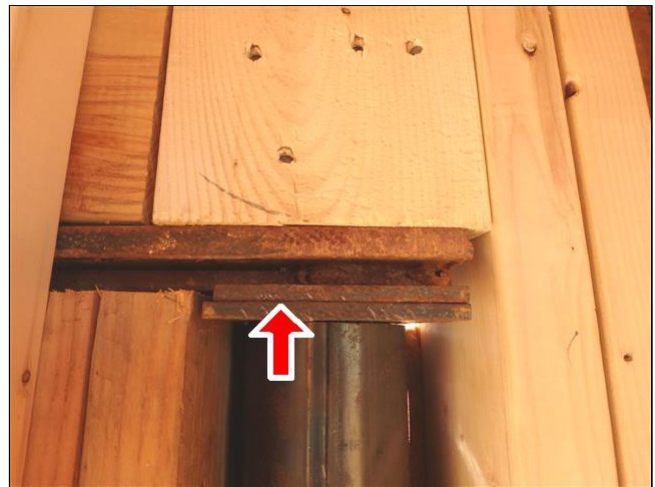
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1. The steel posts for steel header at garage door opening doesn't appear to be welded. Item 1(Picture) Item 2(Picture) This could allow movement to occur once a load is applied by the brick. Further investigation and repairs are needed.
2. The 2x6 framing above garage door has been installed undersized, shims have been added to try and correct framing detail. Item 3(Picture) This is not best practice. Repairs are recommended.

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



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4.8 Item 2(Picture)



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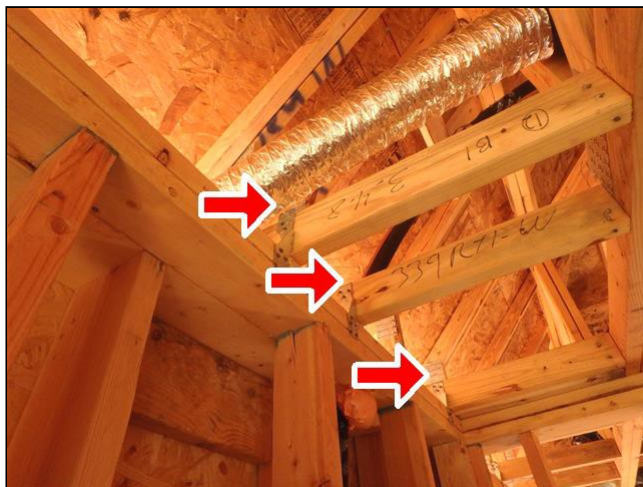
4.10 ROOF STRUCTURE AND ATTIC

Unfinished or Unsatisfactory

(1)

1. Several hurricane clips at second floor right side master bathroom for the roof trusses has missing nails that secure the truss to the exterior wall. Item 1(Picture) These clips secure the roof framing to the structure to resist uplift from high winds. Hurricane clips are required for roof truss systems. Repairs are needed.
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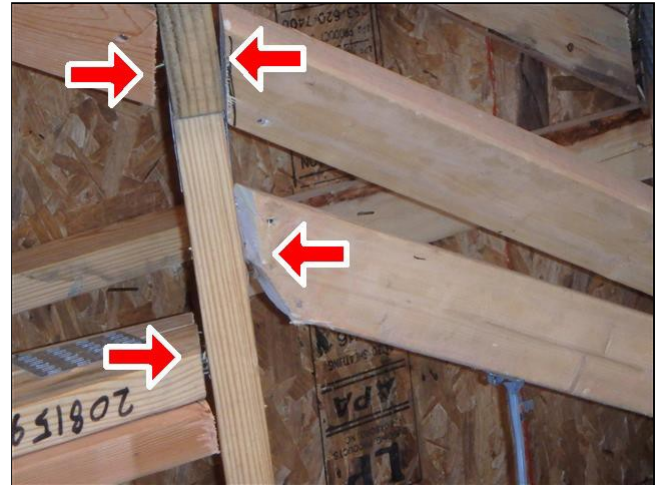
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4.10 Item 3(Picture)



