

***ADVANCED HOME INSPECTION***  
805 Plantation Drive, New Bern, NC 28562  
252-633-5858

**A Report on the Conditions at**

**123 Main Street  
New Bern, NC 28562**

**On June 15, 2009**

**For Mr. & Mrs. Thomas Jones, HI9117**



*Albert F. Drandorff*  
**Albert F. Drandorff**  
**NC Home Inspector**  
**License # 207**

**CONFIDENTIALITY: This is a confidential written report for the client(s) named on this report and is not intended for third party use of any kind. No third party shall have any right arising from the inspection or the report.**

## SUMMARY

The summary page describes any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page also describes any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page also describes any system or component that poses a safety concern.

“This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.”

The items are noted in numerical order as they occur in the particular section (Structural Components, Exterior, etc) of concern.

## STRUCTURAL

- 1.) At the rear French door of the family room to the wood deck, there is visible deterioration at the lower left and right side door frame and deterioration to the lower door itself. As viewed from the crawl space, there is visible staining and deterioration at the wood framing and subflooring below the door with possible hidden damage. Have a licensed general contractor determine the full extent of damage and perform all needed repairs and corrections to ensure that the same problem doesn't occur again.



- 2.) As viewed from the crawl there are strands of floor insulation pulling down. This is typically due to moisture absorption. Most of this is happening at inner areas of the crawl space away from the foundation vents. Moisture absorption causes insulation to lose its effectiveness and is an indication of a condensation problem which could lead to damage and deterioration of the wood framing. Have a licensed general contractor evaluate and perform all needed replacement of floor insulation and repairs to correct this problem.



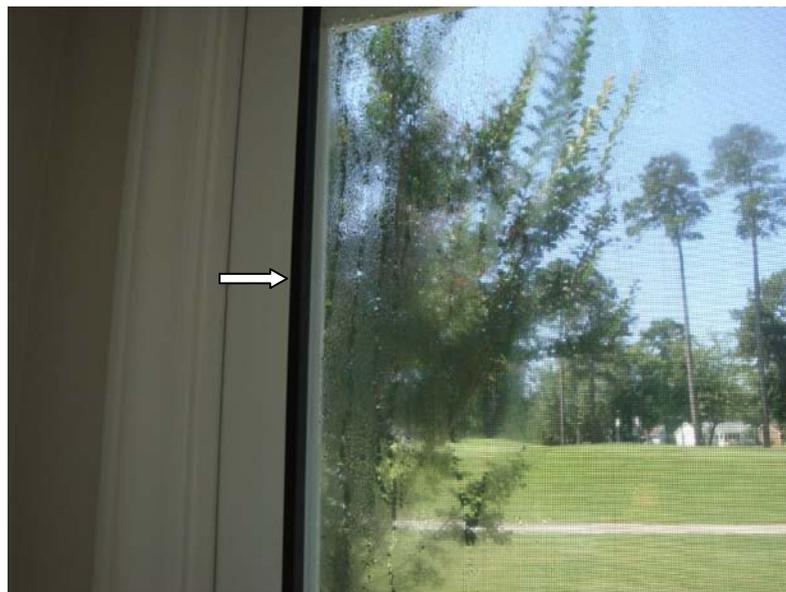
## EXTERIOR

- 1.) The factory paint finish at various locations of the metal fascia cladding is failing (paint bubbling up). Most of the bubbling paint finish is at the left side of the house. Have a siding contractor install new metal fascia cladding at all the areas where the factory finish has failed.





- 2.) **There is a broken thermal seal at the moveable slider door at the rear sunroom. The glass door has lost its vacuum between the two panes of glass which allows the moisture droplets in. This process causes staining on the glass and limits visibility. Have a window contractor perform replacement or repair.**



- 3.) At the front left corner, the bottom section of vinyl siding doesn't fully cover the corner mounting surface. This section of vinyl siding wasn't installed properly. At the top of the front left side window, there is a very bowed in section of vinyl siding. Have a vinyl siding contractor perform replacement and repair.



