Inspection Report

Two Year Old Home
Sample Comparison Inspection

Property Address:
Two Year Old 4,000+ Sq Ft Home
Comparison Inspection
Any City, NC

King Construction, Inc dba Inspector Paul

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Date: 1/1/2007	**Time:** 8:15 AM	**Report ID:** Comparison One
Property: Two Year Old 4,000+ Sq Ft Home Comparison Inspection Any City, NC	**Customer:** Two Year Old Home Sample Comparison Inspection	**Real Estate Professional:**

This is a sample from an actual home inspection we performed on a 4,000+ square foot two year old home. Most of these issues existed since the home was constructed and should have been noted/corrected by other inspectors and/or the builder. This is a partial inspection because several pages of information, photos, actual address, clients names, have been changed or removed for client confidentiality purposes. This sample report is the exclusive property of King Construction, Inc./ Inspector Paul; any attempts to print, email, forward, copy, resell, or redistribute an portion of this report in any way whatsoever without the express written consent of King Construction, Inc is prohibited and is subject to prosecution. This comparison sample is posted purely for prospective home inspection clients to see firsthand that different inspectors can and often do uncover different problems with the same home.

Age Of Home:
Under 5 Years

Client Is Present:
Yes

Weather:
Cloudy

Temperature:
Over 65

Rain in last 3 days:
No

1. Structural Components

		IN	NI	NP	RR
1.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
1.1	WALLS (Structural)	X			X
1.2	COLUMNS OR PIERS	X			
1.3	FLOORS (Structural)	X			X
1.4	CEILINGS (structural)	X			
1.5	ROOF STRUCTURE AND ATTIC	X			X
		IN	**NI**	**NP**	**RR**

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

Styles & Materials

FOUNDATION:
NOT VISIBLE

METHOD USED TO OBSERVE CRAWLSPACE:
CRAWLED
CONSTRUCTION DEBRIS
CRAMPED

FLOOR STRUCTURE:
DROP GIRDER(S)
ENGINEERED FLOOR JOISTS
LIMITED ACCESS/LIMITED VISIBILITY

WALL STRUCTURE:
WOOD
MASONRY
NOT VISIBLE

COLUMNS OR PIERS:
MASONRY BLOCK

CEILING STRUCTURE:
4" OR BETTER
LIMITED ACCESS/LIMITED VISIBILITY

ROOF STRUCTURE:
ENGINERED WOOD TRUSS
SHEATHING
LIMITED ACCESS/LIMITED VISIBILITY

ROOF-TYPE:
GABLE
LOW SLOPE/SHED

ATTIC ACCESS:
PULL DOWN STAIRS
LIMITED ACCESS/LIMITED VISIBILITY

Comments:

1.1 Mudsill on the far left side of the home is being pushed upward and twisted due to a gas line being installed between the CMU block wall and mudsill. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


1.1 Picture 1


1.1 Picture 2

1.3 (1) Stored items, construction debris, wood, etc should be removed from the crawlspace. It is conducive to wood destroying insects, pests, etc. Recommend further evaluation an repair as needed by a qualified licensed general contractor.

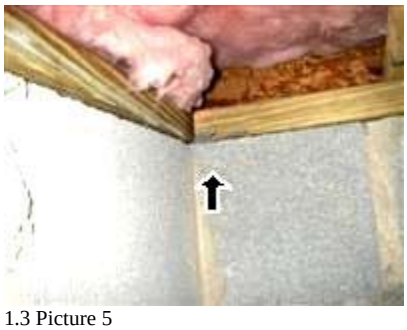
(2) The top flange of the engineered floor joist under the cooktop has been damaged by a tradesman. The bottom flange of both engineered trusses at each inside corner where the garage and dining room meet are cracked. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed representative from the truss manufacturer or a professional engineer. The two mudsill straps in the outside corner under where the garage and and dining room meet are not nailed in place. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