4.10 Item 4(Picture)

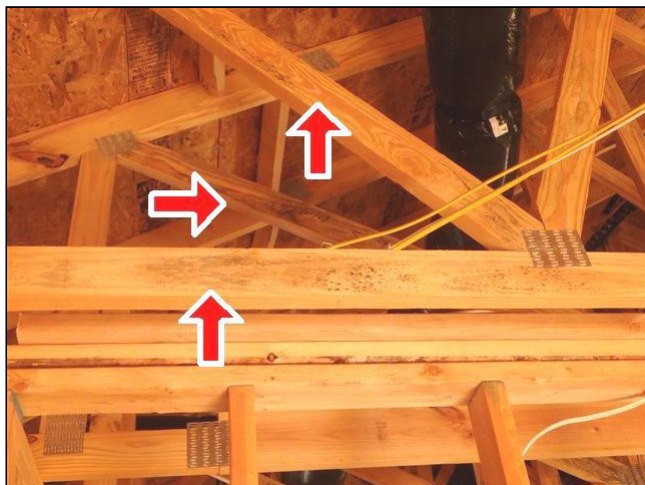


4.10 Item 5(Picture)

(2)

1. Discoloration and some type of light growth of a Simple Mold (Microbial) is present on attic trusses. Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture) 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. Further investigation is needed.

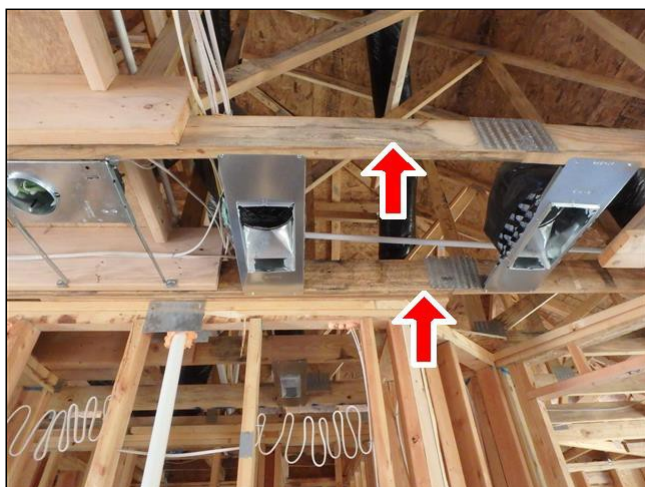
We recommend you contact a properly licensed expert for testing, investigation and or correction as deemed appropriate.



4.10 Item 6(Picture)



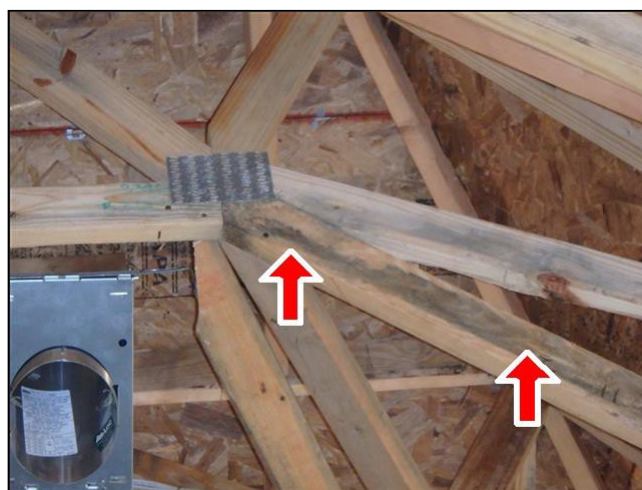
4.10 Item 7(Picture)



4.10 Item 8(Picture)



4.10 Item 9(Picture)



4.10 Item 10(Picture)

4.12 WOOD DETERIORATION

Unfinished or Unsatisfactory

1. Wood debris is in contact with the crawl space dirt floor in numerous areas throughout the crawl space. Item 1(Picture) Item 2(Picture) This can attract wood destroying organism. Removal is needed.

