



Aber Home Inspections, Inc
9801 Goodrum Ct
Raleigh, NC 27617
919-845-2500
919-272-4428

Inspected By:
Robert E Aber - NC Lic. No. 854

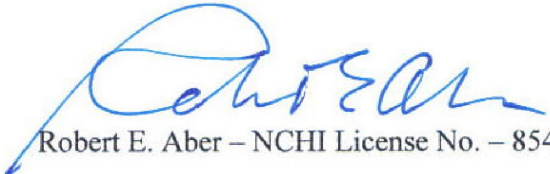
Client:

Last name, First name
Street address
City, NC Zip

Record Number 1

Inspected 1/1/09 10:00 PM




Robert E. Aber – NCHI License No. – 854

Inspection Summary

Aber Home Inspections, Inc
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Record 1 - Last name, First name Street address, City, NC Zip

Summary Page Statements

GENERAL

Important Summary Page Statements

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.

This home inspection has been performed and the report generated in accordance with the Standards of Practice and Code of Ethics of the North Carolina Home Inspector Licensure Board. Copies of the Standards and Code of Ethics are available from our office or can be downloaded in .pdf format from the Licensure Board web site at www.ncdoi.com.

The inspection is general and visual in nature and is not technically exhaustive. It is intended to provide the client with a better understanding of property conditions at the time of the inspection.

Items listed on the Summary Page should be repaired, corrected, or further evaluated by qualified professionals who are licensed or otherwise competent in the required field.

Not Functioning as Intended or In Need of Repair

EXTERIOR

Exterior Doors

Rear entry - Door rubs against the jamb
Contact a qualified contractor for evaluation and correction

Storage Room(s)

Rear storage room - Wall insulation has fallen. It should be properly re-installed. Also, an access should be provided to enable use of the water shut-off valves located in this wall cavity without damaging the insulation.
Contact a qualified contractor for evaluation and correction



ROOFING

Roofing Materials

Front gable - Shingles are raised at the bottom of the left slope where they contact the gutter
Shingles should lie flat to prevent wind damage and possible water and pest intrusion.
Contact a qualified professional roofer for evaluation and correction



PLUMBING

Bathroom/Wet areas - tile/marble/etc

Master bath - Sink sidesplash should be re-caulked to the counter to prevent water from getting to the drywall

Not Functioning as Intended or In Need of Repair

Additional information

Laundry - The plastic drip/overflow pan under the washing machine is cracked and should be replaced.
Contact a qualified contractor for evaluation and correction



ELECTRICAL

Ground fault circuit interrupters

Rear - Ground fault receptacle right of the door is tripped and will not reset
Contact a qualified licensed electrician for evaluation and correction

Light fixtures

Master bath wall fixture - Right lampholder is loose/broken and no bulb is installed
Contact a qualified licensed electrician for evaluation and correction



Requires Subsequent Observation

PLUMBING

Water heater

The water to the house is turned off. Could not check the ability of the unit to heat water or the orientation of hot and cold valves

Additional information

The water to the house is turned off. The function of fixtures, valves, supply and drainage piping could not be checked properly.

BUILT-IN KITCHEN APPLIANCES

Dishwasher function

The water to the house is turned off. Dishwasher could not be run.

Inspection Report Details

Record 1 - Last name, First name Street address, City, NC Zip

GENERAL

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Comment or Satisfactory

Structure - Townhouse

Comment or Satisfactory

Type of foundation - Concrete Slab

Comment or Satisfactory

Age -

Reported to have been built in 2004

Comment or Satisfactory

Heated square footage -

Reported as 1342

Comment or Satisfactory

Residence occupied/furnished - Yes

Comment or Satisfactory

Present at inspection - Client, Client's Agent

Comment or Satisfactory

Re-inspection -

A re-inspection of items requested to be repaired or corrected can be ordered for a fee of \$175.00. The re-inspection is considered to be a new evaluation of previously inspected components or systems and is performed in accordance with the original contract.

