



INSPECTION REPORT
Sample
NC

INSPECTED BY
Hunter Griggs
AHI Residential &
Commercial
Inspections
NC 5086 SC 49764

INSPECTION DATE
2/1/2026
09:30 AM



Hunter Griggs

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NC# - 5086
SC# - 49764





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Date: 2/1/2026	Time: 09:30 AM	Report ID: SampleSample
Property: Sample NC	Customer: Sample Sample	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.

The report was prepared for the exclusive rights and use of the client name above. This report remains the property of the inspector or inspection company and can not be transferred or sold. Acceptance and or use of the home inspection report binds the client to the terms of the home inspection contract.

Style of Home:

Ranch

Age Of Home:

Over 10 Years

Client Is Present:

No

Radon Measurement:

No

Mold / Fungal Testing:

No

Wood Destroying Insect Report:

YES

GENERAL SUMMARY

AHI Residential & Commercial Inspections

109 Little Kennerly Dr, Mooresville, NC 28115 (866)–356–2363

Customer

Sample Sample

Address

Sample

NC

"The North Carolina Home Inspection Licensure Board requires a summary which includes only items which " do not function as intended or adversely affects the habitability of the dwelling; or appears to warrant further investigation by a specialist or requires subsequent observation". The law stipulates that the summary shall not contain recommendations to upgrade or enhance the function, efficiency or safety of the home. The following statement is required: " **THIS SUMMARY IS NOT THE ENTIRE REPORT.** The full report may include additional information of interest or concern to you. 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. **"It is recommended that the client read the complete report."** The summary includes only items, which in the inspector's opinion meet the state's requirements. The Inspector and AHI Inspections are not responsible for the items which in the opinion of any interested party were either included in the summary, but should not be omitted; or should have been included in the summary, but were omitted. Please call our office at (866)–356–2363 with any concerns after review. Any questionable issues should be discussed with the inspector and/or inspection company before closing.

Note#1: While listings in the SUMMARY may serve as a guide to help prioritize needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialist and/or professional contractors. We highly recommend that a repair review / re-inspection be performed of any repairs to subject property after the inspections to protect the client before closing.

Note #2: Not all areas of concerns were photographed. Client should consider photo's as a continuation, enhancement of report. Client is advised to read the entire inspection report and any other reports performed/provided before closing. Any repairs made from this report should be considered a starting point and the entire element of concern should be evaluated/corrected by a qualified licensed professional contractor for any possible concealed, hidden, or items not reported/mentioned within this inspection report.

Note# 3 Directions are normally as though you are facing the structure from front at street.

2. EXTERIOR

SIDEWALKS, STOOPS, AND STEPS

REPAIR OR REPLACE

1. (1)
 1. The brick steps at the front of the home have a significant riser difference between the top step and the second step. This is a safety hazard as it can allow a fall or injury to occur. Repairs are needed.

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



Item 1 – Item 1(Picture)

2. (2)

1. The handrails on the steps at the front of home are missing, steps that have 4 or more risers should have handrails.. A fall or injury could occur if not corrected. Repairs are needed.

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



Item 2 – Item 1(Picture)

4. STRUCTURAL COMPONENTS

BEAMS, JOISTS, FLOORS, & WALLS (STRUCTURAL)

REPAIR OR REPLACE

3. (1)

1. One of the center supports at the left side of the crawlspace has been cut by a tradesmen to make room for plumbing. Center support should be free of damage or modifications to prevent sagging or cracking. Further evaluations and repairs are needed.

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



Item 3 - Item 1(Picture)



Item 3 - Item 2(Picture)

4. (2)

1. The joist hangers overhead at the crawlspace entrance are not correctly installed. All round holes on hangers should be filled to ensure proper support. Further evaluations and repairs are needed.

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



Item 4 - Item 1(Picture)



Item 4 - Item 2(Picture)



Item 4 - Item 3(Picture)

WOOD DETERIORATION

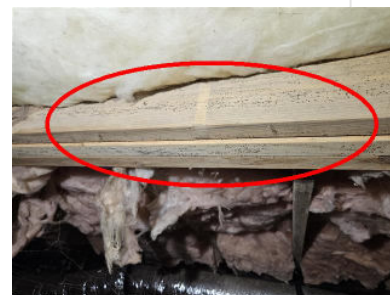
REPAIR OR REPLACE

5. 1. Discoloration and some type of microbial growth is present on the structure in several areas throughout the crawl space/foundation. This type of substance commonly results in the building components becoming weakened and or compromised. Evidence suggests that this condition is from past and or present elevated moisture and humidity conditions. We did not inspect, test or determine if this type of substance is or is not a health hazard.

We recommend contacting a properly licensed water and humidity proofing/control contractor as well a certified mold testing and remediation company regarding these conditions. Repairs deemed appropriate by these specialist should be completed prior to closing.



Item 5 - Item 1(Picture)



Item 5 - Item 2(Picture)

5. PLUMBING SYSTEM

SINKS, FIXTURES, AND TOILETS

📋 REPAIR OR REPLACE

6. (1)
1. The utility sink is loose and not secured at the washer/dryer room. This can allow undue stress to occur on supply lines allowing leaks to occur. Repairs are needed.
We recommend contacting a qualified licensed plumber regarding these conditions and have repairs made as deemed appropriate..



Item 6 – Item 1(Picture)

7. (2)
1. The cold control knob leaks at the master bathroom when on. This is not considered up to today's standard and may allow water to pond onto the floor. Repairs are needed.
We recommend contacting a qualified licensed plumber regarding these conditions and have repairs made as deemed appropriate..



Item 7 – Item 1(Picture)

SHOWER/TUB TILE WALLS

📋 REPAIR OR REPLACE

- 8.
1. The hall bathroom fiberglass tub has chips and damage present. Damaged fiberglass tubs have been known to leak. This can cause water damage to the home. Further investigation and repairs are needed.