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



4.12 Item 1(Picture)



4.12 Item 2(Picture)

6. Exterior

General Summary

6.0 EXTERIOR SHEATHING

Unfinished or Unsatisfactory

1. The House wrap is not installed per manufactures recommendation at the front, sides and rear of home as damage is present. As exposed osb sheathing and damage areas are present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) It is recommended that all house wrap issues be addressed prior to the installation of the siding. (See Web-link below for more information) Repairs are needed prior to the installation of siding.
2. The exterior sheathing below master bedroom windows is damaged. Item 4(Picture) Item 5(Picture) Improper installation of plywood and flashing could allow water intrusion to occur. Repairs are needed.

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

<http://www.greenbuildingadvisor.com/blogs/dept/guest-blogs/housewrap-tape-problems>



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)



6.0 Item 4(Picture)



6.0 Item 5(Picture)

6.2 WINDOWS

Unfinished or Unsatisfactory

- Four windows were not installed at time of pre-drywall inspection. Item 1(Picture) Damage to the exterior sheathing present. Please insure windows are properly flashed and installed. Improperly installed windows will allow water intrusion to occur. Repairs are needed.

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



6.2 Item 1(Picture)

7. Plumbing System

General Summary

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Unfinished or Unsatisfactory

1. The pex supply lines for 2nd floor front guest bathroom shower improperly supported. Item 1(Picture) This can cause undue stress on supply line. Repairs are needed.

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



7.1 Item 1(Picture)

8. Interiors

General Summary

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Unfinished or Unsatisfactory

1. The stair stringer at the curved foyer stairs improperly cut. Item 1(Picture) As a result gaps are present. Repairs are recommended.

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



8.3 Item 1(Picture)

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: 11/17/2017	Time: 09:10 AM	Report ID: 000001
Property: Sample Rd Sample City NC 22222	Customer: Sample Pre-Drywall	Real Estate Professional: Pramod Hole English Realty Limited

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 items listed in the report as "Not Inspected" or "Unfinished or Unsatisfactory" suggests to you to obtain a second opinion and or consult with your builder . All costs associated with further inspection fees in getting a second opinion, and any 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 constructed or installed properly.

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.

Unfinished or Unsatisfactory (UN) = The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it wasn't constructed or installed in a standard workmanlike practice.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Style of Home:

TWO STORY, Contemporary

Type of building:

Single Family (2 story)

Age Of Home:

New Construction

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Phase One Guideline

Phase One inspection comments depend upon when the inspector first arrived and where the progress was at that time.

1.0	DESCRIBE THE METHODS USED IN THIS INSPECTION
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Comments:

1.0 This inspection was performed visually. We did not inspect using a tape measure to determine where walls, floors or stairs are to be located.

This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

2. Grade, Drainage, Elevation and Footings

		IN	NI	UN
2.0	ELEVATION AND GRADE	•		
2.1	GRADE DRAINAGE	•		
2.2	FOOTINGS PREP		•	
2.3	SLAB PREP		•	
		IN	NI	UN

IN= Inspected, NI= Not Inspected, UN= Unfinished or Unsatisfactory

Comments:

 **2.0** The elevation and grade in regards to the home's footprint appears to be adequate at this stage.

2.2 Footings already poured

2.3 Slab already poured

3. Phase Three Guideline Pre-Drywall Inspection

Phase Two of the inspection includes a re-inspection of Phase One. Please review the entire report.

3.0	DESCRIBE THE STAGE OF COMPLETION
3.1	DESCRIBE THE METHODS USED IN THIS INSPECTION
3.2	WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION

Comments:

3.0 The home is in the pre-drywall phase of completion. The home has been roughed in with a plywood and exterior walls (underlayment) including a housewrap. The mechanical systems are in the roughed in phase. This is a "pre-drywall" inspection only and is intended to identify issues that may need correction before sheetrock is installed. All code references noted herein refer to the International Residential Code (IRC) 2012 Edition. Application of the code may vary somewhat based on the jurisdiction in which the house is built. The framed construction and mechanical "rough-ins" of the house were substantially complete. The interior insulation has not yet been installed. On the exterior, the roofing, windows, and doors have also been substantially completed. **The materials and workmanship, where visible, are average.**

Several repairs are recommended which should be performed by the framing contractor, qualified licensed contactor.