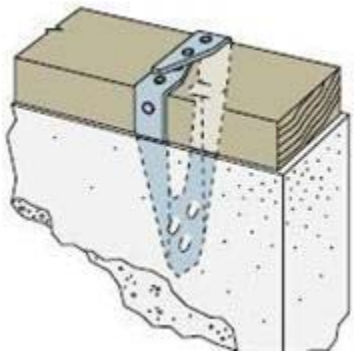

1.3 Picture 1

1.3 Picture 2


1.3 Picture 3


1.3 Picture 4


1.3 Picture 5

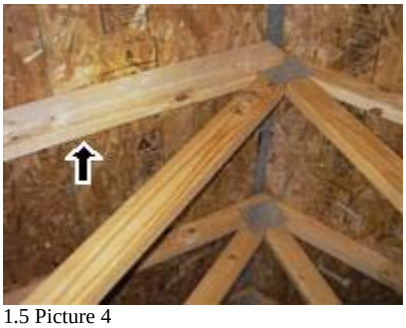

1.3 Picture 6

1.5 (1) Several of the engineered trusses in the visible/accessible areas of the attic were damaged and/or had some level or repairs performed. None of the repairs were typical of engineered design and or performed in a manner that many construction professionals would consider workmanlike. We will attempt to identify all of the issues, but we strongly recommend that the entire roof structure and attic be inspected by a qualified professional engineer, repaired per their designs, and re evaluated after repairs by the engineer to assure his/her plans were followed. Damaged and altered trusses include top chord of the truss directly behind the pull down stairs, the third truss to the left of the pull down stairs on the front of the home (where the roof line changes slightly) has a combination of studs and OSB sheathing screwed to the side of the stud to accommodate the change in the roof line, several trusses on the rear of the home including the 4th truss to the left of the end of the attic flooring and others along the way to the left side wall, and a web on the 6th truss over from the left side of the home is twisted and separating from the bottom truss plate. Recommend further evaluation and repair as needed by a qualified technical representative from the truss manufacturer or a qualified professional engineer.


1.5 Picture 1


1.5 Picture 2

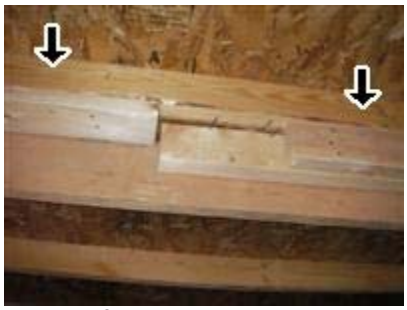

1.5 Picture 3


1.5 Picture 4


1.5 Picture 5


1.5 Picture 6


1.5 Picture 7


1.5 Picture 8


1.5 Picture 9


1.5 Picture 10


1.5 Picture 11


1.5 Picture 12


1.5 Picture 13


1.5 Picture 14


1.5 Picture 15


1.5 Picture 16


1.5 Picture 17

(2) The platform for the HVAC system was built on site. Studs were laid on top of the bottom chords of the truss system and nailed in place. Any alteration, modification, or repair to an engineered truss system needs to be designed and approved by a technical representative from the truss manufacturer or a professional engineer. Recommend further evaluation and repair as needed by a qualified technical representative from the truss manufacturer or a qualified licensed professional engineer.


1.5 Picture 18


1.5 Picture 19

(3) Lateral bracing was not installed at most of the attic trusses at the time of the inspection. Numerous "shiners", nails that missed the trusses, were observed in the roof sheathing near the trusses. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2. Exterior

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			X
2.1	DOORS (Exterior)	X			X
2.2	WINDOWS	X			
2.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			X
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			X
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
2.6	EAVES, SOFFITS AND FASCIAS	X			
		IN	**NI**	**NP**	**RR**

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Styles & Materials

SIDING STYLE:
LAP

SIDING MATERIAL:
VINYL

EXTERIOR ENTRY DOORS:
STEEL
FIBERGLASS
INSULATED GLASS

APPURTENANCE:
COVERED PORCH

AUTO OPENER MANUFACTURER:
GENIE
MANUAL DOOR

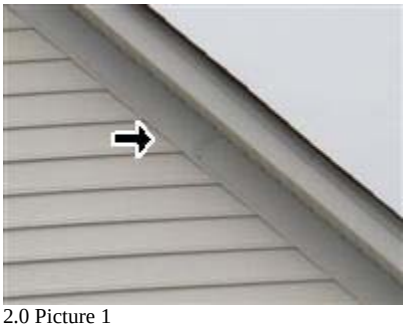
GARAGE DOOR MATERIAL:
INSULATED
METAL

GARAGE DOOR TYPE:
ONE MANUAL
ONE AUTOMATIC

DRIVEWAY:
CONCRETE

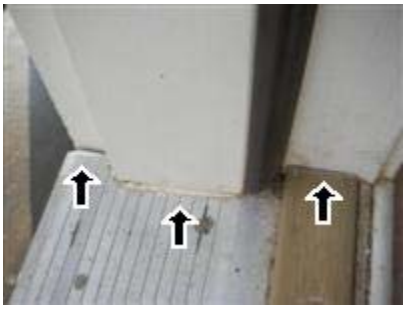
Comments:

2.0 Metal fascia wrap on the front of the home above the master bedroom is poorly seamed together. Repairs are advised to reduce water intrusion. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



2.0 Picture 1

2.1 Exterior doors do not have corner seal pads installed and are not caulked where the frame meets the threshold. Door manufacturers require this to prevent water intrusion and deterioration of the frame. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



2.1 Picture 1

2.3 (1) Garage door at right side (facing front) has electronic sensors located higher than six inches off floor which may not be installed according to manufacturers specification. This is considered unsafe and needs correcting. Recommend a qualified licensed general contractor inspect and repair as needed.


