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General Summary



COMMENT KEY & DEFINITIONS

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 inspection fees 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 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 need replacement.

This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. It is common that a new home can need again within the first 5 years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years. Most builders give a one year warranty on materials ar please consider another inspection within one year to get the most out of your warranty with your builder.







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 h 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 the limited to solar systems, antennae, and lightning arrestors.



1 0 ROOF COVERINGS



Roof (general photos).



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



11 FLASHINGS



1 2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS



1 3 ROOF DRAINAGE SYSTEMS



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 skyli 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 re, 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 inspe



2. EXTERIOR

DESCRIPTION

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 are 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: I 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 wil 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 observe: Storm windows, screening, shutters, awnings, and similar seasonal accessories; Fences; Fences; Fences of safety glazing in doors and windows; Garage door operator. Report will garage door operator. Report will garage door operator member control transn conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detac 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 a visibility.











STYLES & MATERIALS EXTERIOR

Siding Style:

STONE

Appurtenance:

Deck with steps Covered porch Sidewalk Deck

Siding Material:

Composite board

Driveway:

Concrete

Exterior Entry Doors:

ITEMS EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM



✓ INSPECTED

2 1 DOORS (EXTERIOR)





The main entry door is missing steel security screws at each hinge. Repairs are needed to properly secure the door. A qualified person should repair or replace as needed.





22 WINDOWS



✓ INSPECTED

- 2 3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS
 - REPAIR OR REPLACE
- The decks at the front and rear of the home have bare wood and need sealed with a waterproof sealant. Water penetration can lead to deterioration of the wood. It's recommend to allow the lumber cure before sealing. Have a qualified contractor perform the work.



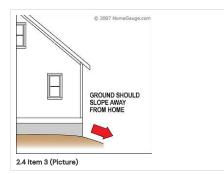


- 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)
 - REPAIR OR REPLACE
- (1) The concrete drive at the front of the home is cracked or settled in areas. Water intrusion can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect





(2) There is a negative slope at the left side of home. Negative slopes can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home. contractor should perform the work





2 5 EAVES, SOFFITS AND FASCIAS



✓ INSPECTED

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 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 is to the comments in this inspection report.



3. GARAGE





STYLES & MATERIALS GARAGE

Auto-opener Manufacturer: OVERHEAD DOOR Garage Door Material: Metal Garage Door Type:

ITEMS GARAGE

3 0 GARAGE CEILINGS

3 1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

3 2 GARAGE FLOOR

3 3 GARAGE DOOR (S)

3 4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

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

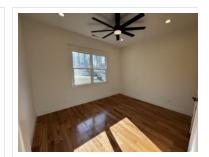


DESCRIPTION

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 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 condens 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 treatmen



















STYLES & MATERIALS INTERIORS

Ceiling Materials: Sheetrock

Interior Doors: Hollow core

Cabinetry: Wood

Wall Material:

Sheetrock

Window Types: Thermal/Insulated Double-hung

Countertop: Stone

Floor Covering(s):

Wood

Window Manufacturer:

JELDWEN

ITEMS INTERIORS

40 CEILINGS

✓ INSPECTED

41 WALLS





42 FLOORS

REPAIR OR REPLACE

The floor and tub junction at the guest bathroom reveals a gap. The floor and tub junction is an area that is prone to water infiltration which causes damage to the subfloor and underlying building massealed properly. I recommend adding an approved sealant/caulking to this area to prevent future damage. I recommend a qualified contractor repair as needed.





4 3 STEPS, STAIRWAYS, ELEVATORS, BALCONIES AND RAILINGS

NOT PRESENT

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

REPAIR OR REPLACE

Sealant is failing where the countertop meets the wall at the kitchen sink. Failure to keep this area sealed can allow water to reach underlying building materials, which can cause costly repairs. Repair qualified person.







4 5 DOORS (REPRESENTATIVE NUMBER)

4 6 WINDOWS (REPRESENTATIVE NUMBER)

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 n 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 cu



5. STRUCTURAL COMPONENTS



DESCRIPTION

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, voclumns 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 ex 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 harmful water penetration into the building or signs of shormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.





