

This home is not sweat equity fun project or a “lipstick on a pig flip.”

Save you and your buyers time and please look at this information before showing.

The home has serious issues/repairs that need a seasoned contractor with a knowledgeable team to figure out assessing and fixing to have the ability to grow equity and maximize its potential and profit.

In the spirit of being transparent, the seller has tried to provide some insight for you and to have the list price reflect what is needed and then some.

From our research and estimates(not guaranteed) just informational purposes. Buyer is encourage to still do their due diligence.

\$80,000 structural(*Estimate* from talking to a contractor)

\$13,700 plumbing (fixing pipes see invoice)

\$8000 New AC (Estimate)

\$60,000 modest renovation

\$5327 Crawl Space Mold repair/vapor barrier/drylock foundation

\$7000-\$10,000-(after Crawl Space visit we found out with big rains water gets in.)

Reached out to company again and was told: Most likely needs a sump pump and that involves cutting concrete. It *may not be* needed if the gutters underground, and French drains are put in to help divert water away from the home. Would need additional expert opinions/visits to truly figure out the best remedy. It is not a living area and this is normal in some homes. Just depends on the comfort level of the homeowner and what they want to use the space for.

Small amounts of Lead Based Paint were detected in the original paint. There was a transition in the paint in the 1960s and the paint can be recoated with new paint inside the home.

The garage ceiling is Lead paint

*Lead based paint would require a certified hazmat crew to scrape paint off. Could be a starting price of \$9000 to fix the garage.

“The home needs to be stripped down and gutted and start all over. New everything.”
Opinion of contractor.

We are at around \$211,700 +/- how easy or bad some of these issues end up being.

Current market value \$460-\$500k potential if fixed up. The seller has left a wide margin for profit depending on how savvy and connected your contractor is.

The value is in the land and the lot. Pictures do not do this lot and its potential justice.

History-

It is assumed that maybe this home was once on septic. It has always been on city water as far as the Estate recalls. They do remember the oil tank being removed.

Parents bought the home around 1981. The old well pump is in the garage and conveys.

If you or your client is interested in this home please alert listing agent by filling out feedback so I can make sure to follow up if there are any changes.

If you have your showingtime blocked for this feature than you might miss pertinent information.

Please make all offers to the Estate of David Allen Blaisdell



"Shining Above The Rest"

*** * * * ***



Don Blaisdell

**1104 Cedarwood Ln
Charlotte NC 28212**

"The North Carolina Home Inspection License Board requires a summary which includes only the items which **are not inspected / do not function as intended or adversely affects the habitability of the dwelling and requires further investigation / evaluation by a qualified licensed contractor.** The law stipulates that the summary shall not contain recommendations to upgrade or enhance the function, efficiency or safety of the home. The following statement is required: **"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".** Furthermore **by signing the FSHI Pre-Inspection agreement it is required that the client read the full version of this report.** The summary includes only items, which in the inspector's opinion does not meet the state's requirements. Please call our office at (855-500-3744 Ext-2) with any concerns after review. Any questionable issues should be discussed with FSHI before closing.

NOTE #1: While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists and/or professional qualified NS / SC licensed contractors. FSHI highly recommends that a repair review / re-inspection be performed of any repairs to subject property after inspections to protect the client before closing.

NOTE #2: Directions are normally as though facing structure from front at street. Not all areas of concerns were photographed. Client should consider photos as a continuation, enhancement, and part of the original report. Client is advised to read the entire inspection report and any other reports performed / provided before closing. If there are any concerns with rot / decay / wood destroying insect damage of wood / elements, either on the exterior, interior or in the sub-structure, client is advised that all areas of wood were not probed, photographed, and reported. Client should infer that there are additional areas of wood rot / decay at other locations and the entire element should be evaluated by a qualified professional contractor. Any repairs made from this report should be considered a starting point and the entire element of concern should be evaluated / corrected by a qualified licensed contractor for any possible concealed, hidden, or items not reported / mentioned within this inspection report. This is also the recommendations for any other item / element / component mentioned in this report.

IMPORTANT NOTE : FSHI will assume NO liability or consider any future claims for errors within this report in regards to any and all seller made repairs / mis-handling of the recommendations or repairs preformed by unqualified contractors.

IMPORTANT NOTE : It is highly recommended that the (Client and / or the Clients Representative) follow all recommendations for repairs by qualified (licensed) contractors as instructed within the contents of this report.

IMPORTANT NOTE : It is a requirement that the (Client) read the full version of this report. In addition per the FSHI Pre-Inspection agreement (which must be signed by the client) it is required that the (Client) read the following statement below.

IMPORTANT NOTE: The term / word (QUALIFIED) means (NC / SC STATE LICENSED) when recommendation are made in regards to (ELECTRICAL / HVAC / PLUMBING / GENERAL / STRUCTURAL ENGINEERS)

Per the Standards Of Practice Of NC - 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 rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Offer warranties or guarantees of any kind (but can if they choose); 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.