2.3 Picture 1

(2) Garage Door will reverse when met with reasonable resistance / force. Recommend testing this feature on a monthly basis because tolerances change over time.

2.4 (1) Recommend securing the drop girder to the vertical posts at the deck with carriage bolts. The deck risers were secured at the top with nails instead of slopeable joist hangers. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


2.4 Picture 1


2.4 Picture 2

(2) Risers at the right side door steps range in height from approximately 6+" to 10". Stair risers should be not be more than 8" tall and the maximum differential between risers should not exceed 3/8". The deck risers were secured at the top with nails (substandard). Failure to correct could cause a fall or injury. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


2.4 Picture 3


2.4 Picture 4


2.4 Picture 5

3. Roofing

		IN	NI	NP	RR
3.0	ROOF COVERINGS	X			X
3.1	FLASHINGS	X			
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
3.3	ROOFING DRAINAGE SYSTEMS	X			X
		IN	NI	NP	RR

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Styles & Materials

ROOF COVERING:
ARCHITECTURAL

VIEWED ROOF COVERING FROM:
GROUND
BINOCULARS
WINDOWS

SKY LIGHT (S):
NONE

CHIMNEY (exterior):
VINYL SIDING

Comments:

3.0 Corner shingle where the two gable roofs intersect over the master bedroom/bathroom is not secured down on the rear side of the home. A shingle is missing on the rear of the home at the first floor shed roof nearest the right side of the home (outside the den). Shingle on the right side of the small gable

roof on the front of the home outside the master bathroom is raised upward. Leaks can develop if not corrected. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


3.0 Picture 1


3.0 Picture 2


3.0 Picture 3

3.3 Downspouts should be extended at least 6' away from the home to keep water away from the foundation. Gutter at the second floor roof line above the covered porch has some minor damage. Gutter at the second floor roof line above the covered porch is not sloped towards the downspout. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


3.3 Picture 1


3.3 Picture 2

4. Plumbing System

		IN	NI	NP	RR
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X			
4.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			X
4.5	SUMP PUMP			X	

	IN	NI	NP	RR

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Styles & Materials

PLUMBING SUPPLY:
PEX

PLUMBING DISTRIBUTION:
PEX
NOT VISIBLE

PLUMBING WASTE:
PVC
NOT VISIBLE

WASHER DRAIN SIZE:
2" DIAMETER

WATER HEATER POWER SOURCE:
GAS (QUICK RECOVERY)

CAPACITY:
50 GAL (2-3 PEOPLE)

MANUFACTURER:
RHEEM

WATER HEATR LOCATION:
GARAGE

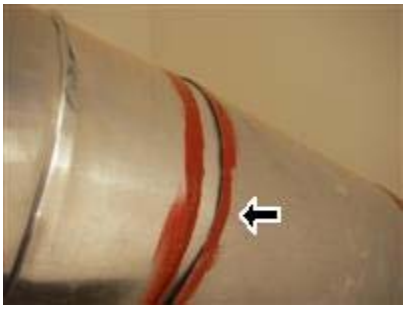
Comments:

4.1 Turning the control knob at the master bath shower to 9:00/marked hot turns off the water supply to the shower. Control knob is the private bath is installed incorrectly, down is off, off is hot, and the knob does not complete more than 1/4 turn (instead of 1/2 turn). Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.


4.1 Picture 1

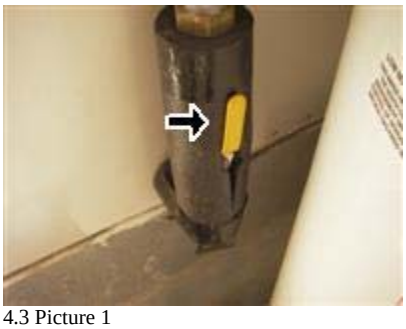

4.1 Picture 2

4.2 Water heater flue pipe has separated at the seams. Repairs are needed for safety. We could not locate a thermal expansion tank attached to the cold water line in front of the water heater. This is typically required to prevent excessive pressures from being exerted on the water heater tank. A full article on the subject is available at http://www.pahi.org/plumbing_information.html Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

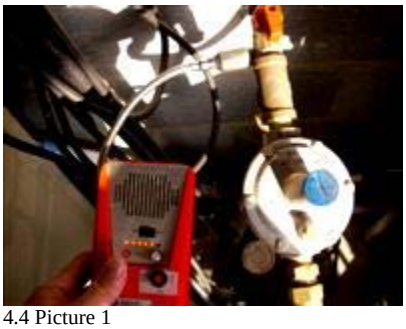

4.2 Picture 1

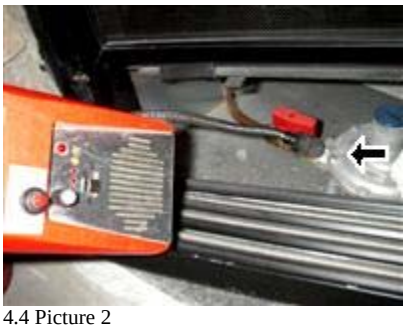

4.2 Picture 2

4.3 The main shut off is the yellow lever located in garage. This is for your information.


4.3 Picture 1

4.4 Gas Tracer (device) indicated leaks exist beside the red on/off valve at the water heater and between the red on/of valve and regulator at the gas logs. This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.