3.1 This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of this inspection. No destructive testing or dismantling of building components is performed.

3.2 Blue prints were not used by me to determine if the footers or layout locations are correct. We did not refer to any specifications as this is not my intended purpose for inspecting the home.

This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

4. Foundation/Slab and Rough Framing

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



Complimentary Crawl Space Views



Complimentary Crawl Space Views



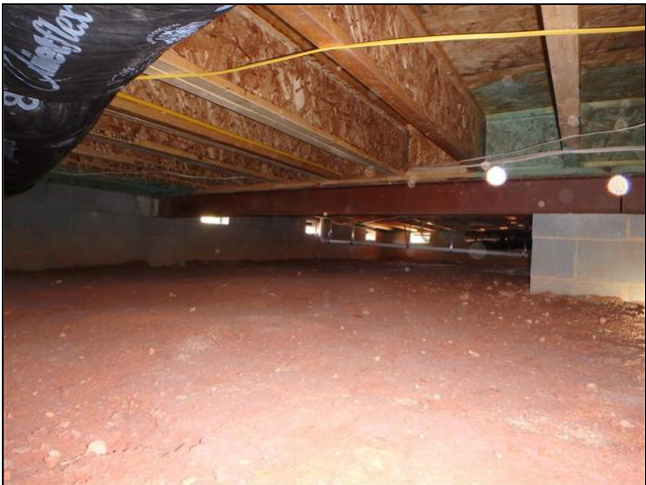
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Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views

Styles & Materials

Foundation: Masonry block Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: Slab Engineered floor "I"joists OSB SUBFLOORING
Wall Structure: 2 X 4 Wood 2 X 6 Wood	Columns or Piers: Masonry block Supporting walls	Ceiling Structure: 2X4 2X6
Roof Structure: Engineered wood trusses OSB Sheathing	Roof-Type: Hip Shed	Method used to observe attic: Inaccessible
Attic info: Pull Down stairs		

		IN	NI	NP	UN	FI
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES AND DRAINAGE	•				
4.1	SLAB SURFACE AND WORKMANSHIP				•	
4.2	WATER PROOFING OF FOUNDATION WALLS BELOW GRADE	•				
4.3	WALLS (Structural)				•	
4.4	FLOORS (Structural)				•	
4.5	FRAMING				•	
4.6	COLUMNS OR PIERS				•	
4.7	WINDOW FRAMING	•				
4.8	DOOR FRAMING				•	
4.9	CEILINGS (structural)	•				
4.10	ROOF STRUCTURE AND ATTIC				•	
4.11	FIRE SEPARATION BETWEEN FLOORS	•				
4.12	WOOD DETERIORATION				•	
		IN	NI	NP	UN	FI

IN= Inspected, NI= Not Inspected, NP= Not Present, UN= Unfinished or Unsatisfactory, FI= Further investigation

Comments:

- 4.1**
- Evidence suggest garage door placement has changed, the slab has been poured with foundation bolts. Item 1(Picture) Item 2(Picture) As a result there is now an obstruction present in the garage doorway. Repairs are needed.

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



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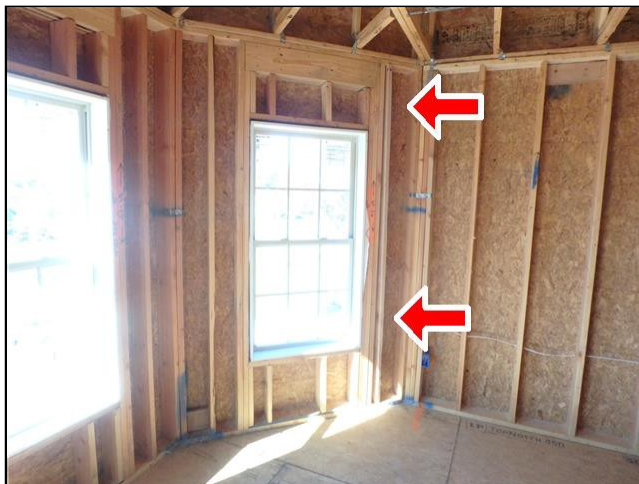