1. ROOFING



1.0 ROOFING-MAIN

:Recommend Repair:

Observed excessive tree debris build up in the valleys at several areas around the roof that need to be removed. This can cause water to back up and penetrate under the shingles and into the home. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Rear



Front left



Rear

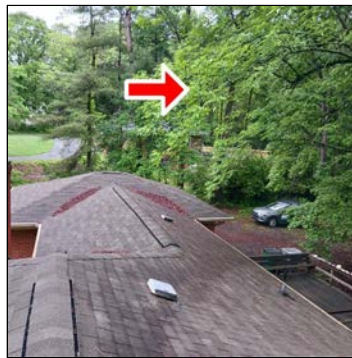


Rear



Front right

Observed several tree limbs that are in contact with roof or hanging near roof that should be trimmed back (See photos for locations). This is a condition conducive to advanced roof wear and possible damages to other building materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Overhanging branches

1.1 OVERHANGS

:Recommend Repair:

Observed that the vinyl soffit was pulled down at the right side. Condition is conducive to potential rodent penetrations and other damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right side

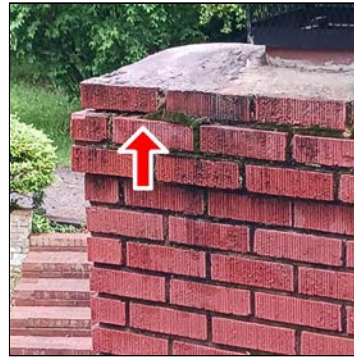
1.3 CHIMNEYS / VENTS

:Recommend Repair:

Observed cracked areas of the chimney mortar cap and open areas between cap and flue liner. Condition is conducive to water penetrations at interior of chimney / fireplace. Seal with proper material to avoid water penetrations. Evaluation / Correction by a qualified chimney contractor is recommended for this entire condition.



Chimney cracks



Chimney cracks

1.5 RAIN GUTTERS / EAVETROUGHES

:Recommend Repair:

Observed a section of gutter at the front left side that has been damaged and needs to be repaired. Condition is conducive to further damages. Evaluation / Correction by a qualified gutter contractor is recommended for this entire condition.



Front left

1.6 DOWNSPOUTS / ROOF DRAINS

Not Inspected

Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.



Underground downspouts



Underground downspouts

2. EXTERIOR ELEMENTS

2.3 SIDING- Wood

:Recommend Repair:

Observed damage and deterioration at multiple areas of the siding and wood trim, see photos for

locations. We also observed multiple areas where the siding is gaped around windows, doors, and other trim components. Areas that were observed are from ground level (only) but there may be additional repairs needed higher up and / or out of view. Recommend wood repair / replacement / caulking / painting to protect from the elements and prevent water penetrations / other damages. Evaluation / Correction by a qualified siding contractor is recommended for the entire wood exterior condition.



Rear



Rear

2.4 SIDING- Brick

:Recommend Repair:

Observed multiple areas of separation at the front left breezeway window and the brick veneer. This may be caused by a settling condition or brick pulling away in this area. Condition is conducive to further damages and potential water penetrations. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Front left window gap

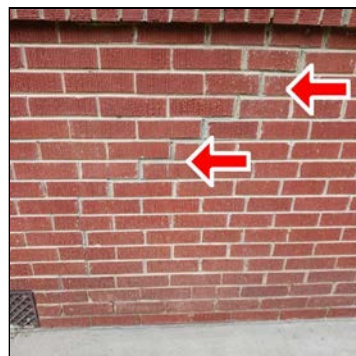


Front left window gap

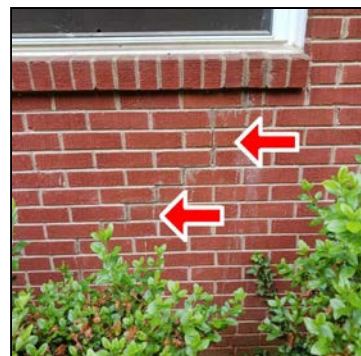
Observed a stair step crack in the brick veneer at multiple locations around the home with some displacement evident (See photos for locations). Condition is conducive to further damages. Evaluation / Correction by a qualified general / masonry contractor is recommended for this entire condition.