4.4 Picture 1


4.4 Picture 2

5. Electrical System

		IN	NI	NP	RR
5.0	SERVICE ENTRANCE CONDUCTORS	X			
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X
5.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			X
5.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.7	SMOKE DETECTORS	X			
		IN	**NI**	**NP**	**RR**

Styles & Materials
ELECTRICAL SERVICE CONDUCTORS:
BELOW GROUND
ALUMINUM
220 VOLTS

PANEL CAPACITY:
225 AMP

PANEL TYPE:
CIRCUIT BREAKERS

ELEC. PANEL MANUFACTURER:
CUTLER HAMMER

BRANCH WIRE 15 and 20 AMP:
COPPER

WIRING METHODS:
ROMEX

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Comments:

5.1 Problem(s) discovered in panel such as breakers are poorly/improperly marked (breaker marked bedroom is not an ARC fault breaker and does not power a bedroom, breaker marked kitchen GFI is a double pole 30 amp breaker, two 20 amp breakers are marked dryer, slot marked cooktop has no breaker) and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

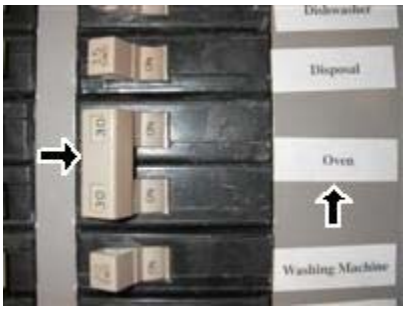
5.1 Picture 1

5.1 Picture 2


5.1 Picture 3

5.1 Picture 4

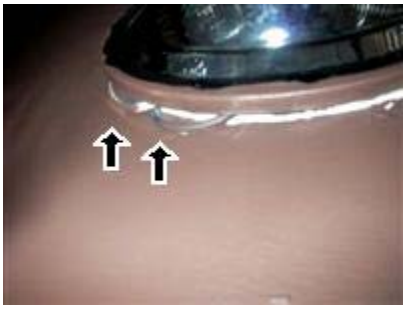
5.2
Circuit breakers marked "oven" is smaller than 40 amps. National Electric Code (NEC) 210-19c states " Branch circuit conductors supplying household ranges, wall mounted ovens, counter mounted cooking units, and other household cooking appliances shall have an ampacity not less than the rating of the branch circuit and not less than the maximum load to be served. For ranges of 8 3/4 kW or more rating, the minimum branch-circuit rating shall be 40 amperes." Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.

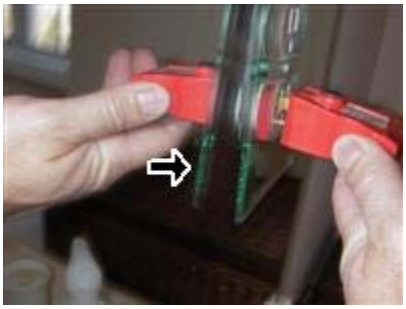


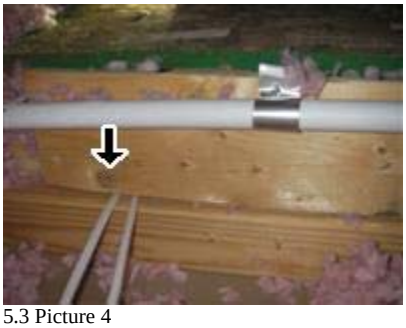
5.2 Picture 1

5.3 Most of the exterior lights did not respond to operating controls (possible burnt out bulb). Junction box in the kitchen cabinet under the cooktop is missing a knockout. Wall light fixture in the half bath has exposed electrical wiring that is getting pinched between the fixture and wall. Receptacle on the mirror in the master bath is loose against the wall. Electrical wiring was run between the studs of the HVAC platform in the attic and are being pinched by the studs. Electrical issues should be considered hazardous and repaired. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.


5.3 Picture 1


5.3 Picture 2


5.3 Picture 3


5.3 Picture 4

5.5 GFCI receptacle in front of the crawlspace furnace is tripped and will not reset. This leaves the condensate drain pump with no power. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.


