



Inspection Report

Mr. John Cauthen

Property Address:

105 Dixie Dr.
Chapel Hill NC 27514



First Call Home Inspections LLC

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John B. Cauthen

Table of Contents

- [Cover Page](#)
- [Table of Contents](#)
- [Intro Page](#)
- [1 Structural Components](#)
- [2 Exterior](#)
- [3 Roofing](#)
- [4 Plumbing System](#)
- [5 Electrical System](#)
- [6 Heating / Central Air Conditioning](#)
- [7 Interiors](#)
- [8 Insulation and Ventilation](#)
- [9 Built-In Kitchen Appliances](#)
- [10 Photo Gallery](#)
- [Summary](#)

Date: 3/21/2011	Time: 01:00 PM	Report ID: FC03230301
Property: 105 Dixie Dr. Chapel Hill NC 27514	Customer: Mr. John Cauthen	Real Estate Professional:

Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Style of Home:

Contemporary

Age Of Home:

Over 25 Years

Home Faces:

West

Client Is Present:

Yes

Radon Test:

No

Water Test:

No

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

No

1. Structural Components

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, wall structure, columns 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 except when access 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 abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block

Wall Structure:

Wood

Roof Structure:

Engineered wood trusses

Stick-built

Attic info:

Scuttle hole

Light in attic

Method used to observe Crawlspace:

Crawled

Columns or Piers:

Wood piers

Masonry block

Roof-Type:

Shed

Floor Structure:

Wood joists

Ceiling Structure:

Not visible

Method used to observe attic:

Walked

Inspection Items

1.0 Foundations, Basements and Crawlspaces

Repair or Replace

- Water was found in the upper crawlspace near the left side of the home. Proper drainage is needed to allow the water the exit the crawlspace. Also proper grading to the left side of the home may be needed to stop the water from entering into the crawlspace.

1.1 Walls - structural

Inspected

1.2 Columns or Piers

Repair or Replace

- A added structural support near the front of the home was leaning over and not secured. Secure the post to the floor to prevent the post from falling. Work should be done by a qualified contractor.



1.2 Picture 1

1.3 Floors - structural

Inspected

1.4 Ceilings - structural

Inspected

1.5 Roof Structure and Attic

Inspected

(1)

- The roof sheathing shows signs of staining on the front left corner of the home. The damage to this area is not significant to require replacing at this time. Recommend waiting until roof covering is replaced, so long as leak remains corrected. A moisture meter was used and indicated the leak was not active at the time of the inspection. A qualified contractor should repair as needed.



1.5 Picture 1

(2) The sheathing around the waste pipe on the back of the house showed signs of staining. The damage to this area is not significant to require replacing at this time. Recommend waiting until roof covering is replaced, so long as leak remains corrected. A moisture meter was used and indicated the leak was not active at the time of the inspection. A qualified contractor should repair as needed.



1.5 Picture 2

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

2. Exterior

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 and applicable 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: Describe wall 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 whether or not any 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 not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Vinyl

Exterior Entry Doors:

Wood

Appurtenance:

Deck with steps

Covered porch

Driveway:

Gravel

Inspection Items

2.0 Wall Cladding Flashing and Trim

Repair or Replace

(1)

- A piece of siding needs to be secured to prevent any water from getting behind the siding. Location is the main section of the home on the right side up near the top of the home. Work should be done by a qualified contractor.



2.0 Picture 1

(2)

- A piece of trim on the front right section of the home needs to be adjusted to prevent insects and animal from getting behind the siding. Work should be done by a qualified contractor.



2.0 Picture 2

2.1 Doors - exterior

Repair or Replace

(1)

- The left sliding glass door in the living room is missing it's locking latch. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.



2.1 Picture 1

(2)

- Sliding glass doors at rear of home are missing there screens. One screen is in the lower crawlspace. This is a maintenance issue and is for your information..



2.1 Picture 2

2.2 Windows

Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches and Patios

Repair or Replace

(1)

- The stairs at the back of the house leading up to the deck have spacing of more than 4 inches apart along the handrail on the both sides of the stairs and along the risers going up the stairs. This could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.



2.3 Picture 1

(2)

- The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.

(3)

- The guardrails on deck at the rear of home are missing. The guardrail needs to be at least 36 inches tall. Also spacing more than 4 inches apart for the pickets could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.



2.3 Picture 2

(4)

- The deck band is not attached properly to the wall of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 20 inches. The potential of a deck collapse would be reduced if the bolts or screws were added. Work should be done by a qualified contractor.