- 4.) **There is a raised up board at the left side of the rear deck. This is a tripping hazard which could cause possible injury. Have a licensed general contractor perform replacement or repair.**



- 5.) **The dead bolt lock at the front entrance door didn't operate properly. It isn't lined up with the catch and the door has to be pulled and held for the lock to work. Have a licensed general contractor perform repairs.**

## **ROOFING**

- 1.) **At the left side of the house below the chimney chase, there are a couple of bent up and damaged roof shingles. This can cause possible leaks and tears if wind gets caught under the bent up roof shingles. Have a roofer perform replacement & repair.**



- 1.) **The rubber boots of the two rear plumbing vent stacks are torn. There is extensive visible damage at the ceiling of the bathroom and staining at the ceiling of the rear hallway. As viewed from the attic there is active leakage at the plumbing vents above these locations. Have a roofer and general licensed contractor replace the damaged rubber boots and perform all repairs at the stained roof sheathing, ceiling sheetrock, and any possible hidden damage.**



2.) At just about every location, the metal drip edge is poorly & improperly (not bent underneath the roof shingles) installed with large open end joints, lots of short pieces used (instead of one longer piece), and bent sections. This condition can allow water to get under the roof shingles and cause possible leakage and damage. Have a roofer or contractor perform all needed repairs.



## **PLUMBING**

- 1.) The water heater located in the garage is rusted and leaking from the bottom. The unit has reached the end of its useful life and needs to be replaced. Have a licensed plumber perform replacement.**



- 2.) The whirlpool tub was poorly installed and is crooked. There is a large gap between the tub and adjacent ceramic tiles which was only caulked. When the tub is full of water and occupied by a person it is very heavy. The tub needs to be installed and supported properly. Have a licensed plumber perform repairs.**



- 3.) At the master bathroom's tub/shower, there is a leak at the swivel area of the showerhead when it is operated. Have a plumber perform repair or replacement.
- 4.) The toilet at the master bathroom is loosely mounted. There are no signs of leakage as viewed from the crawlspace below. Possibly the bolts are not tight or the mounting flange is broken. Have a plumber perform all needed repairs.

## ELECTRICAL

- 1.) The GFCI outlets at the hall bathroom didn't trip when I tested them. GFCI means ground-fault circuit interrupter and is intended to prevent you from being electrocuted at possible wet or damp locations. The outlets should have tripped if they are operating properly. Have a licensed electrical contractor perform replacement or repair.
- 2.) At the main panel box, the top left circuit breaker is "double tapped". Typically only one wire is installed under one circuit breaker screw. Have a licensed electrical contractor perform repairs.



## **HEATING & COOLING**

- 1.) **The Heat Pump was operated in the cooling mode. When the compressor at the outside unit started up it made a loud groaning noise. I shut the unit off to prevent any possible damage. This is a problem condition and the compressor is the most important and expensive part of the Heat Pump. Have a HVAC contractor check out this condition and perform all needed repair or replacement.**
- 2.) **The outer covering of the main return line located in the attic is torn and deteriorated. This damage reduces the efficiency of the return line. Have a HVAC contractor perform replacement.**



## INTERIORS

- 1.) There is damage to the ceiling of the garage from someone apparently stepping on it from the attic. Have a licensed general contractor perform repairs.



- 2.) Below the kitchen sink the wooden base has a large cut out hole adjacent to the plumbing vent. This poorly cut opening could let vermin and cold air in from the crawl space. Have a licensed general contractor perform repairs.