5.5 Picture 1

5.6 Main panel box is located at garage. However, main disconnect (shut-off) is outside at meter base panel (for your information).


5.6 Picture 1


5.6 Picture 2


5.6 Picture 3

6. Heating

		IN	NI	NP	RR
6.0	HEATING EQUIPMENT	X			
6.1	NORMAL OPERATING CONTROLS	X			
6.2	AUTOMATIC SAFETY CONTROLS	X			
6.3	CHIMNEYS, FLUES AND VENTS	X			
6.4	SOLID FUEL HEATING DEVICES			X	
6.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X
6.6	GAS/LP FIRELOGS AND FIREPLACES	X			
6.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
		IN	NI	NP	RR

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Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
GAS

NUMBER OF HEAT SYSTEMS (excluding wood):
TWO

HEAT SYSTEM BRAND:
YORK

DUCTWORK:
INSULATED

FILTER TYPE:
DISPOSABLE

EST. FILTER SIZE:
14x25
20x20

TYPES OF FIREPLACES:
VENTED GAS LOGS
INSERT

OPERABLE FIREPLACES:
ONE

Comments:

6.5 Return just outside the bonus room door had not filter, filters are required to keep the furnace clean. Recommend cleaning, further evaluation and repair as needed by a qualified licensed HVAC contractor. Sections of ductwork in the left side of the crawlspace are lying on the ground and not strapped at proper spacing. Recommend cleaning, further evaluation and repair as needed by a qualified licensed HVAC contractor.


6.5 Picture 1

6.6 Logs functioned at the time of the inspection.


6.6 Picture 1

7. Central Air Conditioning

		IN	NI	NP	RR
7.0	COOLING AND AIR HANDLER EQUIPMENT	X			X
7.1	NORMAL OPERATING CONTROLS	X			
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
		IN	**NI**	**NP**	**RR**

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Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
YORK

NUMBER OF A/C UNITS:
TWO

Comments:

7.0 Platform for the compressors are not level. This does not allow proper oil distribution in the motor and can lead to damage. Repairs are advised. Recommend service or repair unit using a qualified licensed HVAC contractor.

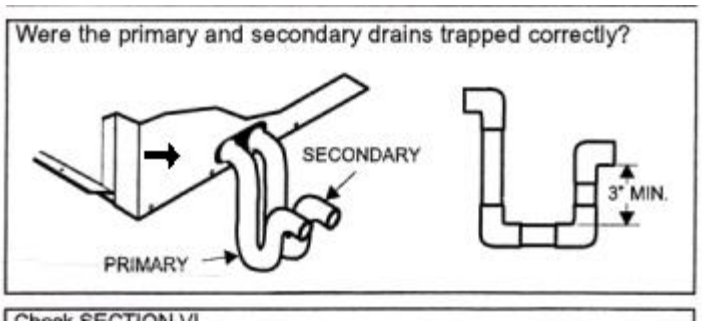

7.0 Picture 1


7.0 Picture 2

7.2 (1) Secondary overflow drain connection is not installed in both furnaces. The manufacturer's instruction sheet was in a packing slip on the side of the air handler with the diagram stating the need to install the secondary overflow connections and require proper installation to prevent an overflow at the air handler dripping onto the live electrical components below and damaging the furnace. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor.

7.2 Picture 1


7.2 Picture 2 manufacturers instruction sheet



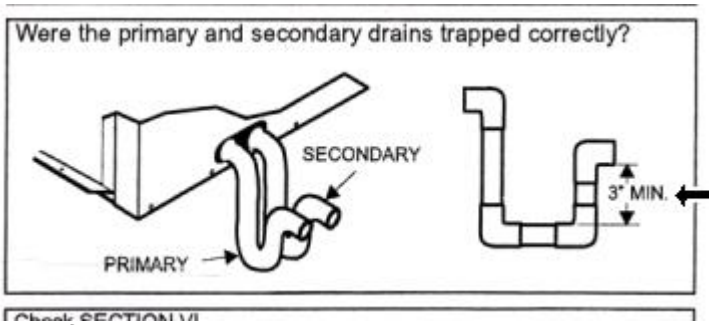
7.2 Picture 3

(2) Condensation pump did not operate when tested and was sitting in a puddle of water in the crawlspace (this is most likely due to the tripped GFCI that will not reset). Recommend a qualified licensed HVAC or electrical contractor inspect further and repair as needed.


7.2 Picture 4

(3) Condensation line in the crawlspace has a running trap installed instead of a P trap. Recommend a qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) inspect further and repair as needed.