STYLES & MATERIALS STRUCTURAL COMPONENTS

Foundation: Masonry block

Wall Structure:

Roof Structure:

Engineered wood trusses

Stick-built

Attic info: Scuttle hole Method used to observe Crawlspace:

Crawled

Columns or Piers:

Roof-Type: Gable

Floor Structure: Wood joists Engineered floor joists

Ceiling Structure:

Method used to observe attic:

Walked

ITEMS STRUCTURAL COMPONENTS



REPAIR OR REPLACE

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Efflorescence is found on man rater intrusion occurring inside the home, but it should alert you to the possibility that future steps may be needed. A qualified contractor should assess further and repair as necessary.



5.0 Item 1 (Picture)

(2) Visible signs of water intrusion in the crawlspace are present from dampness along the block walls at the front and sides of the home. Moisture meter readings are high which indicates the intrusi Water intrusion, if not corrected, can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost. It can also adverse foundation walls. I recommend further investigation or correction by a qualified licensed contractor.







5.0 Item 3 (Picture)



5.0 Item 4 (Picture)





5.0 Item 6 (Picture)

(3) Standing water is present in the crawlspace. Standing water can contribute to high moisture levels resulting in mold and deterioration of the floor system. I recommend a qualified person remove



5 1 WALLS (STRUCTURAL)

5 2 COLUMNS OR PIERS

5 3 FLOORS (STRUCTURAL)

5 4 CEILINGS (STRUCTURAL)

5 5 ROOF STRUCTURE AND ATTIC

(1) Attic (general photos).







(2) The attic is not accessible in areas. I could not inspect the interior side of roof structure or insulation or any electrical in these areas of the attic. This is for your information.

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 the 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 is to the comments in this inspection report.



6. PLUMBING SYSTEM



DESCRIPTION

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; inte 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 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. Th shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Brankerials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall 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 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 fa faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site water disposal systems; Foundation irrigation systems; Spas, except as 1 and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



STYLES & MATERIALS PLUMBING SYSTEM

Water Source:

Public

Plumbing Water Distribution (inside home):

Water Heater Power Source:

Gas (quick recovery)

Age of Water Heater: 2023

Water Filters:

Washer Drain Size:

2" Diameter

Water Heater Capacity:

Tankless

Plumbing Water Supply (into home):

Plumbing Waste:

Manufacturer: NAVIEN

ITEMS PLUMBING SYSTEM

6 0 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)



✓ INSPECTED

The main water shut-off is the white lever located underneath in the crawlspace. This is for your information.



6.0 Item 1 (Picture)



6 1 LOCATION OF WATER HEATER



✓ INSPECTED

The water heater is located at the crawlspace. This is for your information.



6.1 Item 1 (Picture)



6 3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

6.4 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

6 5 MAIN FUEL SHUT OFF (DESCRIBE LOCATION)

✓ INSPECTED

The main fuel shut off is at the buried propane tank outside. This is for your information.





6 6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

6 7 SUMP PUMP

NOT PRESENT

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 c 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 at their 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 olog the piping system. Please be at 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 it relates to the comments in this inspection report.



7. ELECTRICAL SYSTEM

DESCRIPTION

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 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 recept 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 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 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 abset detectors, and operate their test function; if accessible, except when detectors are part of a certar laystem. The home inspector is not required to: Insert any tool, probe, or testing device inside the panel 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 we 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 equipment.



STYLES & MATERIALS ELECTRICAL SYSTEM

Electrical Service Conductors:

Below ground

Electric Panel Manufacturer:

ITEMS ELECTRICAL SYSTEM

EATON

Panel capacity:

Branch wire 15 and 20 AMP:

Copper

Panel Type: Circuit breakers

Wiring Methods:

7 0 LOCATION OF MAIN AND DISTRIBUTION PANELS



The main panel box is located at the garage. This is for your information





7 1 SERVICE ENTRANCE CONDUCTORS



✓ INSPECTED

- 7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
 - REPAIR OR REPLACE
- I did not see a bond/ground wire on the gas piping. I recommend inquiring with the builder for further information. If there is not one then I recommend a ground wire and clamp be installed on gas pi five feet from where the line enters the home. I recommend a qualified licensed electrical contractor correct as needed.
- 7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE



- 7.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE 1 GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)
 - REPAIR OR REPLACE
 - (1) All electrical items noted in this report where inspector recommends repairs are considered a hazard until repaired because they increase the risk of a fire or electrical shock. All electrical items noted in this report should be eve
- (2) One wall switch purpose is unknown (could not identify) at the living room. I recommend inquiring with the current owner. Otherwise, further assessment is needed by a licensed electrician.