- 3.) **The metal sill of the door from the laundry room to the garage felt weak and flexed when stepped on. This is a possible safety hazard as someone could slip on it when carrying packages or something heavy from the garage. Have a licensed general contractor perform repairs to stabilize it.**
- 4.) **There are several large black widow spiders in the garage. This condition is dangerous since being bit can cause a bad reaction. Have a pest control company exterminate them.**



## **INSULATION AND VENTILATION**

- 1.) **At the attic, the dryer vent is crushed and open at a joint. Lint is present on top of the attic insulation. The open section is greatly reducing the vent's efficiency and the loose lint is a possible fire hazard. Have a licensed general contractor perform replacement and removal of the lint.**



## **BUILT-IN KITCHEN APPLIANCES**

- 1.) **After operation through a normal cycle of the dishwasher, there was water dripping around the door. This is typically due a bad or damaged door seal. Have an appliance contractor investigate further and perform all needed repairs.**
- 2.) **The garbage disposal is old and rusted and didn't operate when tested. Have an appliance contractor investigate further and perform all needed repairs or replacement.**

## GENERAL

Type of Building    Single            Age: 2004  
                                 Two floors

Weather  
Conditions    Clear            Temperatures 80 degrees

## STRUCTURAL COMPONENTS

The home inspector is not required to: enter under floor crawl spaces, basements, and attic spaces when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

**LIMITATIONS:** These are some but not all the limitations of a structural inspection.

Components behind finished surfaces cannot be inspected.

Components that are not readily/easily accessible are not inspected.

Only representative samplings of readily/easily accessible components are inspected.

The structural inspection is not a full in depth evaluation. The inspector is looking for signs of possible problems.

Any repairs or concerns noted should be fully evaluated by a licensed general contractor or engineer. Many times during a full evaluation or during repair work additional repairs are discovered.

Structure    Foundation Type:    Crawl space – observed by crawling throughout  
                         Foundation Wall:    Brick curtain wall with concrete block piers  
                         Interior Supports:    Concrete block piers  
                         Floor Structure:    Wood joist & girder  
                         Wall structure:    Wood frame (typically not visible to view)  
                         Ceiling & Roof:    Stick framing  
                         Attic:                Accessed by pulldown stairs at the hallway

### **DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) At the rear French door to the family room to the wood deck, there is visible deterioration at the lower left and right side door frame and deterioration to the lower door itself. As viewed from the crawl space, there is visible staining and deterioration at the wood framing and subflooring below the door with possible hidden damage. Have a licensed general contractor determine the full extent of damage and perform all needed repairs and corrections to ensure that the same problem doesn't occur again.
- 2.) As viewed from the crawl there are strands of floor insulation pulling down. This is typically due to moisture absorption. Most of this is happening at inner areas of the crawl space away from the foundation vents. Moisture absorption causes insulation to lose its effectiveness and is an indication of a condensation problem which could lead to damage and deterioration of the wood framing. Have a licensed general contractor evaluate and perform all needed replacement of floor insulation and repairs to correct this problem.

**NOTES:**

**A.) The crawl space and attic were inspected by using a standard flashlight and a long thin screwdriver as a probing tool.**

**EXTERIOR**

The home inspector is not required to inspect:

Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.

Fences, for the 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) except as otherwise provided in 11 NCAC 8.1109(d)(5)(F). Detached buildings or structures or for the presence or condition of buried fuel storage tanks.

**LIMITATIONS:** These are some but not all the limitations of an exterior inspection.

Only a representative number of exterior components are inspected. For multiple identical exterior components – one such component on each side of the building.

The inspections of higher wall cladding, trim, windows, etc. may be limited by height, easy access, or safety concerns.