2.3 Picture 3

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls - as they relate to condition of building

Inspected

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

3. Roofing

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 home inspector 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 but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
3-Tab fiberglass

Viewed roof covering from:
Ladder
Walked roof

Sky Light(s):
Two

Chimney (exterior):
Vinyl siding
Wood

Inspection Items

3.0 Roof Coverings

Repair or Replace

(1)

- The roof covering is old, and the life of covering will soon expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. There are multiple layers of roofing which will need to be removed when roofing is done adding to the cost of the repair. Have a roofing contractor inspect the roof before closing.



3.0 Picture 1



3.0 Picture 2

(2)

- The left edge of the roof line on the right section of the house is showing signs of deterioration. The shingles are cracking along the edge and the wood underneath has become exposed. Also a trim piece along the edge seems to be missing. Repairs and or replacement should be done by a qualified roofing contractor to prevent deterioration of the home.



3.0 Picture 3



3.0 Picture 4



3.0 Picture 5

(3)

- A roof shingle is damaged at the rear of home above the washer/dryer room. It should be replaced as soon as possible to prevent water damage to the home. A qualified roofing contractor should inspect and repair as needed.



3.0 Picture 6

(4)

- Two roof shingles are cracked on the right side of the roof on the newer part of the home. The shingles are about half way up the roof line. They should be replaced as soon as possible to prevent water damage to the home. A qualified roofing contractor should inspect and repair as needed.



3.0 Picture 7

(5)

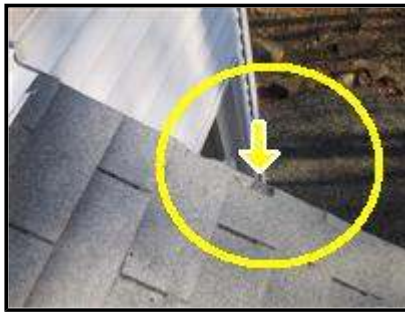
- Leaves and debris have and will accumulate behind the chimney on the back of the home. Clean the leaves from this area at least twice a year to prevent debris buildup.



3.0 Picture 8

(6)

- A shingle is torn on the edge on the front right section of the home. This is above the bathroom on the right side of the home. Repairs or replacement should be done by a qualified roofing contractor.



3.0 Picture 9

(7)

- One shingle is popping up on the center of the front main main roof. This could allow water to get underneath the shingle. Repairs should be done by a qualified roofing contractor.



3.0 Picture 10

3.1 Flashings

Repair or Replace

- Four corners around the chimney could have a cover placed over the exposed trim pieces to prevent water and debris from getting behind the siding. Work should be done by a qualified contractor.



3.1 Picture 1

3.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

(1)

- The skylight over the main enter area is using caulking to prevent water from entering into the home. Proper flashing should be installed to prevent water intrusion. Possible leaks have occurred in the past indicated by drywall deterioration inside the home near the skylight. Any work should be done by a qualified contractor.



3.2 Picture 1

(2)

- The plumbing vent pipe (through roof) needs flashing boot replaced on the rear of home. It is the highest boot above the washer/dryer room. This area is leaking and needs to be repaired. A qualified roofing contractor should inspect further and correct as needed.



3.2 Picture 2

3.3 Roof Drainage Systems Inspected

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 skylights can appear 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 repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

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; Interior drain, waste, 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 controls; 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. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all 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 the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper POLY
Washer Drain Size: 2" Diameter	Plumbing Waste: PVC ABS	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people)	Manufacturer: PENNFIELD Extra Info : F96132622	

Inspection Items

4.0 Plumbing, Drain, waste and Vent Systems Repair or Replace

(1)

- The waste line is leaking at right side at the kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.



4.0 Picture 1

(2)

- Water has been leaking under the toilet at the bathroom on the right side of the home. Replacing the wax seal of the toilet may correct the problem. If not corrected the wood will deteriorate under the toilet. Work should be done by a licensed plumber.



4.0 Picture 2

4.1 Plumbing Water Supply and Distribution Systems and Fixtures

Repair or Replace

(1)

- Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has brass fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

(2)

- The left sink faucets leaks at the back of the fixture at the upstairs bath. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.



4.1 Picture 1

4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

- The hot water tank is 11 years old. This unit may be nearing the end of its useful life.

4.3 Main Water Shut-Off Device

Inspected

- The main shut off is the knob located underneath in the back of the crawlspace toward the front of the home. This is for your information.

4.4 Fuel Storage and Distribution - interior fuel storage, piping, venting, supports and leaks

Inspected

4.5 Main Fuel Shut Off

Inspected

- The main fuel shut off is at gas meter outside on the left side of the home.