7.4 Item 1 (Picture)

(3) One wall switch purpose is unknown (could not identify) at the main entry. I recommend inquiring with the current owner. Otherwise, further assessment is needed by a licensed electrician.





7.4 Item 2 (Picture)

7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTUI



7 6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)



7 7 SMOKE DETECTORS



Carbon monoxide detectors and smoke detectors were tested and working at the time of the inspection. We recommend to always check to ensure the detectors are working upon moving into the h periodically test these systems.

7 8 CARBON MONOXIDE DETECTORS



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 we 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 remetioned 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.



8. HEATING / CENTRAL AIR CONDITIONING



DESCRIPTION

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 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 co convectors; and the presence of an installed heat source in each room. The home inspector shall operate to normal operating controls. The home inspector shall operate to 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 require 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; Fi connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



STYLES & MATERIALS HEATING / CENTRAL AIR CONDITIONING

Heat Type:

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

CARRIER

Filter Size:

12x12 20x20

Number of Woodstoves:

Cooling Equipment Energy Source:

Electricity

Energy Source:

Insulated

Types of Fireplaces:

Non-vented gas logs

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Central Air Manufacturer:

Number of Heat Systems (excluding wood):

Filter Type: Disposable

Operable Fireplaces:

Number of AC Units:

ITEMS HEATING / CENTRAL AIR CONDITIONING

8 0 MANUFACTURE DATES OF HVAC SYSTEM OR SYSTEMS



✓ INSPECTED

Manufacture dates for HVAC system (see photos). This is for your information.

North Carolina Home Inspectors are not allowed to determine the life expectancy of any system or component of the home.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)



8 1 HEATING EQUIPMENT





8 2 NORMAL OPERATING CONTROLS

8 3 AUTOMATIC SAFETY CONTROLS

8 4 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)



There are multiple return air filters throughout the home. All filters are clean (no need to replace currently). Check these filters for replacement every 90 days. Failure to keep these filters changed car HVAC system.



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)



8.4 Item 4 (Picture)



8.4 Item 5 (Picture)



8.4 Item 6 (Picture)





8 7 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)



8 8 GAS/LP FIRELOGS AND FIREPLACES



Gas log fireplace (general photo).



8 9 COOLING AND AIR HANDLER EQUIPMENT

REPAIR OR REPLACE





8.9 Item 1 (Picture)

(2) The ambient air test was performed by using thermometers on the air handler of heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 49 degrees, and the return air temperature was 66 degrees. This indicates the range in t is normal.





8 10 NORMAL OPERATING CONTROLS

✓ INSPECTED

8 11 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

INSPECTED

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.



9. INSULATION AND VENTILATION



DESCRIPTION

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 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 Absent 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 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 e integral with household appliances.



STYLES & MATERIALS INSULATION AND VENTILATION

	Attic Insulation: Blown Dryer Power Source: 220 Electric	Ventilation: Ridge vents Soffit Vents Dryer Vent: Metal	Exhaust Fans: Fan with light Floor System Insulation: Batts
•	ITEMS INSULATION AND VENTILATION		
9 (INSULATION IN ATTIC INSPECTED		
9 1	INSULATION UNDER FLOOR SYSTEM INSPECTED		
9 2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) INSPECTED		
9 3	VENTILATION OF ATTIC AND FOUNDATION AREAS INSPECTED		
9 4	VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY) INSPECTED		
9 5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC) NOT PRESENT		

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. Ver 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. Ple the inspector has your best interest in mind. Any repair terms mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspect issues as it relates to the comments in this inspection report.



10. BUILT-IN KITCHEN APPLIANCES



DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, 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 inopera



STYLES & MATERIALS BUILT-IN KITCHEN APPLIANCES

	Dishwasher Brand: KITCHEN AIDE	Disposer Brand: Moen	Range/Oven: KITCHEN AIDE		
	Exhaust/Range hood: Electrolux	Microwave: KITCHEN AIDE			
9	ITEMS BUILT-IN KITCHEN APPLIANCES				
10	0 DISHWASHER				
	REPAIR OR REPLACE				
1	The dishwasher was not connected to the electrical system. I did not	test the dishwasher for proper function. I recor	mmend a qualified licensed electrical contractor inspect further and correct a		
10	1 RANGES/OVENS/COOKTOPS				
10	2 RANGE HOOD				
10	3 FOOD WASTE DISPOSER				
	REPAIR OR REPLACE				
1	The food waste disposer is missing an on/off switch. I could not test this unit for proper function. I recommend a qualified contractor correct as needed.				
10	4 MICROWAVE COOKING EQUIPMENT				

The built-in appliances of the home were 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 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 it relates to the comments in this inspection report.