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



Item 8 - Item 1(Picture)

VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

REPAIR OR REPLACE

9. (1)

1. The exhaust fan hood is damaged at the rear exterior of home. This may allow insects or critters to enter home. Repairs are needed.

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

Item 9 - Item 1(Picture)
Right

10. (2)

1. The dryer vent piping is clogged. Vent pipes should be cleaned regularly to prevent fire hazards.. Repairs are needed.

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



Item 10 - Item 1(Picture)

10. INSULATION AND VENTILATION

FOUNDATION VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

REPAIR OR REPLACE

11. 1. The vapor barrier / diffusion retarder on the crawlspace ground is deteriorated in areas. Visible signs of current elevated moisture levels in the crawl space floor system was present at time of inspection. Moisture barriers keep under ground moisture from entering the crawl space area. This condition is conducive to high moisture content in wood structures, which in turn is conducive to wood destroying insects / mold growth / fungi growth and other potential concerns. We recommend a 6 mil thick plastic be properly spread throughout to cover 100 percent of the crawl space dirt floor.

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



Item 11 – Item 1(Picture)



Item 11 – Item 2(Picture)



Item 11 – Item 3(Picture)



Item 11 – Item 4(Picture)



Item 11 – Item 5(Picture)



Item 11 – Item 6(Picture)

ATTIC ACCESS

REPAIR OR REPLACE

12. 1. The pull down stairs has a damage panel and stairs. These steps move heavily when used, this is a safety concern. Repairs are needed.

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



Item 12 – Item 1(Picture)



Item 12 – Item 2(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 Hunter Griggs

✓ RESULTS AT A GLANCE

94

✓ ITEMS INSPECTED
Total number in report.

12

✓ SUMMARY COMMENTS
Total number in report.

137

✓ PHOTOS
Total number in report.

🏠 1. PROPERTY OVERVIEW

DESCRIPTION

Thank you for choosing AHI Residential & Commercial Inspections, Inc 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.

STYLES & MATERIALS: PROPERTY OVERVIEW

Weather:

Clear

Temperature:

Below 60

Rain in last 3 days:

Yes

ITEMS: PROPERTY OVERVIEW

1.0 SUBJECT PROPERTY PROSPECTIVE

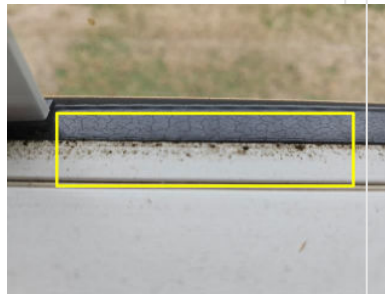
INSPECTED

1. Discoloration and some type of Mold (Microbial) growth is present in the structure at the windows. Evidence suggests 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 recommended.

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



1.0 Item 1(Picture)
Living Room



1.0 Item 2(Picture)
Living Room



1.0 Item 3(Picture)
Master Bedroom

1.1 INSPECTION LIMITATIONS

REPAIR OR REPLACE

The home inspection was limited, one or more areas were not accessible due to the following conditions:

1. Furniture, storage and or personal items in the garage and throughout the house. (See Section 9 overview photo's) As a result the areas were not inspected. Hidden damage may be present. Further investigation is needed.

We recommend having all personal items removed and these areas inspected for damage prior to closing.

All comments and statements are the intellectual property of AHI Residential and Commercial Inspections, inc. Copying these statements by another home inspection company without written authorization can be prosecuted to the fullest extent of the law.

2. EXTERIOR

DESCRIPTION

AHI Residential & Commercial Inspections, Inc conducts 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.



Left View



Rear View



Right View

STYLES & MATERIALS: EXTERIOR

Siding Style:

Lap
Brick

Siding Material:

Vinyl
Brick veneer

Exterior Entry Doors:

Steel
Fiberglass
Insulated glass

Driveway:

Concrete

Appurtenance:

Deck with steps
Covered porch

ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

REPAIR OR REPLACE

(1)

1. The composite trim at the front of home at the garage is loose and deteriorated. This can allow for pest and/or moisture intrusion to occur if not corrected.. Repairs are recommended.

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



(2)

1. The metal trim at the right side (facing front) is missing/overcut. This can allow for moisture intrusion to occur if not corrected.. Repairs are recommended.

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



2.1 EAVES, SOFFITS AND FASCIAS

☑ REPAIR OR REPLACE

1. The trim and fascia at the exterior in areas is weathered and damaged. Further deterioration will occur if not repaired. Repairs are recommended.

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

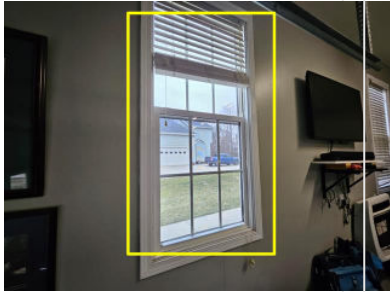


2.2 WINDOWS (REPRESENTATIVE NUMBER)

☑ REPAIR OR REPLACE

1. Several window(s) has/have failed/compromised thermal seals/fogged window panes. This is indicated by visible moisture, discoloration, calcium deposits and or crystallization visible between the glass window panes. A certified window technician should recheck all windows throughout the dwelling. Due to weather conditions many times compromised/failed windows can not be identified at the time of inspection.

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



2.2 Item 1(Picture)
Garage



2.2 Item 2(Picture)
Dining Room



2.2 Item 3(Picture)
Front Right Bedroom



2.2 Item 4(Picture)
Rear Right Bedroom



2.2 Item 5(Picture)
Master Bedroom

2.3 DOORS (ALL ENTRYWAY)

☑ REPAIR OR REPLACE

(1)

1. The access door to the crawlspace is deteriorated and beginning to peel paint. The latch does not appear to latch correctly, a block of wood has been added instead. Repairs are recommended.