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4.4 Item 3(Picture)



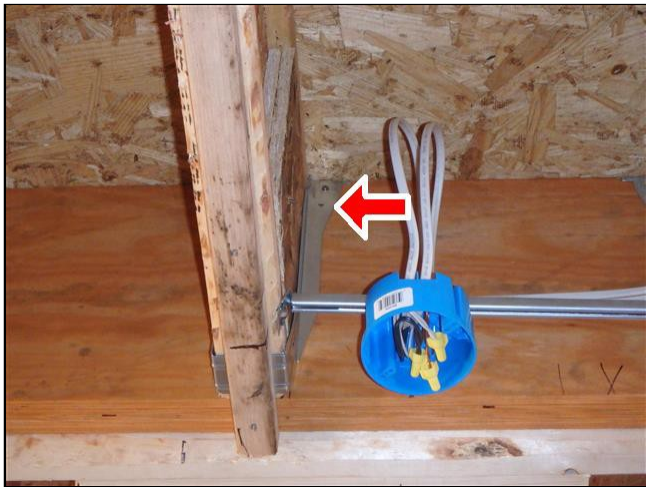
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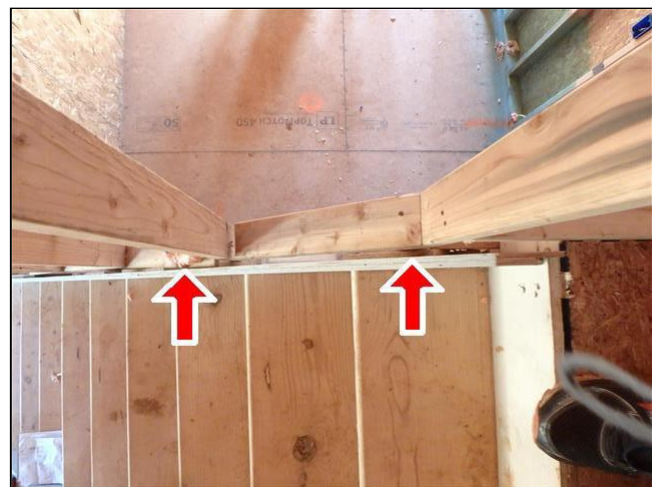
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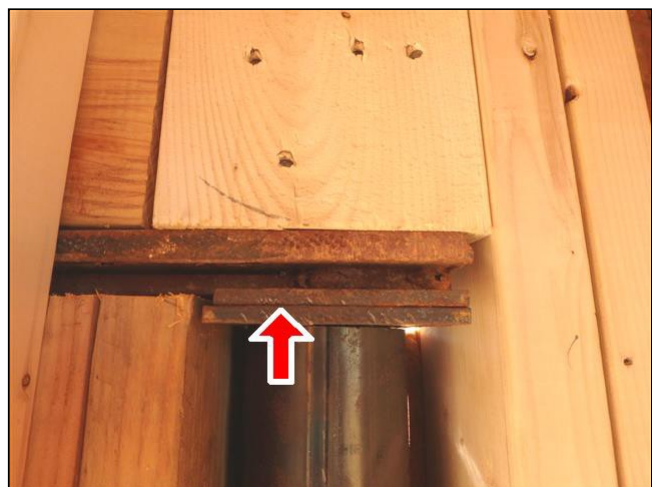
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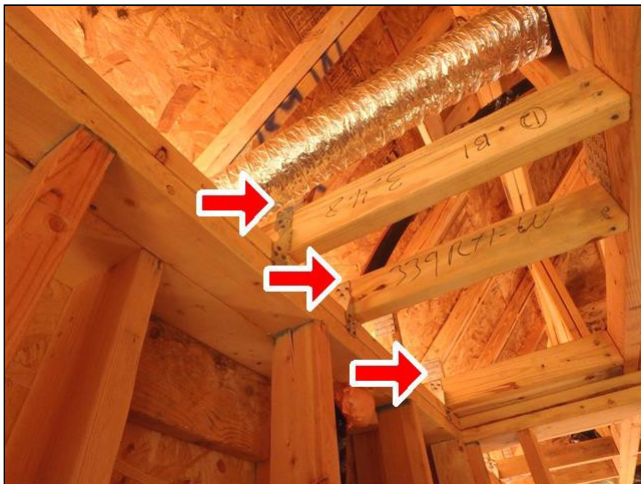