<b>Exterior</b>	<b>Wall cladding:</b>	<b>Vinyl</b>
	<b>Soffit, Fascia, Eaves:</b>	<b>Clad</b>
	<b>Exterior window/door trim</b>	<b>Clad</b>
	<b>Deck</b>	<b>Rear, pressure treated wood</b>
	<b>Porch</b>	<b>Front, concrete</b>
	<b>Driveway</b>	<b>Concrete</b>
	<b>Garage door operator(s)</b>	<b>Power, safety reverse operated satisfactorily</b>

**DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) The factory paint finish at various locations of the metal fascia cladding is failing (paint bubbling up). Most of the bubbling paint finish is at the left side of the house. Have a siding contractor install new metal fascia cladding at all the areas where the factory finish has failed.**
- 2.) There is a broken thermal seal at the moveable slider door at the rear sunroom. The glass door has lost its vacuum between the two panes of glass which allows the moisture droplets in. This process causes staining on the glass and limits visibility. Have a window contractor perform replacement or repair.**
- 3.) At the front left corner, the bottom section of vinyl siding doesn't fully cover the corner mounting surface. This section of vinyl siding wasn't installed properly. At the top of the front left side window, there is a very bowed in section of vinyl siding. Have a vinyl siding contractor perform replacement and repair.**
- 4.) There is a raised up board at the left side of the rear deck. This is a tripping hazard which could cause possible injury. Have a licensed general contractor perform replacement or repair.**

- 5.) The dead bolt lock at the front entrance door didn't operate properly. It isn't lined up with the catch and the door has to be pulled and held for the lock to work. Have a licensed general contractor perform repairs.

**MAINTENANCE & IMPROVEMENTS:**

- A.) The rear wood deck could use a good cleaning and the application of a high quality solid stain to protect it from the weather and extend its useful life.
- B.) The caulking is deteriorated/missing at several windows and doors. As we discussed, advise re-caulking using a flexible, long lasting type of caulk so you won't have to do this job again.

**ROOFING**

The home inspector is not required to:

Walk on the roofing; or

Inspect attached accessories including solar systems, antennae, and lightning arrestors.

**LIMITATIONS:** These are some but not all the limitations of a roof inspection.

It is difficult during a one-time inspection to determine active leakage. Sometimes even during a rain leaks may not show up due to the rain intensity, wind direction, etc. Any water stained locations should be monitored during periods of rain for any active leakage.

Typically not all areas of the underside of roof sheathing are readily/easily accessible to inspect for evidence of leaks.

Interior finish repairs may cover up signs of water leakage conditions.

No guarantee or warrantee of any roof leakage conditions is provided.

<b>Roof Covering:</b>	<b>Composition shingles</b>
<b>Type:</b>	<b>Gable</b>
<b>Age:</b>	<b>2004</b>
<b>Flashing:</b>	<b>Metal</b>
<b>Gutters:</b>	<b>None present</b>
<b>How observed:</b>	<b>From the ground using binoculars</b>

**DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) The rubber boots of the two rear plumbing vent stacks are torn. There is extensive visible damage at the ceiling of the bathroom and staining at the ceiling of the rear hallway. As viewed from the attic there is active leakage at the plumbing vents above these locations. Have a roofer and general licensed contractor replace the damaged rubber boots and perform all repairs at the stained roof sheathing, ceiling sheetrock, and any possible hidden damage.
- 2.) At just about every location, the metal drip edge is poorly & improperly (not bent underneath the roof shingles) installed with large open end joints, lots of short pieces used (instead of one longer piece), and bent sections. This condition can allow water to get under the roof shingles and cause possible leakage and damage. Have a roofer or contractor perform all needed repairs.

## **PLUMBING**

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;

Inspect:

Water conditioning systems;

Fire and lawn sprinkler systems;

On-site water supply quantity and quality;

On-site waste disposal systems;

Foundation irrigation systems;

Bathroom spas, except as to functional flow and functional drainage;

Swimming pools;

Solar water heating equipment; or

Inspect the system for proper sizing, design, or use of proper materials.

**LIMITATIONS:** These are some but not all the limitations of a plumbing inspection.

Many portions of the plumbing system are concealed and are unable to be inspected during a home inspection.

The inspections of a septic system, well, water-conditioning system, & lawn sprinkler system are not included in this inspection.