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



2.3 Item 1(Picture)

(2)

1. The rear entry door has damaged weather stripping. This can cause some heat loss in winter and

loss of cool air in summer if not corrected. Repairs are recommended.

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



2.3 Item 2(Picture)

2.4 SIDEWALKS, STOOPS, AND STEPS

REPAIR OR REPLACE

(1)

1. The brick steps at the front of the home have a significant riser difference between the top step and the second step. This is a safety hazard as it can allow a fall or injury to occur. Repairs are needed.

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



2.4 Item 1(Picture)

(2)

1. The handrails on the steps at the front of home are missing, steps that have 4 or more risers should have handrails.. A fall or injury could occur if not corrected. Repairs are needed.

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



2.4 Item 2(Picture)

(3)

1. The handrails on steps at the garage loose at the base of the railing. A fall or injury could occur if not corrected. Repairs are recommended.

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



2.4 Item 3(Picture)

2.5 DRIVEWAYS

☑ REPAIR OR REPLACE

1. The concrete drive at the front of home deteriorated in areas and beginning to crack. Further deterioration can occur if not repaired. Further evaluations and repairs are recommended.

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



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

2.6 DECKS,PORCHES, PATIO, AND APPLICABLE RAILINGS

☑ REPAIR OR REPLACE

1. The stain for deck boards and railing is peeling. As a result of this condition it can allow UV deterioration and water absorption to occur to deck. Changes in moisture content of decking may result in checking, splitting, warping, cupping, or corrosion of fasteners. These defects can be

minimized or eliminated by "treating" the exposed surfaces of treated decking with periodic topical applications (e.g. brush or spray) of a preservative formulation containing a water repellent, also available at building supply stores. We recommend that these topical "treatments" be applied as soon as the deck is finished, after the first year, and thereafter at 3 or 5 year intervals. (This is a maintenance item and is for your information) Repairs are recommended.

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



2.6 Item 1(Picture)



2.6 Item 2(Picture)

2.7 VEGETATION, GRADING, DRAINAGE (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ REPAIR OR REPLACE

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

We recommend contacting a qualified individual regarding these conditions and have repairs made as needed.



2.7 Item 1(Picture)

2.8 GARAGE DOOR (S)

☑ INSPECTED

2.9 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

☑ INSPECTED

2.10 GARAGE FLOOR, WALLS AND CEILINGS (INCLUDING FIREWALL SEPARATION)

☑ INSPECTED

2.11 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

☑ INSPECTED

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 Residential & Commercial Inspections.

 3. ROOFING

 DESCRIPTION

AHI Residential & Commercial Inspections, Inc conducts 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.

 STYLES & MATERIALS: ROOFING

Roof Covering Type: Shingled	Roof Covering: Architectural Asphalt/Fiberglass	Age: 1-5 yrs
Viewed roof covering from: Ground Drone	Sky Light(s): None	Chimney (exterior): N/A
Roof-Type: Gable Hip		

 ITEMS: ROOFING

3.0 ROOF COVERINGS

 INSPECTED

3.1 ROOF DRAINAGE SYSTEMS

 REPAIR OR REPLACE

1. The downspouts terminating at the foundation wall are missing diverter / splash block / extension pipes at the rear of home. Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns and foundation concerns. Repairs are recommended

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



3.1 Item 1(Picture)

3.2 FLASHINGS

☑ INSPECTED

3.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☑ INSPECTED

3.4 WATER ENTRY (REPORT SIGNS OF WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

☑ INSPECTED

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 Residential & Commercial Inspections

4. STRUCTURAL COMPONENTS

DESCRIPTION

AHI Residential & Commercial Inspections, Inc conducts 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.