Comment or Satisfactory

Weather -

Recent rain
Temperature: 90 + F

Comment or Satisfactory

Time -

Inspection started at 12:20 PM and finished at 1:45 PM

GENERAL

Comment or Satisfactory

Method of payment - Check

Check No.: 4112
\$300.00

Comment or Satisfactory

Client received report - Via E-Mail

Comment or Satisfactory

Agent received report - Via E-Mail

STRUCTURE

Comment or Satisfactory

STRUCTURE - NCHILB Standards of Practice Section .1106

The inspector shall: Inspect and describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure and roof structure; Probe suspected deterioration of wood members; Report the methods used to inspect crawlspaces and attics and report signs of abnormal/harmful moisture on building components.

Comment or Satisfactory

Foundation -

Visible components of this system are described and/or reported on in sections: "Exterior", "Crawlspace" and/or "Basement"

Comment or Satisfactory

Floor Structure -

Visible components of this system are reported on in sections: "Interior", "Crawlspace" and/or "Basement". Structural components of floors above the 1st floor are not visible.

Comment or Satisfactory

Wall Structure -

Visible components of this system are described and/or reported on in sections: "Exterior", "Interior" and/or "Attic"

Comment or Satisfactory

Columns and Piers -

Visible components of this system are described and/or reported on in sections: "Crawlspace" and/or "Basement"

Comment or Satisfactory

Ceiling Structure -

Visible components of this system are described and/or reported on in sections: "Interior" and "Attic". Structural components of ceilings below the top floor are not visible.

Comment or Satisfactory

Roof Structure -

Components of this system are described and/or reported on in sections: "Roofing" and "Attic"

EXTERIOR

Comment or Satisfactory

EXTERIOR - NCHILB Standards of Practice Section .1107

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Wall cladding materials, flashings, trim, entryway doors, windows, garage door operators (including failure of garage door openers to reverse when meeting reasonable resistance), decks, balconies, stoops, steps, areaways, porches (and railings), eaves, soffits, fascias, driveways, patios, walkways, retaining walls, vegetation, grading and drainage and shall probe wood products where deterioration is suspected.

EXTERIOR

Comment or Satisfactory

Foundation - Concrete slab

Comment or Satisfactory

Wall Cladding/Siding - Vinyl

Comment or Satisfactory

Flashings - Metal

Comment or Satisfactory

Trim - Wood/Wood Product, Aluminum, Vinyl

Not Functioning as Intended or In Need of Repair

Exterior Doors - Operated, Metal, Wood

Rear entry - Door rubs against the jamb
Contact a qualified contractor for evaluation and correction

Comment or Satisfactory

Eaves/Soffits - Vinyl

Comment or Satisfactory

Fascia - Aluminum

Not Functioning as Intended or In Need of Repair

Storage Room(s) - Note

Rear storage room - Wall insulation has fallen. It should be properly re-installed. Also, an access should be provided to enable use of the water shut-off valves located in this wall cavity without damaging the insulation.
Contact a qualified contractor for evaluation and correction

Comment or Satisfactory

Driveway/Parking - Asphalt

Comment or Satisfactory

Walkways - Concrete

Comment or Satisfactory

Steps - Concrete

Comment or Satisfactory

Porches/Stoops - Concrete

Comment or Satisfactory

Patios - Concrete

EXTERIOR

Comment or Satisfactory

Grading and Drainage - Generally level slope/grade

Comment or Satisfactory

Vegetation - Satisfactory

Comment or Satisfactory

Columns/Piers - None readily visible

ROOFING

Comment or Satisfactory

ROOF - NCHILB Standards of Practice Section .1108

The inspector shall inspect and/or describe (as is applicable under this section): Roof coverings, drainage systems, flashings, skylights, chimneys and roof penetrations, signs of leaks or abnormal condensation and methods of observation.