<b>Water Service:</b>	<b>Public</b>
<b>Main supply shutoff:</b>	<b>At the water meter located at the lot's front left corner</b>
<b>Waste Disposal:</b>	<b>City sewer</b>
<b>Water supply piping:</b>	<b>Black plastic</b>
<b>Interior supply pipes:</b>	<b>Red &amp; blue Pex</b>
<b>Drain, Waste, and Vent:</b>	<b>PVC</b>
<b>Water heater, capacity:</b>	<b>Electric, 50 gallons</b>
<b>Age:</b>	<b>2004</b>
<b>Location:</b>	<b>Garage</b>

### **DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) The water heater located in the garage is rusted and leaking from the bottom. The unit has reached the end of its useful life and needs to be replaced. Have a licensed plumber perform replacement.**
- 2.) The whirlpool tub was poorly installed and is crooked. There is a large gap between the tub and adjacent ceramic tiles which was only caulked. When the tub is full of water and occupied by a person it is very heavy. The tub needs to be installed and supported properly. Have a licensed plumber perform repairs.**
- 3.) At the master bathroom's tub/shower, there is a leak at the swivel area of the showerhead when it is operated. Have a plumber perform repair or replacement.**
- 4.) The toilet at the master bathroom is loosely mounted. There are no signs of leakage as viewed from the crawlspace below. Possibly the bolts are not tight or the mounting flange is broken. Have a plumber perform all needed repairs.**

**MAINTENANCE & IMPROVEMENTS:**

- A.) As we discussed, you could change out the old rubber hoses to the washing machine for new stainless steel reinforced ones.
- B.) There is a small chip in the finish at the bottom of the tub/shower in the master bathroom.

**ELECTRICAL**

The home inspector is not required to:

- Insert any tool, probe, or testing device inside the panels;
- Test or operate any overcurrent 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

Inspect:

- Low voltage systems;
- Security system devices, heat detectors, or carbon monoxide detectors;
- Telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or
- Built-in vacuum equipment.

**LIMITATIONS:** These are some but not all the limitations of an electrical inspection.

Only a representative sampling of outlets and light fixtures are inspected.

Many portions of the electrical system are concealed or not easily/readily accessible to inspect.

<b>Service</b>	<b>Type:</b>	<b>Underground</b>
	<b>Amperage &amp; voltage:</b>	<b>200 Amp 110/220 volt panel box</b>
	<b>Service entrance conductors:</b>	<b>Aluminum</b>
	<b>Main/subpanel location(s):</b>	<b>Garage</b>
	<b>Smoke alarms:</b>	<b>Present and operated</b>

**DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) The GFCI outlets at the hall bathroom didn't trip when I tested them. GFCI means ground-fault circuit interrupter and is intended to prevent you from being electrocuted at possible wet or damp locations. The outlets should have tripped if they are operating properly. Have a licensed electrical contractor perform replacement or repair.
- 2.) At the main panel box, the top left circuit breaker is "double tapped". Typically only one wire is installed under one circuit breaker screw. Have a licensed electrical contractor perform repairs.

## HEATING & COOLING

The home inspector is not required to:

Operate heating systems or cooling systems when weather conditions or other circumstances may cause equipment damage;

Operate automatic safety controls;

Ignite or extinguish solid fuel fires; or

Inspect:

The interior of flues;

Fireplace insert flue connections;

Humidifiers;

Electronic air filters; or

The uniformity or adequacy of heat or cool-air supply to the various rooms; or

Solar space heating equipment

Inspect window air conditioners.

**LIMITATIONS:** These are some but not all the limitations of a Heating & Cooling inspection. Depending on the outside temperature, heat pumps are operated in the heating or cooling mode only, due to the potential of damage. Heat exchangers are not inspected.

The inspections of fireplaces and chimneys are very limited. It is always advised to have a chimney sweep clean and inspect the system.