4.5 Picture 1

4.6 Sump Pump

Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

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 service; Branch 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 receptacles located 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 exterior of 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 type as being 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 absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Non-Metallic Sheathed Cable

Inspection Items

5.0 Service Entrance Conductor

Inspected

5.1 Service and Grounding Equipment, Main Overcurrent, Main and Distribution Panels

Repair or Replace

(1)

- The fuse disconnect box on the left side of the house for the air conditioner is rusted. The unit will need to be replaced to prevent animals from entering into the box. Work should be done by a licensed electrician.



5.1 Picture 1

(2)

- A grounding rod at the back of the house has not been driving into the ground all the way. Further inspection is needed by a qualified licensed electrician. A qualified licensed electrician should correct as needed.



5.1 Picture 2

(3)

- At least two neutral and grounding wires are connected together on the grounding bar in the main electrical panel. These problems and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.



5.1 Picture 3

(4)

- This disconnect box below the main electrical box at the back of the home does not have the required 36 inch's of access space in front of the box. Proper access is needed in case repairs are needed to the electrical system. Repairs should be done by a licensed electrician.



5.1 Picture 4

(5)

- A electrical connection box in the lower crawlspace is missing it's cover plate. The plate was found on the ground and needs to be installed by a qualified electrician for safety reasons.



5.1 Picture 5

(6)

- Some labels are present in the electrical panel box, but some of the smaller boxes near the main panel have no labels. Have a license electrician determine what each box goes to.

5.2 Branch Circuit Conductors, Overcurrent Devices and Comparability of Their Amperage and Voltage Inspected

5.3 Connected Devices and Fixtures - ceiling fans, lighting fixtures, switches and receptacles inside house, garage, and exterior walls)

Repair or Replace

(1)

- The outside spot light on the right side of the chimney on the rear of the home is not secured properly to the wall. To prevent water from getting behind the fixture proper securing should be done by a licensed electrician.



5.3 Picture 1

(2)

- Ask the home owner what all the switches are for in the main living room. Also the switch in the downstairs bedroom near the kitchen on the right wall.



5.3 Picture 2



5.3 Picture 3

(3)

- The right light fixture above the window in the downstairs bedroom near the kitchen did not work. Replace the bulb. If fixtures then does not work have a licensed electrician repair or replace the fixture.

(4)

- The back left wall outlet in the downstairs bedroom closest to the kitchen is not grounded. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.



5.3 Picture 4

(5)

- The outlet on the wall between the dinning room and the kitchen is not grounded. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.



5.3 Picture 5

(6)

- The outlet to the left of the fireplace in the living room has incorrect "reverse polarity". Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.



5.3 Picture 6

(7)

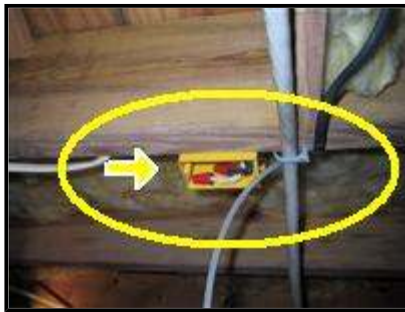
- A electrical connection box in the back right corner of the lower crawlspace is missing a cover plate. Adding a cover plate will prevent anyone from sticking object into the box. Work should be done by a qualified electrician.



5.3 Picture 7

(8)

- A electrical connection box near the furnace in the upper crawlspace is missing a cover plate. Adding a cover plate will prevent anyone from sticking object into the box. Work should be done by a qualified electrician.



5.3 Picture 8

5.4 Polarity and Grounding of Receptacles within Six Feet of Interior Plumbing Fixtures, Receptacles in Garage, Carport, Exterior Walls of Inspected Structure

Repair or Replace

(1)

- All outlets to the outside of the home are not GFCI protected. The outlets need to be GFCI protected to prevent electrical shock. Work should be done by a licensed electrician.

(2)

- One the upstairs bathroom was protected by a GFCI outlet. The other two bathroom were not GFCI protected. Repairs should be made by a licensed electrician.



5.4 Picture 1

5.5 Operation of Ground Fault Circuit Interrupters

Repair or Replace

- GFCI (Ground Fault Circuit Interrupter) outlet at the back deck wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.



5.5 Picture 1

5.6 Location of Main and Distribution Panels

Inspected

The main panel box is located at the back porch. The sub panel box is located at the back porch.