Comment or Satisfactory

Method of Observation - From ground using binoculars

Comment or Satisfactory

Roof Style - Gable, Shed

Not Functioning as Intended or In Need of Repair

Roofing Materials - Fiberglass / asphalt shingle, One layer, Metal

Front gable - Shingles are raised at the bottom of the left slope where they contact the gutter
Shingles should lie flat to prevent wind damage and possible water and pest intrusion.
Contact a qualified professional roofer for evaluation and correction

Comment or Satisfactory

Approximate age in years - 1 to 5 years

Comment or Satisfactory

Flashings - Metal, Rubber

Comment or Satisfactory

Gutters and Downspouts - Installed

Comment or Satisfactory

Chimney - Inspected from the ground with binoculars, Metal

Comment or Satisfactory

Chimney - Weather cap installed

Comment or Satisfactory

Other roof penetrations - Plumbing vent pipes, Furnace and/or water heater flue pipes, Vents, Dish antenna bracket(s)

PLUMBING

Comment or Satisfactory

PLUMBING - NCHILB Standards of Practice Section .1109

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Interior water supply/distribution and drain/waste/vent systems including piping, fittings, supports, insulation, fixtures and their faucets, exterior faucets, functional flow and drainage, traps, leaks, cross connections; water heating equipment, normal operating controls, automatic safety controls, chimneys, flues, vents, fuel or power source, storage capacity and location; interior fuel storage equipment, supply piping, venting, supports and leaks; sump pumps and main water shut-off.

Comment or Satisfactory

Supply Piping Material - Cross-Linked Polyethylene (PEX), Most piping is concealed

Comment or Satisfactory

Drain/Waste/Vent Piping Material - PVC, Most piping is concealed

Comment or Satisfactory

Drainage venting installed properly - Yes

Comment or Satisfactory

Main Shut-off Valve - Exterior attached storage room

Comment or Satisfactory

Main Fuel Valve - Gas meter, Rear

Comment or Satisfactory

Bathroom Ventilation - Fan

Not Functioning as Intended or In Need of Repair

Bathroom/Wet areas - tile/marble/etc - Observed

Master bath - Sink sidesplash should be re-caulked to the counter to prevent water from getting to the drywall

Requires Subsequent Observation

Water heater - Note

The water to the house is turned off. Could not check the ability of the unit to heat water or the orientation of hot and cold valves

Comment or Satisfactory

Water heater location - Attic

Comment or Satisfactory

Water heater manufacturer - Rheem

Comment or Satisfactory

Water heater capacity - 40 Gal.

Comment or Satisfactory

Water heater age - 5 yrs.

Manufactured in 2004

PLUMBING

Comment or Satisfactory

Water heater fuel source - Natural gas

Comment or Satisfactory

Water heater fuel / energy shut-off location - At main gas meter

Comment or Satisfactory

Water heater Temp and Pressure Relief Valve - Present

Requires Subsequent Observation

Additional information - Note

The water to the house is turned off. The function of fixtures, valves, supply and drainage piping could not be checked properly.

Not Functioning as Intended or In Need of Repair

Additional information - Note

Laundry - The plastic drip/overflow pan under the washing machine is cracked and should be replaced. Contact a qualified contractor for evaluation and correction

Comment or Satisfactory

Evidence of Cross-connections - None

ELECTRICAL

Comment or Satisfactory

ELECTRICAL SYSTEM - NCHILB Standards of Practice Section .1110

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Service entrance conductors, equipment, grounding, service amperage and voltage; main overcurrent device, main and distribution panels; branch circuit conductors, their overcurrent devices (and their compatibility); a representative number of ceiling fans, lights, switches and receptacles located in the house, garage, carport or on the exterior of inspected structures; polarity and grounding of all receptacles within six feet of interior plumbing fixtures, in the garage/carport or on the exterior of inspected structures; ground fault circuit interrupters and smoke detectors.

Comment or Satisfactory

Service entrance - Underground service

Comment or Satisfactory

Primary disconnect means - Breaker(s)

Comment or Satisfactory

Grounding - Driven Electrode (rod)

Comment or Satisfactory

Service entrance conductors - Aluminum, Cables

Comment or Satisfactory

Service capacity - 240 Volts, 200 Amps

ELECTRICAL

Comment or Satisfactory

Main panel(s) location - Exterior attached storage room

Comment or Satisfactory

Main panel(s) access cover - Removed

Comment or Satisfactory

Branch circuit conductors - Copper, Non-metallic sheathed cable (ROMEX)