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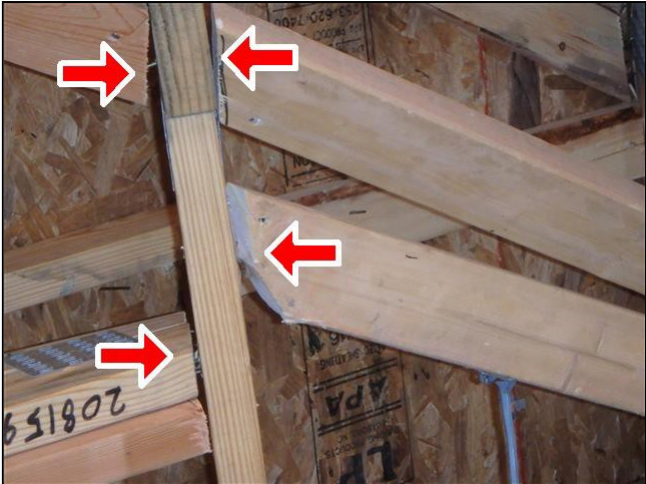
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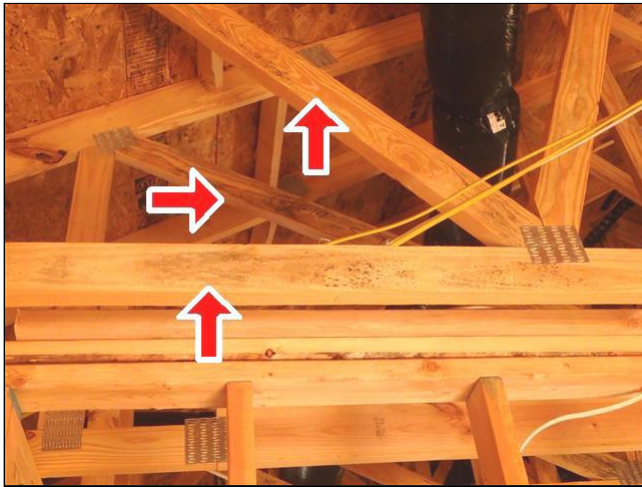


4.10 Item 5(Picture)

4.10 (2)

1. Discoloration and some type of light growth of a Simple Mold (Microbial) is present on attic trusses. Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture)
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. Further investigation is needed.

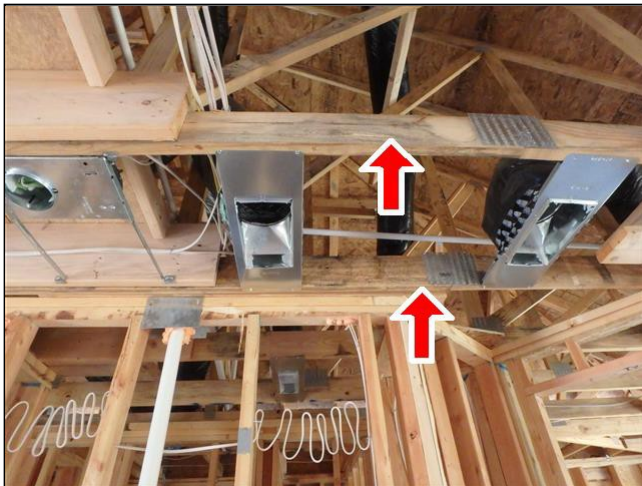
We recommend you contact a properly licensed expert for testing, investigation and or correction as deemed appropriate.