7.2 Picture 5



7.2 Picture 6

8. Interiors

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

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Styles & Materials

CEILING MATERIALS:
SHEETROCK

WALL MATERIAL:
SHEETROCK
TILE

FLOOR COVERING(S):
CARPET
TILE
WOOD

INTERIOR DOORS:
HOLLOW CORE

WINDOW TYPES:
THERMAL/INSULATED
SINGLE-HUNG
TILT FEATURE
CASEMENT

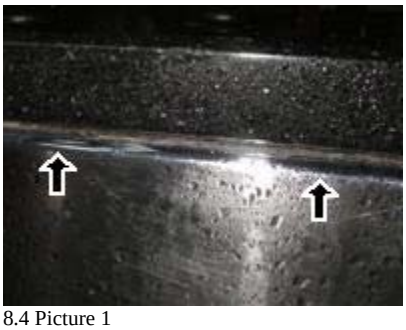
WINDOW MANUFACTURER:
UNKNOWN

CABINETRY:
WOOD
VENEER

COUNTERTOP:
GRANITE LIKE

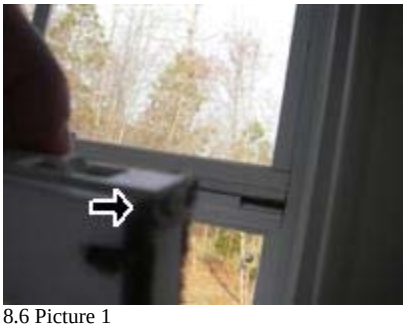
Comments:

8.4 Seam between the counter top and sink should be properly caulked to prevent a concealed fouling area. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



8.4 Picture 1

8.6 The tilt in pin that secures the the bottom sash of the window is broken along the right side of the first floor window on the rear of the home nearest the driveway. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



8.6 Picture 1

9. Insulation and Ventilation

		IN	NI	NP	RR
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X			X
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			X
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	
		IN	**NI**	**NP**	**RR**

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

Styles & Materials
ATTIC INSULATION:
BLOWN
FIBERGLASS

R- VALUE:
APPROXIMATELY R-30

VENTILATION:
GABLE VENTS
RIDGE VENTS
SOFFIT VENTS

EXHAUST FAN TYPES:
FAN

DRYER POWER SOURCE:
22O ELECTRIC

DRYER VENT:
METAL

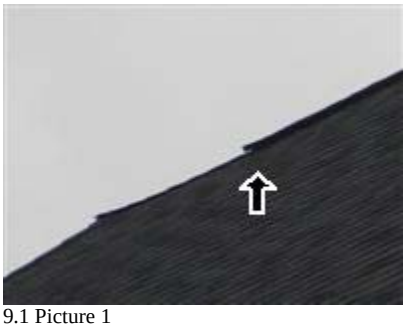
Comments:

9.0 Insulation is not installed in several areas in crawlspace. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified licensed general contractor inspect and repair as needed.

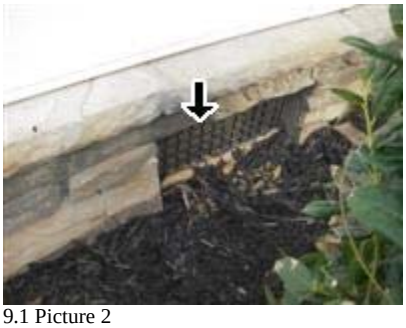

9.0 Picture 1


9.0 Picture 2

9.1 (1) Rear corner of the ridge vent over the master bedroom/master bathroom area is pulling away from the roof coverings. Repairs are needed to prevent leaks and keep the ridge vent from getting pulled off of the roof. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


9.1 Picture 1

(2) Foundation vents are at and below ground level at the front, rear and left sides of home which can allow water to enter crawlspace. Half-round window wells should be installed. The dirt inside well should be replaced with approximately four inches of gravel. A couple of inches clearance between gravel and vent opening recommended. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


9.1 Picture 2


9.1 Picture 3


9.1 Picture 4


9.1 Picture 5

10. Built-In Kitchen Appliances

Styles & Materials

		IN	NI	NP	RR
10.0	DISHWASHER	X			X
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	RANGE HOOD	X			
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER	X			
10.5	MICROWAVE COOKING EQUIPMENT	X			
		IN	NI	NP	RR

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

DISHWASHER:
GENERAL ELECTRIC

DISPOSER:
GENERAL ELECTRIC

EXHAUST/RANGE HOOD:
VENTED
GENERAL ELECTRIC

RANGE/OVEN:
GENERAL ELECTRIC

BUILT-IN MICROWAVE:
GENERAL ELECTRIC

TRASH COMPACTORS:
NONE

Comments:

10.0 Dishwasher had a small drip leak at the drain hose connection at the time of the inspection. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

11. Signature

	IN	NI	NP	RR
	IN	NI	NP	RR

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

General Summary

King Construction, Inc dba Inspector Paul

PO Box 236 Fort Mill, SC 29716 / 704-467-7328
NC HI 1756 / SC RBI 1212 / ASHI Member 244121
NCLHIA-Member / IAQA-CIE / PAHI-President