Comment or Satisfactory

Switches - Representative number tested

Comment or Satisfactory

Receptacles - 3 Slotted, Representative number tested, Polarity and grounding

Not Functioning as Intended or In Need of Repair

Ground fault circuit interrupters - Receptacles, All devices tested/operated, All devices reset after testing

Rear - Ground fault receptacle right of the door is tripped and will not reset
Contact a qualified licensed electrician for evaluation and correction

Comment or Satisfactory

Arc-fault circuit interrupters - Breakers at panel(s), All devices tested/operated, All devices reset after testing

Comment or Satisfactory

Smoke detectors - Tested

Not Functioning as Intended or In Need of Repair

Light fixtures - Operated

Master bath wall fixture - Right lampholder is loose/broken and no bulb is installed
Contact a qualified licensed electrician for evaluation and correction

Comment or Satisfactory

Other fixtures - Operated

HEATING

Comment or Satisfactory

HEATING - NCHILB Standards of Practice Section .1111

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues and vents (where readily visible); Solid fuel heating devices (i.e. fireplaces); Heating distribution systems (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units, convectors); the presence or absence of an installed heating source for each habitable space; Energy source and shall open readily openable maintenance access panels.

Comment or Satisfactory

System #1 Type - Furnace

Located in the attic

HEATING

Comment or Satisfactory

System #1 Distribution - Forced Air, Flexible ducts, Metal ducts

Comment or Satisfactory

System #1 Manufacturer - Lennox

Model Number: G40UH-36A-070-07

Comment or Satisfactory

System #1 Approx. Age (yrs) - 5

Manufactured in 2004

Comment or Satisfactory

System #1 Energy Source - Natural Gas

Comment or Satisfactory

System #1 Function - Heat attained

140+ degrees F - Satisfactory

Comment or Satisfactory

Normal Operating Controls - Operated

Comment or Satisfactory

Heat Source in Each Room - Yes

Comment or Satisfactory

Auto. Safety Controls Inspected - Yes

Comment or Satisfactory

Chimneys/Flues/Vents - Observed

Comment or Satisfactory

Fireplace Type - Prefabricated Metal, Vented

Comment or Satisfactory

Fireplace Flue Damper - None installed

Comment or Satisfactory

Gas Logs - Operated

Comment or Satisfactory

Carbon Monoxide Detectors - Note

Proper installation of Carbon Monoxide (CO) detectors recommended when gas, oil or solid fuel burning appliances are present.

AIR CONDITIONING

Comment or Satisfactory

AIR CONDITIONING - NCHILB Standards of Practice Section .1112

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Central air conditioning and through-wall cooling systems (including cooling and air handling equipment); Normal operating controls; distribution systems (including fans, pumps, ducts and piping, supports, dampers, insulation, air filters, registers, fan-coil units); the presence or absence of installed cooling source for each habitable room; energy sources and shall open readily openable maintenance access panels.

Comment or Satisfactory

System #1 Type - Conventional A/C, Split System

Comment or Satisfactory

System #1 Manufacturer - Lennox

Model Number: 10ACC-030-230-03

Comment or Satisfactory

System #1 Tonnage - 2.5 Ton

Comment or Satisfactory

System #1 Approx. Age (yrs) - 5

Manufactured in 2004

Comment or Satisfactory

System #1 Coils and Fins - Clean

Comment or Satisfactory

System #1 Electrical - Proper overcurrent protection

Comment or Satisfactory

System #1 Function - Details

Temperature differential = 16.2 degrees

The Temperature differential (TD) is the difference between the temperature of the return air and the supply air - typically between 14 and 22 degrees F. Readings are taken at a return vent and at a supply register.

Comment or Satisfactory

Cooling Source in Each Room - Yes

Comment or Satisfactory

Condensate overflow drain pan(s) rusted - No

Comment or Satisfactory

Condensate drain line(s)/Overflow pan(s) - Note

Attic - The condensate overflow pan has been full in the past [up to the drain port]. There is currently no water in the pan. Suggest monitoring the pan especially at and after the start of the cooling season. Water in the pan would indicate a lack of flow through the primary drain line to the exterior and is a reason for a service call.