5.7 Smoke Detectors

Inspected

5.8 Carbon Monoxide Detectors

Inspected

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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 were not removed 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 repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

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 controls; 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 coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using 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 required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
TRANE

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
12x12
16x16
20x20

Types of Fireplaces:
Vented gas logs

Operable Fireplaces:
One

Number of Woodstoves: None
Cooling Equipment Type: Air conditioner unit

Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: TRANE

Number of AC Only Units: Two
 Extra Info : Left: L215K7YCF Right: 25023G93F

Inspection Items

6.0 Heating Equipment

Inspected

6.1 Normal Operating Controls

Inspected

6.2 Automatic Safety Controls

Inspected

6.3 Distribution System - including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors

Inspected

6.4 Presence of Installed Heat Source - each room

Inspected

6.5 Chimneys, Flues and Vents - for fireplaces, gas water heaters or heat systems

Inspected

6.6 Gas / LP Firelogs and Fireplaces

Inspected

6.7 Cooling and Air Handler Equipment

Inspected

6.8 Normal Operating Controls

Inspected

6.9 Presence of Installed Cooling Source - 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interiors

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 windows. The 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 condensation on building 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 treatments.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet
 Hardwood T&G
 Tile
 Vinyl

Interior Doors:

Hollow core

Window Types:

Double-hung

Cabinetry:

Wood

Countertop:

Laminate

Inspection Items

7.0 Ceilings

Inspected

7.1 Walls

Inspected

- FYI: The refrigerator will not slide up against the wall in the kitchen. This is because the freezer door will not open when the unit is up to the wall.



7.1 Picture 1

7.2 Floors

Inspected

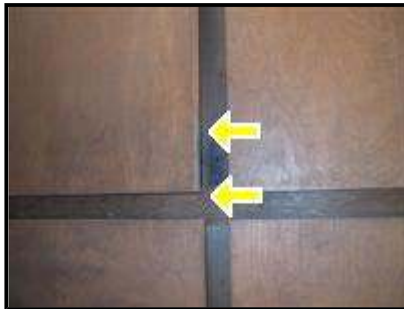
7.3 Steps, Stairways, Balconies and Railings

Inspected

7.4 Counters and Cabinets

Repair or Replace

- The left top cabinet on the right side of the kitchen does not close well and needs to be adjusted for proper operation. Work should be done by a qualified contractor.



7.4 Picture 1

7.5 Doors

Repair or Replace

- The laundry room door would not latch. Adjustment is needed by a qualified contractor for proper operation.



7.5 Picture 1

7.6 Windows

Repair or Replace

- A few windows on the south side of the house have lost their seal and have condensation in them. One window has a crack. All windows are on the right side of the home. Replacement of these windows may be necessary. Have a qualified window contractor inspect and replace as needed.
- (Picture 1) Dining room top right window.
- (Picture 2) Right bedroom upstairs, top right window has a crack on the bottom left corner.
- (Picture 3) Right bedroom upstairs, bottom right window.
- (Picture 4) Right bedroom upstairs, top left window.



7.6 Picture 1 dining room top right



7.6 Picture 2 Upstairs top right window



7.6 Picture 3 Upstairs bottom right window



7.6 Picture 4 Upstairs top left window

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 not involve moving 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 considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

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 readily 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 Absence of insulation in 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 plumbing 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 equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Batt
Fiberglass

Ventilation:

Soffit Vents

Exhaust Fans:

Fan only
Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Unknown

Floor System Insulation:

Faced
Batts

Inspection Items

8.0 Insulation in Attic

Inspected

8.1 Insulation - Under Floor System

Inspected

8.2 Vapor Retarders - on ground in crawlspace or basement

Inspected

8.3 Ventilation - attic and foundation areas

Repair or Replace

- The area above the upstairs bathroom needs to be insulated to prevent heat and cooling loss. Work should be done by a qualified contractor.



8.3 Picture 1

8.4 Venting System - kitchens, baths and laundry

Repair or Replace

(1)

- The exhaust fan is loose and not securely mounted to the ceiling in at the right bathroom on the main level. This is a safety issue that needs repair. A qualified contractor should inspect and repair as needed.



8.4 Picture 1

(2) The dryer vent cover at the back deck is broken on the right top corner. Replacement may be necessary to prevent insect and animals from entering into the structure. Work should be done by a qualified contractor.



8.4 Picture 2

8.5 Ventilation Fans and Thermostatic Controls - attic

Inspected

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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

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 oven; Trash 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, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
KITCHEN AIDE

Disposer Brand:
KENMORE

Exhaust/Range hood:
RANGAIRE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
NONE

Trash Compactors:
NONE

Refrigerator:
WHIRLPOOL

Inspection Items

9.0 Dishwasher
Inspected

9.1 Ranges, Stoves and Cooktops
Inspected

9.2 Range Hood
Inspected

9.3 Food Waste Disposer
Inspected

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

10. Photo Gallery





Inspection Items

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To First Call Home Inspections LLC



Summary

Customer

Mr. John Cauthen

Address105 Dixie Dr.
Chapel Hill NC 27514**First Call Home Inspections LLC**

8004 Morrell Lane, Durham, NC 27713

Phone: 919-923-5466

NC License # 2376

A handwritten signature in black ink that reads "John B. Cauthen".