Customer
Two Year Old Home
Sample Comparison Inspection

Property Address
Two Year Old 4,000+ Sq Ft Home
Comparison Inspection
Any City, NC

The items or discoveries listed in the General Summary indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. UNLESS OTHERWISE NOTED, FURTHER EVALUATION, INSPECTION, AND REPAIR(S) OF ANY COMPONENTS NOTED ON THIS INSPECTION/REPORT SHOULD BE PERFORMED BY LICENSED GENERAL CONTRACTORS PRIOR TO THE CLOSE OF ESCROW. If any component that has two or more defects we strongly recommend that the entire system in question be evaluated, inspected, and repaired by the appropriate licensed contractor before the close of escrow. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. **This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.** Unless otherwise noted, all directional information is from the front yard facing the home. ©

1 Structural Components

1.1 WALLS (Structural)

Inspected, Repair or Replace

Mudsill on the far left side of the home is being pushed upward and twisted due to a gas line being installed between the CMU block wall and mudsill. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

1.3 FLOORS (Structural)

Inspected, Repair or Replace

(1) Stored items, construction debris, wood, etc should be removed from the crawlspace. It is conducive to wood destroying insects, pests, etc. Recommend further evaluation an repair as needed by a qualified licensed general contractor.

(2) The top flange of the engineered floor joist under the cooktop has been damaged by a tradesman. The bottom flange of both engineered trusses at each inside corner where the garage and dining room meet are cracked. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed representative from the truss manufacturer or a professional engineer. The two mudsill straps in the outside corner under where the garage and and dining room meet are not nailed in place. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

1.5 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

(1) Several of the engineered trusses in the visible/accessible areas of the attic were damaged and/or had some level or repairs performed. None of the repairs were typical of engineered design and or performed in a manner that many construction professionals would consider workmanlike. We will attempt to identify all of the issues, but we strongly recommend that the entire roof structure and attic be inspected by a qualified professional engineer, repaired per their designs, and re evaluated after repairs by the engineer to assure his/her plans were followed. Damaged and altered trusses include top chord of the truss directly behind the pull down stairs, the third truss to the left of the pull down stairs on the front of the home (where the roof line changes slightly) has a combination of studs and OSB sheathing screwed to the side of the stud to accommodate the change in the roof line, several trusses on the rear of the home including the 4th truss to the left of the end of the attic flooring and others along the way to the left side wall, and a web on the 6th truss over from the left side of the home is twisted and separating from the bottom truss plate. Recommend further evaluation and repair as needed by a qualified technical representative from the truss manufacturer or a qualified professional engineer.

(2) The platform for the HVAC system was built on site. Studs were laid on top of the bottom chords of the truss system and nailed in place. Any alteration, modification, or repair to an engineered truss system needs to be designed and approved by a technical representative from the truss manufacturer or a professional engineer. Recommend further evaluation and repair as needed by a qualified technical representative from the truss manufacturer or a qualified licensed professional engineer.

(3) Lateral bracing was not installed at most of the attic trusses at the time of the inspection. Numerous "shiners", nails that missed the trusses, were observed in the roof sheathing near the trusses. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2 Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Metal fascia wrap on the front of the home above the master bedroom is poorly seamed together. Repairs are advised to reduce water intrusion. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.1 DOORS (Exterior)

Inspected, Repair or Replace

Exterior doors do not have corner seal pads installed and are not caulked where the frame meets the threshold. Door manufacturers require this to prevent water intrusion and deterioration of the frame. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

(1) Garage door at right side (facing front) has electronic sensors located higher than six inches off floor which may not be installed according to manufacturers specification. This is considered unsafe and needs correcting. Recommend a qualified licensed general contractor inspect and repair as needed.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

(1) Recommend securing the drop girder to the vertical posts at the deck with carriage bolts. The deck risers were secured at the top with nails instead of slopeable joist hangers. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(2) Risers at the right side door steps range in height from approximately 6+" to 10". Stair risers should be not be more than 8" tall and the maximum differential between risers should not exceed 3/8". The deck risers were secured at the top with nails (substandard). Failure to correct could cause a fall or injury. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

3 Roofing

3.0 ROOF COVERINGS

Inspected, Repair or Replace

Corner shingle where the two gable roofs intersect over the master bedroom/bathroom is not secured down on the rear side of the home. A shingle is missing on the rear of the home at the first floor shed roof nearest the right side of the home (outside the den). Shingle on the right side of the small gable roof on the front of the home outside the master

bathroom is raised upward. Leaks can develop if not corrected. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