Attic View



Attic View



Attic View



Attic View



Crawlspace View



Crawlspace View



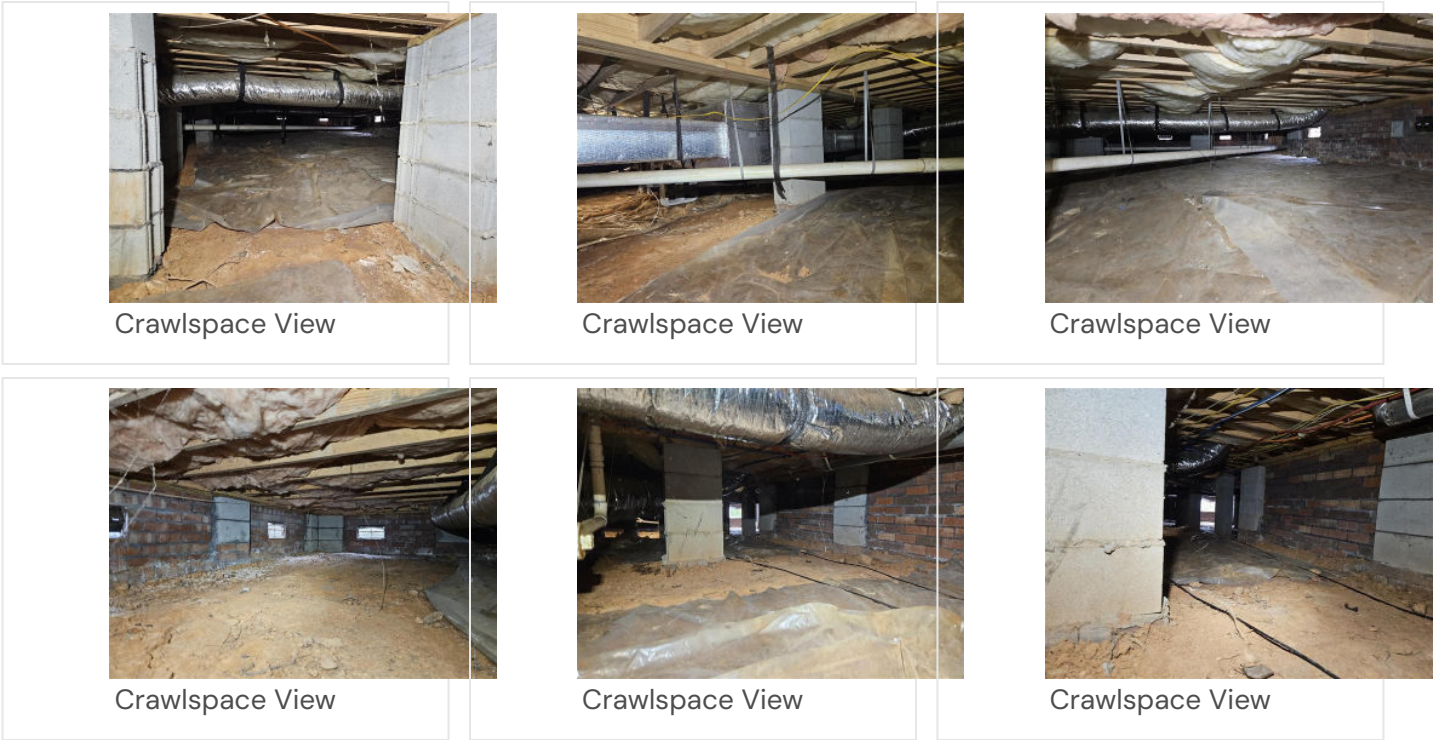
Crawlspace View



Crawlspace View



Crawlspace View



✂ STYLES & MATERIALS: STRUCTURAL COMPONENTS

Construction Type:

Crawl Space

Foundation:

Concrete Masonry block (CMU)
foundation walls
Brick Foundation Walls

Method used to observe

Crawlspace:
Crawled

Floor Structure:

2 X 8 Wood Joist
2 X 10 Wood Joist
osb plywood subflooring

Wall Structure:

2 X 4 Wood
2 X 6 Wood

Columns or Piers:

Concrete piers

Exterior Columns:

Wood / Metal Wrapped

Ceiling Structure:

2X4
2X6

Roof Structure:

Engineered wood trusses
OSB Sheathing

🔍 ITEMS: STRUCTURAL COMPONENTS

4.0 FOUNDATION(STRUCTURAL)

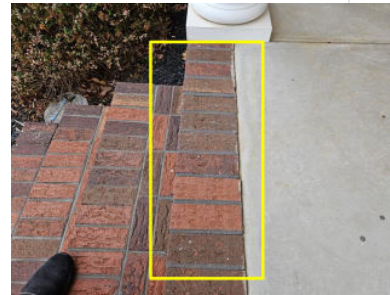
🔧 REPAIR OR REPLACE

1. The brick at the exterior is damaged and cracking at the front porch. The wall(s) may need reinforcement in these areas as the damage may lead to further damage or cracking which can put undue stress on surrounding areas. Further evaluations and repairs are recommended.

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



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.1 BEAMS, JOISTS, FLOORS, & WALLS (STRUCTURAL)

REPAIR OR REPLACE

(1)

1. One of the center supports at the left side of the crawlspace has been cut by a tradesmen to make room for plumbing. Center support should be free of damage or modifications to prevent sagging or cracking. Further evaluations and repairs are needed.

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



4.1 Item 1(Picture)



4.1 Item 2(Picture)



(2)

- The joist hangers overhead at the crawlspace entrance are not correctly installed. All round holes on hangers should be filled to ensure proper support. Further evaluations and repairs are needed. We recommend contacting a properly licensed contractor regarding these conditions and have repairs made as needed.



4.1 Item 3(Picture)



4.1 Item 4(Picture)

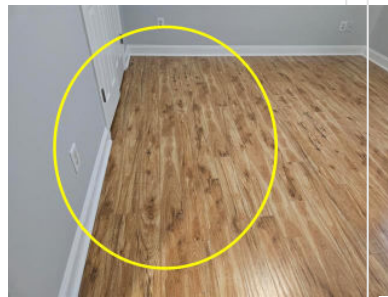
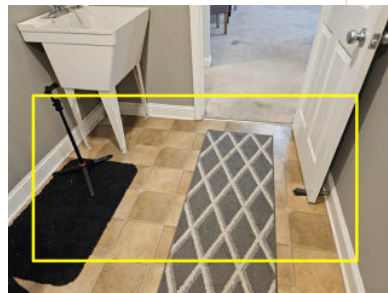


4.1 Item 5(Picture)

(3)

- The subflooring at the several rooms is creaking and/or lifting/sagging. This could indicate that the subflooring has been installed too closely and/or is missing glue/fasteners. Further evaluations and repairs are recommended.

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

4.1 Item 6(Picture)
Front Right Bedroom4.1 Item 7(Picture)
Rear Right Bedroom4.1 Item 8(Picture)
Living Room4.1 Item 9(Picture)
Laundry Room

4.2 COLUMNS OR PIERS

☑ INSPECTED

4.3 CEILINGS (STRUCTURAL)

☑ INSPECTED

4.4 ROOF STRUCTURE AND ATTIC

☑ INSPECTED

4.5 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.)

☑ INSPECTED

4.6 WOOD DETERIORATION

📋 REPAIR OR REPLACE



1. Discoloration and some type of microbial growth is present on the structure in several areas throughout the crawl space/foundation. This type of substance commonly results in the building components becoming weakened and or compromised. Evidence suggests that this condition is from past and or present elevated moisture and humidity conditions. We did not inspect, test or determine if this type of substance is or is not a health hazard.

We recommend contacting a properly licensed water and humidity proofing/control contractor as well a certified mold testing and remediation company regarding these conditions. Repairs deemed appropriate by these specialist should be completed prior to closing.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

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 Residential & Commercial Inspections

5. PLUMBING SYSTEM

DESCRIPTION

AHI Residential & Commercial Inspections, Inc conducts the home 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.