4.10 Item 6(Picture)



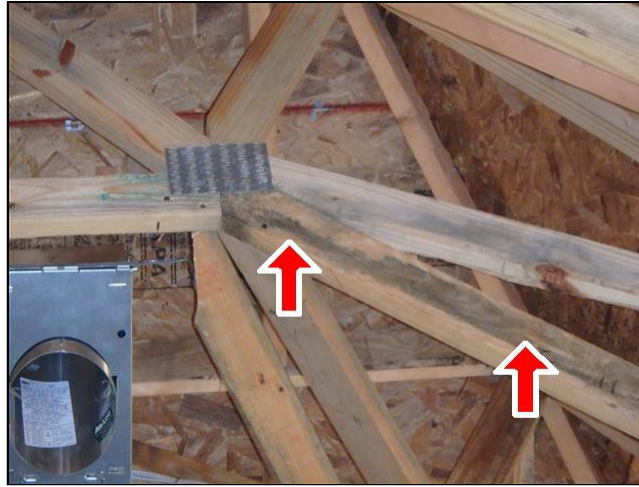
4.10 Item 7(Picture)



4.10 Item 8(Picture)



4.10 Item 9(Picture)



4.10 Item 10(Picture)

4.12

1. Wood debris is in contact with the crawl space dirt floor in numerous areas throughout the crawl space. Item 1(Picture) Item 2(Picture) This can attract wood destroying organism. Removal is needed.

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



4.12 Item 1(Picture)



4.12 Item 2(Picture)

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

5. Roofing



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

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Architectural	Ground	None
Asphalt/Fiberglass	Binoculars	

Chimney (exterior):
N/A

		IN	NI	NP	UN
5.0	ROOF COVERINGS		•		
5.1	FLASHINGS		•		
5.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS		•		
5.3	ROOFING DRAINAGE SYSTEMS			•	
		IN	NI	NP	UN

IN= Inspected, NI= Not Inspected, NP= Not Present, UN= Unfinished or Unsatisfactory

Comments:

5.0 Roof inspection occurs at final inspection

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

6. Exterior



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

Styles & Materials

Siding Material:

Not Installed

Appurtenance:

Covered porch

Driveway:

Not poured Yet

		IN	NI	UN
6.0	EXTERIOR SHEATHING			•
6.1	DOORS (Exterior)	•		
6.2	WINDOWS			•
6.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS		•	
6.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)		•	
6.5	EAVES, SOFFITS AND FASCIAS		•	
		IN	NI	UN

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Comments:

6.0

1. The House wrap is not installed per manufactures recommendation at the front, sides and rear of home as damage is present. As exposed osb sheathing and damage areas are present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) It is recommended that all house wrap issues be addressed prior to the installation of the siding. (See Web-link below for more information) Repairs are needed prior to the installation of siding.
2. The exterior sheathing below master bedroom windows is damaged. Item 4(Picture) Item 5(Picture) Improper installation of plywood and flashing could allow water intrusion to occur. Repairs are needed.

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

<http://www.greenbuildingadvisor.com/blogs/dept/guest-blogs/housewrap-tape-problems>



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)



6.0 Item 4(Picture)



6.0 Item 5(Picture)

6.2

1. Four windows were not installed at time of pre-drywall inspection. Item 1(Picture) Damage to the exterior sheathing present. Please insure windows are properly flashed and installed. Improperly installed windows will allow water intrusion to occur. Repairs are needed.

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



6.2 Item 1(Picture)

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

7. Plumbing System



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

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Pex
Plumbing Water Distribution (inside home): PEX	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC

		IN	NI	UN
7.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•		
7.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES			•
7.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS		•	
7.3	MAIN WATER SHUT-OFF DEVICE (Describe location)		•	
7.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		•	
7.5	MAIN FUEL SHUT OFF (Describe Location)		•	
		IN	NI	UN

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Comments:

7.1

1. The pex supply lines for 2nd floor front guest bathroom shower improperly supported. Item 1(Picture) This can cause undue stress on supply line. Repairs are needed.

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



7.1 Item 1(Picture)

7.2 Not Present

7.3 Not installed. Location plumbed for garage

7.5 Not Installed.

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.

8. Interiors



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

		IN	NI	UN
8.0	CEILINGS		•	
8.1	WALLS		•	
8.2	FLOORS		•	
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			•
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS		•	
8.5	DOORS (REPRESENTATIVE NUMBER)		•	
8.6	WINDOWS (REPRESENTATIVE NUMBER)		•	
		IN	NI	UN

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Comments:

8.0 Not installed

8.1 Not Installed

8.2 Not Installed

8.3

1. The stair stringer at the curved foyer stairs improperly cut.Item 1(Picture) As a result gaps are present. Repairs are recommended.