Customer Jim Harter Anneke Leffel

Address 111 Maple Knoll Drive Hendersonville NC 28792

	The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist 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 of 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	EXTERIOR				
2 1	DOORS (EXTERIOR)				
	Tepair or replace				
	The main entry door is missing steel security screws at each hinge. Repairs are needed to properly secure the door. A qualified person should repair or replace as needed.				
2 3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				
	The repair or replace				
	The decks at the front and rear of the home have bare wood and need sealed with a waterproof sealant. Water penetration can lead to deterioration of the wood. It's recommend to allow the lumber of before sealing. Have a qualified contractor perform the work.				
2 4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)				
	Tepair or replace				
	(1) The concrete drive at the front of the home is cracked or settled in areas. Water intrusion can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect an				
	(2) There is a negative slope at the left side of home. Negative slopes can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home. A c should perform the work.				
4	INTERIORS				
4 1	WALLS				
	Tepair or replace				
	The tile surround on the guest bathroom shower wall is missing grout or silicone caulking (where failing) and is not impervious to water in several areas. Moisture intrusion can lead to many costly repair deterioration. A qualified contractor should inspect and repair as needed.				
4 2	FLOORS				
	Tepair or replace				
	The floor and tub junction at the guest bathroom reveals a gap. The floor and tub junction is an area that is prone to water infiltration which causes damage to the subfloor and underlying building mater properly. I recommend adding an approved sealant/caulking to this area to prevent future damage. I recommend a qualified contractor repair as needed.				
4 4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				
	REPAIR OR REPLACE				
	Sealant is failing where the countertop meets the wall at the kitchen sink. Failure to keep this area sealed can allow water to reach underlying building materials, which can cause costly repairs. Repair is person.				
5	STRUCTURAL COMPONENTS				
5 0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSA COMPONENTS)				
	REPAIR OR REPLACE				
	(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. Efflorescence is found on many limitative and contact with the masonry. This does not necessarily indicate that intrusion will occur. Efflorescence is found on many limitative and contact with the masonry.				

ris I	Home Inspections
	REPAIR OR REPLACE
	(2) The temperature setting on the water heater is too high (125 degrees). Temperatures of 125 degrees or higher can cause severe burning and consume energy unnecessarily. The standard recommendegrees fahrenheit for adults and 100 degrees fahrenheit for small children and elderly. Repair is needed by a qualified contractor.
7	ELECTRICAL SYSTEM
7 2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
	repair or replace
	I did not see a bond/ground wire on the gas piping. I recommend inquiring with the builder for further information. If there is not one then I recommend a ground wire and clamp be installed on gas piping from where the line enters the home. I recommend a qualified licensed electrical contractor correct as needed.
7 4	CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THAND ON THE DWELLING'S EXTERIOR WALLS)
	repair or replace
	(2) One wall switch purpose is unknown (could not identify) at the living room. I recommend inquiring with the current owner. Otherwise, further assessment is needed by a licensed electrician.
	(3) One wall switch purpose is unknown (could not identify) at the main entry. I recommend inquiring with the current owner. Otherwise, further assessment is needed by a licensed electrician.
_	HEATING / CENTRAL AIR CONDITIONING
8 9	COOLING AND AIR HANDLER EQUIPMENT
	□ REPAIR OR REPLACE
	(1) The condenser is not level. This can cause damage to the unit or shorten its life span. I recommend a qualified contractor correct.
1	D BUILT-IN KITCHEN APPLIANCES
10 0	DISHWASHER
	Tepair or replace
	The dishwasher was not connected to the electrical system. I did not test the dishwasher for proper function. I recommend a qualified licensed electrical contractor inspect further and correct as new
10 3	FOOD WASTE DISPOSER
	REPAIR OR REPLACE
	The food waste disposer is missing an on/off switch. I could not test this unit for proper function. I recommend a qualified contractor correct as needed.

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 surfor 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 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 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 p 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 state 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 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 report is provided for 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 propert,

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