Water Heater Garage



Water Heater Data Plate

STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Well

Water Filters:

Sediment filter

Plumbing Water Supply (into home):

PEX

Plumbing Water Distribution (inside home):

PEX

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Plumbing Vent Piping:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

APOLLO

Water Heater Location:

Garage

ITEMS: PLUMBING SYSTEM

5.0 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

 INSPECTED

1. The main shut off is the blue lever located underneath in the crawlspace. This is for your information.



5.0 Item 1(Picture)

5.1 WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS

✓ INSPECTED

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

✓ INSPECTED

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

✓ INSPECTED

5.4 SINKS, FIXTURES, AND TOILETS

✗ REPAIR OR REPLACE

🏠 (1)

1. The utility sink is loose and not secured at the washer/dryer room. This can allow undue stress to occur on supply lines allowing leaks to occur. Repairs are needed.

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



5.4 Item 1(Picture)

🏠 (2)

1. The cold control control knob leaks at the master bathroom when on. This is not considered up to today's standard and may allow water to pond onto the floor. Repairs are needed.

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



5.4 Item 2(Picture)

(3)

1. The hall bathroom sink stopper is does not function as intended. As a result you can not fill up the sink. A Repair or Replacement is needed.

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



5.4 Item 3(Picture)

(4)

1. The tub spout leaks at the hall bathroom. This condition wastes water.. Repairs are recommended.

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



5.4 Item 4(Picture)

(5)

1. The cold side of the master bathroom sink faucet leaks at the master bathroom. This condition wastes water.. Repairs are recommended.

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



5.4 Item 5(Picture)

5.5 SHOWER/TUB TILE WALLS

📋 REPAIR OR REPLACE



1. The hall bathroom fiberglass tub has chips and damage present. Damaged fiberglass tubs have been known to leak. This can cause water damage to the home. Further investigation and repairs are needed.

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



5.5 Item 1(Picture)

5.6 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

📋 REPAIR OR REPLACE



(1)

1. The exhaust fan hood is damaged at the rear exterior of home. This may allow insects or critters to enter home. Repairs are needed.

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



5.6 Item 1(Picture)
Right



(2)

1. The dryer vent piping is clogged. Vent pipes should be cleaned regularly to prevent fire hazards.. Repairs are needed.

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



5.6 Item 2(Picture)

5.7 HOSE FAUCETS (EXTERIOR HOSE BIBBS)

☑ INSPECTED

5.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☑ INSPECTED

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 Residential & Commercial Inspections.

🏠

6. ELECTRICAL SYSTEM

☰

DESCRIPTION

AHI Residential & Commercial Inspections, Inc conducts the home 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.

✂

STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors: Below ground 120/240 Volt Aluminum	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: GENERAL ELECTRIC	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

👁

ITEMS: ELECTRICAL SYSTEM

6.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

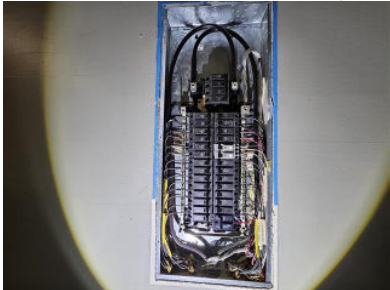
✔

INSPECTED

The main panel box is located at the garage.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 SERVICE ENTRANCE CONDUCTORS

✔

INSPECTED

6.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPACITIES

☑ INSPECTED

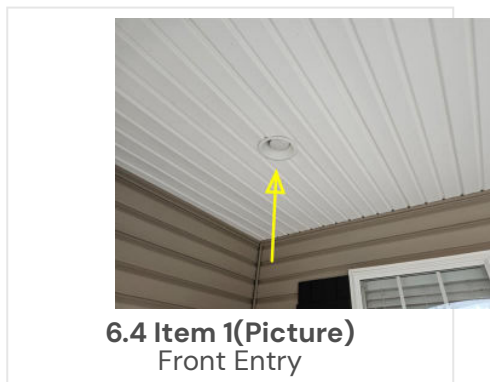
6.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

☑ REPAIR OR REPLACE

(1)

1. The front entry light fixture did not work. The repair could be as simple as replacing bulb(s). Further evaluation and repairs are recommended..

If replacing the bulb does not work we recommend contacting licensed electrician regarding these conditions and have repairs made so the unit functions as intended.



(2)

1. The front of home light fixtures are loose at the wall and is missing the flat trim that these fixtures are typically installed on. This can allow water intrusion to occur.. Repairs are recommended.

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



(3)

1. Several outlets loose in the wall at several rooms. Electrical issues are considered a hazard until repaired. Repairs are recommended.

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



6.4 Item 4(Picture)
Front Right Bedroom



6.4 Item 5(Picture)
Living Room



6.4 Item 6(Picture)
Garage

(4)

1. Two outlets are missing a cover plate. This is a safety concern. Repairs are recommended.

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



6.4 Item 7(Picture)
Rear Right Bedroom



6.4 Item 8(Picture)
Master Closet

(5)

1. The front right bedroom light fixture is missing globe. This is for your information. Repairs are recommended.

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



6.4 Item 9(Picture)

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

☑ INSPECTED

6.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

6.7 SMOKE AND CARBON MONOXIDE DETECTORS

☑ REPAIR OR REPLACE

1. As part of the our standard of practice, the inspector must report the absence or presence of a permanently installed carbon monoxide detector in all homes with garages or fueled appliances. Please note that your report reflects the absence of a permanently installed carbon monoxide detector, however a plug in type detector was present. All homes with gas appliances, garages, or fireplace should have a carbon monoxide detector as protection to prevent possible carbon monoxide poisoning. It is recommended that you ask for disclosure from seller to determine if the plug in type carbon monoxide detector will remain with the home or that you consider purchasing and installing a carbon monoxide detector prior to moving into the home.