3.3 ROOFING DRAINAGE SYSTEMS

Inspected, Repair or Replace

Downspouts should be extended at least 6' away from the home to keep water away from the foundation. Gutter at the second floor roof line above the covered porch has some minor damage. Gutter at the second floor roof line above the covered porch is not sloped towards the downspout. Repairs are advised. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

4 Plumbing System

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

Turning the control knob at the master bath shower to 9:00/marked hot turns off the water supply to the shower. Control knob is the private bath is installed incorrectly, down is off, off is hot, and the knob does not complete more than 1/4 turn (instead of 1/2 turn). Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

Water heater flue pipe has separated at the seams. Repairs are needed for safety. We could not locate a thermal expansion tank attached to the cold water line in front of the water heater. This is typically required to prevent excessive pressures from being exerted on the water heater tank. A full article on the subject is available at http://www.pahi.org/plumbing_information.html Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Repair or Replace

Gas Tracer (device) indicated leaks exist beside the red on/off valve at the water heater and between the red on/of valve and regulator at the gas logs. This is a safety issue and should be repaired. Recommend a qualified professional from the gas company or licensed plumber who is certified in gas line installation and repair inspect further and repair as needed.

5 Electrical System

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

Inspected, Repair or Replace

Problem(s) discovered in panel such as breakers are poorly/improperly marked (breaker marked bedroom is not an ARC fault breaker and does not power a bedroom, breaker marked kitchen GFI is a double pole 30 amp breaker, two 20 amp breakers are marked dryer, slot marked cooktop has no breaker) and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

Circuit breakers marked "oven" is smaller than 40 amps. National Electric Code (NEC) 210-19c states " Branch circuit conductors supplying household ranges, wall mounted ovens, counter mounted cooking units, and other household cooking appliances shall have an ampacity not less than the rating of the branch circuit and not less than the maximum load to be served. For ranges of 8 3/4 kW or more rating, the minimum branch-circuit rating shall be 40 amperes." Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

Most of the exterior lights did not respond to operating controls (possible burnt out bulb). Junction box in the kitchen cabinet under the cooktop is missing a knockout. Wall light fixture in the half bath has exposed electrical wiring that is getting pinched between the fixture and wall. Receptacle on the mirror in the master bath is loose against the wall. Electrical wiring was run between the studs of the HVAC platform in the attic and are being pinched by the studs.

Electrical issues should be considered hazardous and repaired. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

GFCI receptacle in front of the crawlspace furnace is tripped and will not reset. This leaves the condensate drain pump with no power. Repairs are needed. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.

6 Heating

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

Return just outside the bonus room door had not filter, filters are required to keep the furnace clean. Recommend cleaning, further evaluation and repair as needed by a qualified licensed HVAC contractor. Sections of ductwork in the left side of the crawlspace are lying on the ground and not strapped at proper spacing. Recommend cleaning, further evaluation and repair as needed by a qualified licensed HVAC contractor.

7 Central Air Conditioning

7.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

Platform for the compressors are not level. This does not allow proper oil distribution in the motor and can lead to damage. Repairs are advised. Recommend service or repair unit using a qualified licensed HVAC contractor.

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(1) Secondary overflow drain connection is not installed in both furnaces. The manufacturer's instruction sheet was in a packing slip on the side of the air handler with the diagram stating the need to install the secondary overflow connections and require proper installation to prevent an overflow at the air handler dripping onto the live electrical components below and damaging the furnace. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor.

(2) Condensation pump did not operate when tested and was sitting in a puddle of water in the crawlspace (this is most likely due to the tripped GFCI that will not reset). Recommend a qualified licensed HVAC or electrical contractor inspect further and repair as needed.

(3) Condensation line in the crawlspace has a running trap installed instead of a P trap. Recommend a qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) inspect further and repair as needed.

8 Interiors

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

Seam between the counter top and sink should be properly caulked to prevent a concealed fouling area. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The tilt in pin that secures the the bottom sash of the window is broken along the right side of the first floor window on the rear of the home nearest the driveway. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

9 Insulation and Ventilation

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Inspected, Repair or Replace

Insulation is not installed in several areas in crawlspace. Heat loss can occur more on this home than one that is properly insulated. Recommend a qualified licensed general contractor inspect and repair as needed.

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected, Repair or Replace

(1) Rear corner of the ridge vent over the master bedroom/master bathroom area is pulling away from the roof coverings. Repairs are needed to prevent leaks and keep the ridge vent from getting pulled off of the roof. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(2) Foundation vents are at and below ground level at the front, rear and left sides of home which can allow water to enter crawlspace. Half-round window wells should be installed. The dirt inside well should be replaced with approximately four inches of gravel. A couple of inches clearance between gravel and vent opening recommended. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

10 Built-In Kitchen Appliances

10.0 DISHWASHER

Inspected, Repair or Replace

Dishwasher had a small drip leak at the drain hose connection at the time of the inspection. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.