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



8.3 Item 1(Picture)

8.4 Not Installed

8.5 Not Installed

8.6 Not Inspected. Inspected at final inspection.

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

9. Electrical System



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

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum

Panel capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	UN
9.0	SERVICE ENTRANCE CONDUCTORS		•	
9.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		•	
9.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		•	
9.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•	
9.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE		•	
9.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)		•	
9.6	LOCATION OF MAIN AND DISTRIBUTION PANELS		•	
9.7	SMOKE DETECTORS		•	
		IN	NI	UN

IN= Inspected, NI= Not Inspected, UN= Unfinished or Unsatisfactory

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

10. Heating / Central Air Conditioning



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

Styles & Materials

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

Vented gas logs
Insert

Cooling Equipment Type:

Not Installed

		IN	NI	UN
10.0	HEATING EQUIPMENT		•	
10.1	NORMAL OPERATING CONTROLS		•	
10.2	AUTOMATIC SAFETY CONTROLS		•	
10.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•		
10.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•		
10.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•		
10.6	GAS/LP FIRELOGS AND FIREPLACES	•		
10.7	COOLING AND AIR HANDLER EQUIPMENT		•	
10.8	NORMAL OPERATING CONTROLS		•	
10.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM		•	
		IN	NI	UN

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

11. Insulation and Ventilation



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

Styles & Materials

Attic Insulation:

None

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only
Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

		IN	NI	UN
11.0	INSULATION EXTERIOR WALLS			•
11.1	VENTILATION OF ATTIC AND FOUNDATION AREAS			•
11.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•		
		IN	NI	UN

IN= Inspected, NI= Not Inspected, UN= Unfinished or Unsatisfactory

Comments:

11.0 Not Installed. Typically not installed prior to pre-drywall inspection.

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

12. COMPLIMENTARY PHOTO VIEWS

		IN	NI	UN
12.0	ENTRY VIEW	•		
12.1	KITCHEN VIEW	•		
12.2	STUDY VIEW	•		
12.3	DINNING ROOM VIEW	•		
12.4	LIVING ROOM VIEW	•		
12.5	1ST FLOOR GUEST BEDROOM	•		
12.6	1ST FLOOR GUEST BATHROOM	•		
12.7	GUEST BEDROOM VIEWS	•		
12.8	GUEST BATHROOM VIEWS	•		
12.9	LAUNDRY ROOM VIEW	•		
12.10	MASTER BEDROOM VIEW	•		
12.11	MASTER BATHROOM VIEWS	•		
12.12	GARAGE	•		
		IN	NI	UN

IN= Inspected, NI= Not Inspected, UN= Unfinished or Unsatisfactory

Comments:

12.0 Entry View



12.0 Item 1(Picture)

12.1 Kitchen View



12.1 Item 1(Picture)

12.2 Study View



12.2 Item 1(Picture)



12.2 Item 2(Picture)



12.2 Item 3(Picture)



12.2 Item 4(Picture)

12.3 Dinning Room View



12.3 Item 1(Picture)

12.4 Living Room View



12.4 Item 1(Picture)

12.5 FIRST FLOOR GUEST BEDROOM



12.5 Item 1(Picture)

12.6 1ST FLOOR GUEST BATHROOM



12.6 Item 1(Picture)

12.7 Guest Bedroom Views



12.7 Item 1(Picture)



12.7 Item 2(Picture)



12.7 Item 3(Picture)

12.8 Guest Bathroom Views



12.8 Item 1(Picture)



12.8 Item 2(Picture)



12.8 Item 3(Picture)

12.9 Laundry Room View



12.9 Item 1(Picture)

12.10 Master Bedroom View



12.10 Item 1(Picture)

12.11 Master Bathroom View



12.11 Item 1(Picture)

12.12 Garage View



12.12 Item 1(Picture)



12.12 Item 2(Picture)



DATE: 04/27/2014

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