6.7 Item 1(Picture)

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

☰

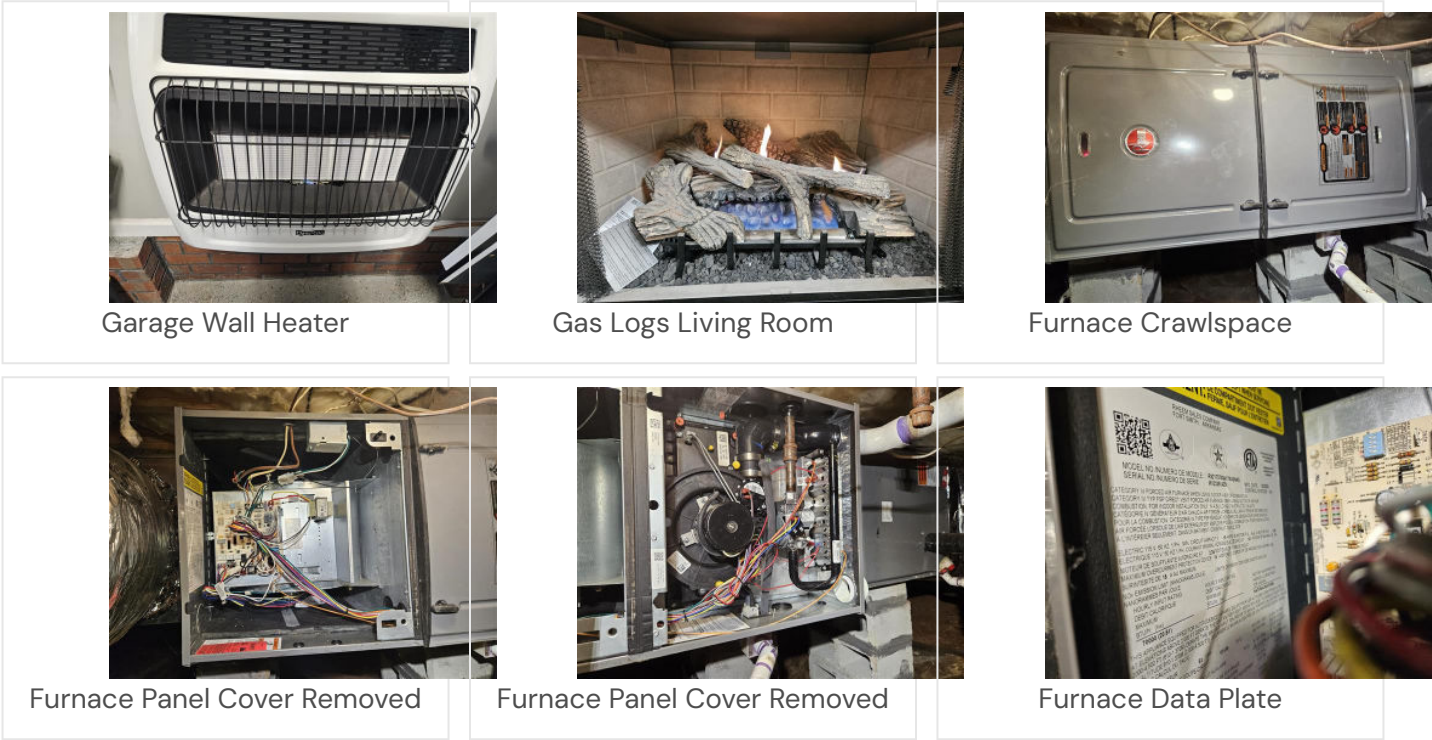
DESCRIPTION

AHI Residential and Commercial Inspections, Inc conducts the home 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. The heating system should be serviced every year by an HVAC professional technician. Homeowners should make sure that the technician records the service call details on a tag located near the heating system, including the name of technician/company, date of service, and what was done.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.



✂

STYLES & MATERIALS: HEATING SYSTEMS

Heat Type:

Forced Air

Operated:

Unit Operated

Number of Heat Systems
(excluding wood):

One

Covers:

Service Panel Removed

Energy Source:

Natural gas

Heat System Brand:

RHEEM

Age:

1-5 yrs

Ductwork:

Insulated

Types of Fireplaces:

Non-vented gas logs

Operable Fireplaces:

One

 ITEMS: HEATING SYSTEMS**7.0 HEATING EQUIPMENT** INSPECTED**7.1 NORMAL OPERATING CONTROLS** INSPECTED**7.2 AUTOMATIC SAFETY CONTROLS** INSPECTED**7.3 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)** INSPECTED**7.4 GAS FIREPLACES/METAL INSERTS** INSPECTED**7.5 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)** INSPECTED**7.6 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM** INSPECTED**7.7 TEMPERATURE DIFFERENTIAL (IS THE DIFFERENCE BETWEEN THE UNITS INTAKE AIR TEMPERATURE AND THE OUTPUT AIR TEMPERATURE AT THE HVAC SYSTEMS)** INSPECTED

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.

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8. AIR CONDITIONING SYSTEMS

DESCRIPTION

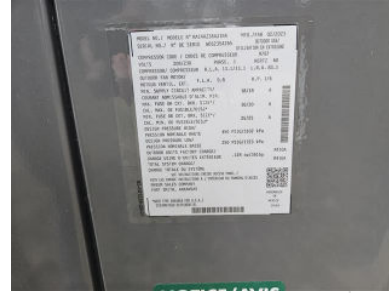
AHI Residential & Commercial Inspections, Inc conducts the inspection in accordance with the American Society of Home Inspectors (ASHI), the North Carolina Home Inspectors Licensure Board & South Carolina LLR Standards Of Practice and Code of Ethics.