Comment or Satisfactory

Normal Operating Controls - Operated

Comment or Satisfactory

Return Air Filtration - Disposable

INTERIOR

Comment or Satisfactory

INTERIORS - NCHILB Standards of Practice Section .1113

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Walls, ceilings, floors, steps, stairways, balconies, railings, counters and a representative number of built-in cabinets, doors and windows and shall report signs of abnormal/harmful moisture on building components.

Reportable conditions may not be readily visible because of the presence of personal belongings or furniture which, generally, will not be moved

Comment or Satisfactory

Floors - Carpet, Wood, Vinyl sheet goods, Tile

Comment or Satisfactory

Stairways/Steps/Balconies - Handrails, Treads

Comment or Satisfactory

Walls - Sheetrock

Comment or Satisfactory

Ceilings - Sheetrock

Comment or Satisfactory

Doors and operating hardware - Panel, Bi-Fold

Comment or Satisfactory

Window type - Double pane - Thermal, Single Hung, Vinyl

INSULATION AND VENTILATION

Comment or Satisfactory

INSULATION AND VENTILATION - NCHILB Standards of Practice Section .1114

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom and laundry venting systems and shall move insulation where readily visible evidence indicates a problem and where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

Comment or Satisfactory

Insulation -

Visible components of this system are described and/or reported on in sections: "Attic" and "Crawlspace" and/or "Basement".

Wall insulation is not visible.

Comment or Satisfactory

Vapor retarders -

Visible components of this system are described and/or reported on in sections: "Attic" and "Crawlspace" and/or "Basement".

Vapor retarder materials in walls are not visible.

Comment or Satisfactory

Ventilation -

Components of this system are described and/or reported on in sections: "Plumbing", "Interiors", "Built-in Kitchen Appliances", "Attic", "Crawlspace" and/or "Basement".

BUILT-IN KITCHEN APPLIANCES

Comment or Satisfactory

BUILT-IN KITCHEN APPLIANCES - NCHILB Standards of Practice Section .1115

The inspector shall inspect and/or describe and/or operate (as is applicable under this section): Permanently installed dishwasher through a normal cycle; Ranges, cooktops, and permanently installed ovens; Trash compactors; Garbage disposals; Ventilation equipment or range hoods and permanently installed microwaves.

Comment or Satisfactory

Cabinets - Wood/Wood Products

Comment or Satisfactory

Countertops - Laminate

Comment or Satisfactory

Kitchen Sink - Stainless steel

Comment or Satisfactory

Dishwasher - Whirlpool

Requires Subsequent Observation

Dishwasher function - Note

The water to the house is turned off. Dishwasher could not be run.

Comment or Satisfactory

Disposer - Whirlpool

Comment or Satisfactory

Disposer function - Operated

Comment or Satisfactory

Range - Electric, Whirlpool

Comment or Satisfactory

Range function - Operated

Comment or Satisfactory

Microwave - Whirlpool

Comment or Satisfactory

Microwave function - Operated

Comment or Satisfactory

Kitchen Fan/Exhaust - Non-vented/Re-circulating, Integral with the microwave

Comment or Satisfactory

Kitchen Fan/Exhaust function - Operated

ATTIC

Comment or Satisfactory

Attic -

The attic accessible areas were entered and inspected with ambient light and a flashlight from floored areas and otherwise where possible without damaging insulation.

Comment or Satisfactory

Attic Access - Pull-down stair

Comment or Satisfactory

Observation obstructions - Stored Items, Insulation, Limited Access, Flooring

Comment or Satisfactory

Roof Framing - Wood Trusses, Approx. 24 inches O.C.

Comment or Satisfactory

Roof Sheathing - Oriented Strand Board

Comment or Satisfactory

Ventilation - Soffit Vents, Ridge Vents, Gable End Vents

Comment or Satisfactory

Attic Insulation Type 1 - Loose Fill

8+ inches deep = R-30, the currently required value

Comment or Satisfactory

Attic Insulation Type 2 - Batt

8 - 9 inches thick = R-30, the currently required value

Comment or Satisfactory

Evidence of leaking - No