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 appear to warrant further investigation by a specialist, or requires subsequent 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, efficiency, or safety of the home. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

2.1 Doors - exterior

Repair or Replace

(1)

- The left sliding glass door in the living room is missing it's locking latch. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.



2. Exterior

2.1 Picture 1

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches and Patios Repair or Replace

(1)

- The stairs at the back of the house leading up to the deck have spacing of more than 4 inches apart along the handrail on the both sides of the stairs and along the risers going up the stairs. This could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.



2.3 Picture 1

(3)

- The guardrails on deck at the rear of home are missing. The guardrail needs to be at least 36 inches tall. Also spacing more than 4 inches apart for the pickets could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.



2.3 Picture 2

(4)

- The deck band is not attached properly to the wall of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 20 inches. The potential of a deck collapse would be reduced if the bolts or screws were added. Work should be done by a qualified contractor.

2. Exterior



2.3 Picture 3

3. Roofing

3.0 Roof Coverings

Repair or Replace

(2)

- The left edge of the roof line on the right section of the house is showing signs of deterioration. The shingles are cracking along the edge and the wood underneath has become exposed. Also a trim piece along the edge seems to be missing. Repairs and or replacement should be done by a qualified roofing contractor to prevent deterioration of the home.



3.0 Picture 3



3.0 Picture 4



3.0 Picture 5

(3)

- A roof shingle is damaged at the rear of home above the washer/dryer room. It should be replaced as soon as possible to prevent water damage to the home. A qualified roofing contractor should inspect and repair as needed.



3.0 Picture 6

(4)

- Two roof shingles are cracked on the right side of the roof on the newer part of the home. The shingles are about half way up the roof line. They should be replaced as soon as possible to prevent water damage to the home. A qualified roofing contractor should inspect and repair as needed.

3. Roofing



3.0 Picture 7

3.2 Skylights, Chimneys and Roof Penetrations Repair or Replace

(2)

- The plumbing vent pipe (through roof) needs flashing boot replaced on the rear of home. It is the highest boot above the washer/dryer room. This area is leaking and needs to be repaired. A qualified roofing contractor should inspect further and correct as needed.



3.2 Picture 2

5. Electrical System

5.1 Service and Grounding Equipment, Main Overcurrent, Main and Distribution Panels Repair or Replace

(2)

- A grounding rod at the back of the house has not been driving into the ground all the way. Further inspection is needed by a qualified licensed electrician. A qualified licensed electrician should correct as needed.



5.1 Picture 2

(3)

- At least two neutral and grounding wires are connected together on the grounding bar in the main electrical panel. These problems and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct

5. Electrical System

as needed.



5.1 Picture 3

(6)

- Some labels are present in the electrical panel box, but some of the smaller boxes near the main panel have no labels. Have a license electrician determine what each box goes to.

5.3 Connected Devices and Fixtures - ceiling fans, lighting fixtures, switches and receptacles inside house, garage, and exterior walls)

Repair or Replace

(4)

- The back left wall outlet in the downstairs bedroom closest to the kitchen is not grounded. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.



5.3 Picture 4

(5)

- The outlet on the wall between the dinning room and the kitchen is not grounded. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.



5.3 Picture 5

(6)

- The outlet to the left of the fireplace in the living room has incorrect "reverse polarity". Electrical

5. Electrical System

issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.



5.3 Picture 6

5.5 Operation of Ground Fault Circuit Interrupters

Repair or Replace

- GFCI (Ground Fault Circuit Interrupter) outlet at the back deck wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.



5.5 Picture 1

7. Interiors

7.6 Windows

Repair or Replace

- A few windows on the south side of the house have lost there seal and have condensation in them. One window has a crack. All windows are on the right side of the home. Replacement of these windows may be necessary. Have a qualified window contractor inspect and replace as needed.
- (Picture 1) Dining room top right window.
- (Picture 2) Right bedroom upstairs, top right window has a crack on the bottom left corner.
- (Picture 3) Right bedroom upstairs, bottom right window.
- (Picture 4) Right bedroom upstairs, top left window.



7.6 Picture 1 dining room top right



7.6 Picture 2 Upstairs top right window



7.6 Picture 3 Upstairs bottom right window

7. Interiors

7.6 Picture 4 Upstairs top left window

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.