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. Recently due to the phasing out of R22 to R410 refrigerant systems the entire split system will need to be replaced we have seen costs for a single system range from \$3,000.00 to \$10,000.00. We highly recommend that you purchase a home warranty or service type contract to cover replacement or repair of the system. Be advised that defects or failure can occur at any time, and that this home 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 also recommended that all equipment be serviced yearly. 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.



Air Condensing Unit



Data Plate

STYLES & MATERIALS: AIR CONDITIONING SYSTEMS

Number of AC Only Units:

One

Cooling Equipment Energy

Source:

Electricity

Cooling Equipment Type:

Air conditioner unit

Central Air Manufacturer:

RHEEM

Age:

1–5 yrs

ITEMS: AIR CONDITIONING SYSTEMS

8.0 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED

Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards too the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. These indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified

/ licensed HVAC contractor further evaluate due to no service information revealed / given to AHI at the time of inspection.

8.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

8.2 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED

8.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

☑ INSPECTED

8.4 TEMPERATURE DIFFERENTIAL (IS THE DIFFERENCE BETWEEN THE UNITS INTAKE AIR TEMPERATURE AND THE OUTPUT AIR TEMPERATURE AT THE HVAC SYSTEMS)

☑ NOT INSPECTED

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

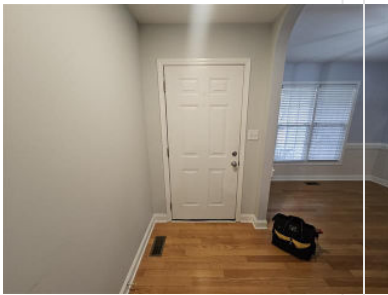
DESCRIPTION

AHI Residential & Commercial Inspections, Inc 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.



Entryway



Dining Room



Front Right Bedroom



Hall Bathroom



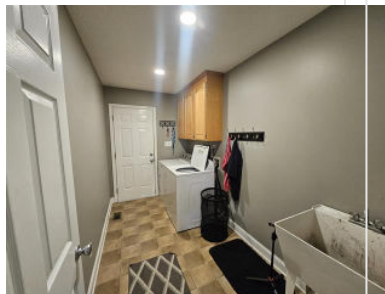
Rear Right Bedroom



Living Room



Kitchen



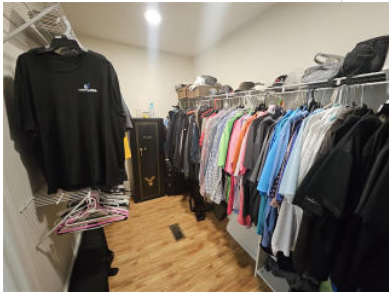
Laundry Room



Master Bedroom



Master Bathroom



Master Closet

✂ STYLES & MATERIALS: INTERIORS

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet
Linoleum
Wood

Interior Doors:

Hollow core
Masonite
Raised panel

Window Types:

Thermal/Insulated
Single-hung
Tilt feature
Fixed

👁 ITEMS: INTERIORS

9.0 CEILINGS

✔ INSPECTED

9.1 WALLS

✔ REPAIR OR REPLACE

1. The home had numerous cosmetic defects present at the time of inspection. These items include but are not limited to; the walls, ceilings, floors, trim, doors, and/or cabinets. This is for your information.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)



9.1 Item 5(Picture)



9.1 Item 6(Picture)



9.1 Item 7(Picture)

9.2 FLOORS

☑ INSPECTED

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

☑ INSPECTED

9.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

☑ INSPECTED

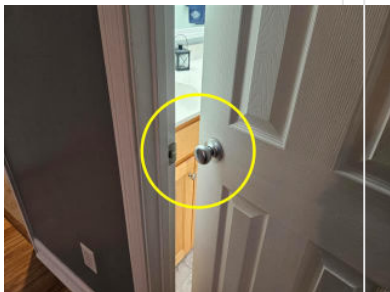
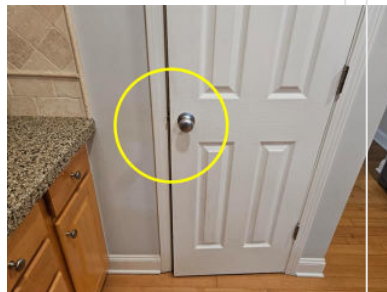
9.5 DOORS (REPRESENTATIVE NUMBER)

☑ REPAIR OR REPLACE

(1)

1. The doors at several rooms will not latch properly. Evidence suggest that the door needs strike and latch adjustment to shut properly. This is a small repair.

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

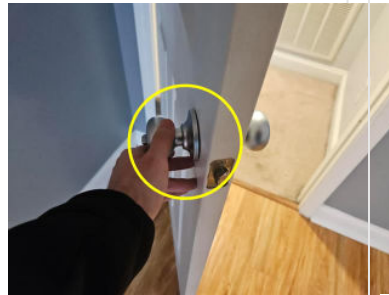

9.5 Item 1(Picture)
Master Bathroom

9.5 Item 2(Picture)
Pantry

9.5 Item 3(Picture)
Rear Right Bedroom Closet

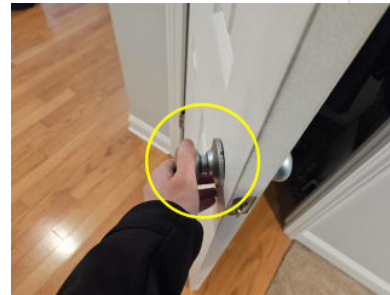
(2)

1. The entry door at the Master Bedroom and Entry Closet has loose handle hardware. This is a maintenance issue and is for your information. Repairs are recommended.