<b>System type:</b>	<b>Heat Pump</b>
<b>Energy source:</b>	<b>Electric</b>
<b>Distribution methods:</b>	<b>Ductwork, flexible and insulated</b>
<b>Age:</b>	<b>2004</b>

**DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) The Heat Pump was operated in the cooling mode. When the compressor at the outside unit started up it made a loud groaning noise. I shut the unit off to prevent any possible damage. This a problem condition and the compressor is the most important and expensive part of the Heat Pump. Have a HVAC contractor check out this condition and perform all needed repair or replacement.
- 2.) The outer covering of the main return line located in the attic is torn and deteriorated. This damage reduces the efficiency of the return line. Have a HVAC contractor perform replacement.

**MAINTENANCE & IMPROVEMENTS:**

- A.) Advise installing a splash block below the primary condensate drain line at the left side of the house.

## INTERIORS

The home inspector is not required to inspect:

Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;  
Carpeting; or  
Draperies, blinds, or other window treatments.

**LIMITATIONS:** These are some but not all the limitations of an interior inspection. No furniture, appliances, storage, personal items, etc. are moved by the inspector and may be hiding defects/damage.

### **DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) There is damage to the ceiling of the garage from someone apparently stepping on it from the attic. Have a licensed general contractor perform repairs.
- 2.) Below the kitchen sink the wooden base has a large cut out hole adjacent to the plumbing vent. This poorly cut opening could let vermin and cold air in from the crawl space. Have a licensed general contractor perform repairs.
- 3.) The metal sill of the door from the laundry room to the garage felt weak and flexed when stepped on. This is a possible safety hazard as someone could slip on it when carrying packages or something heavy from the garage. Have a licensed general contractor perform repairs to stabilize it.
- 4.) There are several large black widow spiders in the garage. This condition is dangerous since being bit can cause a bad reaction. Have a pest control company exterminate them.

## INSULATION AND VENTILATION

The home inspector is not required to report on:

Concealed insulation and vapor retarders; or  
Venting equipment that is integral with household appliances.

**LIMITATIONS:** These are some but not all the limitations of an insulation and ventilation inspection. Insulation and ventilation in concealed and/or not easily/readily accessible areas are not inspected.

<b>Attic ventilation:</b>	<b>Soffits, ridge</b>
<b>Attic insulation:</b>	<b>Loose</b>
<b>Exhaust fan/vents:</b>	<b>Present</b>

### **DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) At the attic, the dryer vent is crushed and open at a joint. Lint is present on top of the attic insulation. The open section is greatly reducing the vent's efficiency and the loose lint is a possible fire hazard. Have a licensed general contractor perform replacement and removal of the lint.

## **BUILT-IN KITCHEN APPLIANCES**

The home inspector is not required to inspect:

Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation;

Non built-in appliances; or

Refrigeration units.

The home inspector is not required to operate:

Appliances in use; or

Any appliance that is shut down or otherwise inoperable.

**LIMITATIONS:** These are some but not all the limitations of a built-in appliance inspection. Refrigerators and non built-in appliances such as washing machines and dryers are not inspected.

Built-in appliances can break down at any time and operation should be confirmed during your final walk-thru.

<b>Dishwasher:</b>	<b>Operated through a normal cycle</b>
<b>Range/cooktop/oven:</b>	<b>Operated the basic functions</b>
<b>Trash compactor:</b>	<b>None present</b>
<b>Garbage disposal:</b>	<b>Didn't operate when tested</b>
<b>Ventilation/range hood:</b>	<b>Range hood which didn't vent to the exterior</b>
<b>Microwave:</b>	<b>Operated the basic functions</b>

### **DOES NOT FUNCTION AS INTENDED, APPEARS NOT TO FUNCTION AS INTENDED, AND SAFETY CONCERNS:**

- 1.) After operation through a normal cycle of the dishwasher, there was water dripping around the door. This is typically due a bad or damaged door seal. Have an appliance contractor investigate further and perform all needed repairs.**
- 2.) The garbage disposal is old and rusted and didn't operate when tested. Have an appliance contractor investigate further and perform all needed repairs or replacement.**