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



9.5 Item 4(Picture)
Master Bedroom



9.5 Item 5(Picture)
Entry Closet

(3)

1. The entry door at several rooms rubs at the jamb when closing. Sometimes correcting the door opening can require door trim to be removed and painting touch up. Repairs are recommended.

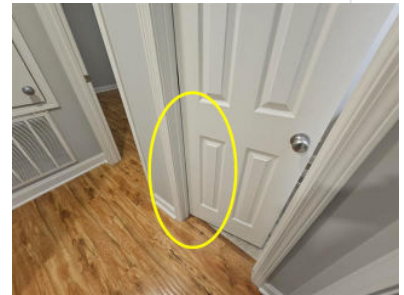
We recommend contacting a qualified individual regarding these conditions and have repairs made as deemed appropriate..



9.5 Item 6(Picture)
Laundry Room



9.5 Item 7(Picture)
Front Right Bedroom



9.5 Item 8(Picture)
Hall Bathroom

(4)

1. The entry door at the front right bedroom is missing doorstop. This is a maintenance issue and is for your information. Repairs are recommended.

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



9.5 Item 9(Picture)

9.6 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

9.7 WATER ENTRY (REPORT SIGNS OF WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

☑ INSPECTED

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

 DESCRIPTION

AHI Residential & Commercial Inspections, Inc 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.

 STYLES & MATERIALS: INSULATION AND VENTILATION

Attic info: Pull Down stairs	Method used to observe attic: Walked	Attic Insulation: Blown Batt Fiberglass
Ventilation: Ridge vents Soffit Vents	Exhaust Fans: Fan only	Dryer Power Source: 220 Electric
Dryer Vent: Metal	Floor System Insulation: Batts Fiberglass	

 ITEMS: INSULATION AND VENTILATION

10.0 FOUNDATION VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

 REPAIR OR REPLACE



1. The vapor barrier / diffusion retarder on the crawlspace ground is deteriorated in areas. Visible signs of current elevated moisture levels in the crawl space floor system was present at time of inspection. Moisture barriers keep under ground moisture from entering the crawl space area. This condition is conducive to high moisture content in wood structures, which in turn is conducive to wood destroying insects / mold growth / fungi growth and other potential concerns. We recommend a 6 mil thick plastic be properly spread throughout to cover 100 percent of the crawl space dirt floor.

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



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)



10.0 Item 6(Picture)

10.1 FOUNDATION VENTILATION

☑ REPAIR OR REPLACE

1. Several foundation vents have damaged screen at the exterior in areas. Rodents, reptiles or insects could enter into crawlspace. Repairs are recommended.

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



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

10.2 VENTILATION OF ATTIC

☑ INSPECTED

10.3 INSULATION IN ATTIC

☑ REPAIR OR REPLACE

1. Fiberglass (loose-fill) insulation is compressed in areas of the attic due to foot traffic. As a result exposed framing is present in areas. The Epa recommends a min R-value of 30 for this area. This would require approximately 12 inches of blown insulation. Energy loss can occur if not addressed. Repairs are recommended..

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



10.3 Item 1(Picture)



10.3 Item 2(Picture)



10.3 Item 3(Picture)

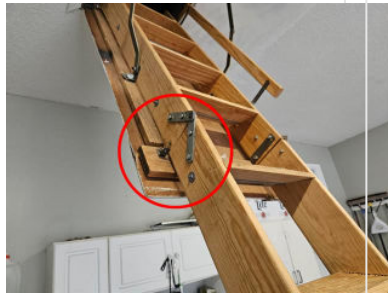
10.4 ATTIC ACCESS

REPAIR OR REPLACE



1. The pull down stairs has a damage panel and stairs. These steps move heavily when used, this is a safety concern. Repairs are needed.

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



10.4 Item 1(Picture)



10.4 Item 2(Picture)

10.5 FLOOR & CRAWL SPACE INSULATION

REPAIR OR REPLACE

1. Evidence suggests that the crawl space floor insulation has been damaged by past or present rodent conditions. The insulation is coming apart and hanging loose and or missing at several areas throughout the crawl space. Damaged/deteriorated insulation results in decreased R values, which in return reduces the insulating factor, intended by the manufacture. The deteriorated/compromised/missing insulation needs to be replaced.

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



10.5 Item 1(Picture)



10.5 Item 2(Picture)

**10.5 Item 3(Picture)**

10.6 WALLS INSULATION

☑ INSPECTED

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

DESCRIPTION

AHI Residential & Commercial Inspections, Inc conducts the home 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.



Cooktop On

STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Countertop:

Solid Surface

Cabinetry:

Wood

ITEMS: BUILT-IN KITCHEN APPLIANCES

11.0 DISHWASHER

 INSPECTED

11.1 RANGES/OVENS/COOKTOPS

 REPAIR OR REPLACE

1. The range/oven needs to be properly attached/anchored to the structure as to keep it from tipping over when the oven door is opened and or oven racks are pulled out during use. Anti-tip devices became a UL requirement June 3, 1991. (Safety Issue). Repairs are recommended.

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



11.1 Item 1(Picture)

11.2 FOOD WASTE DISPOSER (DISPOSAL)

☑ REPAIR OR REPLACE

1. The connection at the disposal at the kitchen sink is heavily rusted. This can indicate a previous leak and/or elevated humidity. Monitoring is recommended.

We recommend contacting a properly licensed appliance repair contractor regarding these conditions and have repairs made as needed.



11.2 Item 1(Picture)

11.3 RANGE HOOD

☑ REPAIR OR REPLACE

1. The range hood fan is missing the filter. This can allow grease build up to occur as a result. (safety concern) We recommend installing a new filter as recommended by the manufacture. Please note: Cleaning may be needed due to present conditions. Repairs are recommended.

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



11.3 Item 1(Picture)

11.4 MICROWAVE COOKING EQUIPMENT

☑ INSPECTED

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.

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 Residential & Commercial Inspections