Front left



Front



Front right



Right side

Observed multiple locations where caulk sealing is needed where the brick veneer meets the vinyl / wood / metal trim (See photos for locations). Condition is conducive to potential water penetrations and other damage. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Front left



Front left



Front door



Rear right



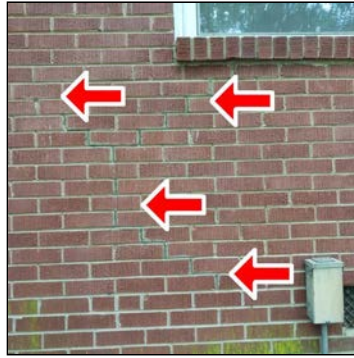
Rear deck

Observed small cracks in the brick veneer at several locations (See photos for locations). These are typical in nature due to age and normal masonry shrinkage. Although small cracks in brick veneers

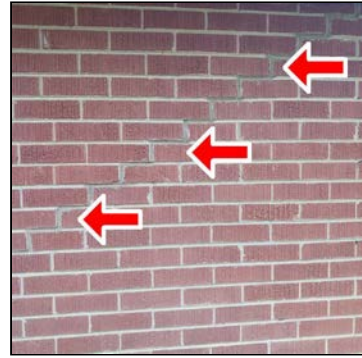
are typical, these areas should be resealed too prevent any water penetrations or damages and subsequently monitored. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right side



Right side



Left side



Front



Front

Observed that caulk sealing is needed at all pipes / wires where they pass through the house wall (See photos for locations). Condition is conducive to potential water penetrations and other damage. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

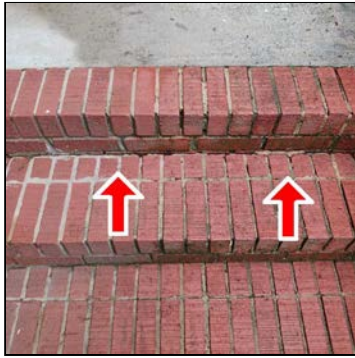


Right side gas line

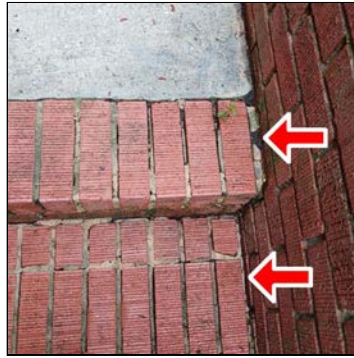
2.9 STAIRS / STOOPS

:Recommend Repair:

Observed open mortar joints and loose bricks at the front steps in several locations. All open mortar joints need to be sealed to prevent water penetrations. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Front steps



Front steps



Front steps



Front steps

2.10 DECK

:Recommend Repair:

Observed improperly supported columns underneath the rear deck. These columns are leaning and lacking proper footings underneath them which can lead to structural movement. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Missing column footings



Underground downspouts

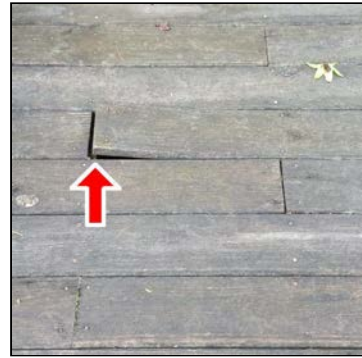
Observed decking and railings to have cracked / deteriorated materials in various areas and some nails are backing out. Repair / replace cracked and deteriorated materials as needed and for weathered deck surfaces we recommend sealing wood as needed and resetting nails. Condition is conducive to further damages. Evaluation / Correction by a qualified general / handyman contractor is recommended for this entire deck / condition.



Rear deck



Rear deck



Rear deck



Rear deck steps

2.12 RAILINGS

:Recommend Repair:

Observed loose railings at the bottom of the rear deck posts. Condition is conducive to potential safety concerns. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Rear deck step railing
loose

2.14 EXTERIOR MISC

Not Inspected

Observed chipping / cracking and the possibility of lead based paint at various areas of the exterior. Lead based paint in homes built prior to 1979 is very common. This was a standard practice at the time that the home was built. There have been many documented concerns with regards to the potential safety hazards of lead based paint when it is chipping / peeling and cracked. Client is advised to seek consultation from a qualified contractor in regards to treating these conditions.



Possible lead based paint

3. SITE ELEMENTS

3.0 WALKWAYS

:Recommend Repair:

Observed typical cracking at the front sidewalk due to age and typical masonry shrinkage. No displacement was observed at the time of inspection. Recommend sealing of cracks as needed / desired and then subsequent observation.



Front sidewalk

3.4 VEGETATION

:Recommend Repair:

Observed vegetation that is in direct contact with building materials. This is a condition conducive to further damages. Cutting back at least 12 inches is recommended. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Vegetation



Vegetation

3.5 RETAINING WALL(S)

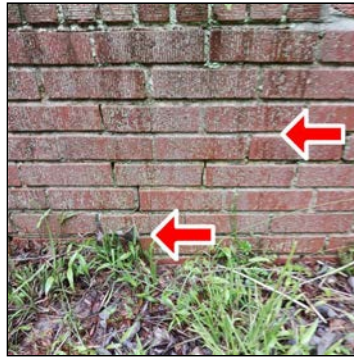
:Recommend Repair:

Observed multiple retaining walls that are leaning and have areas of displacement in the brick.

Condition is conducive to further retaining wall failures over time. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Front retaining wall



Front retaining wall



Rear retaining walls



Rear retaining walls



Rear retaining walls

4. GARAGE

4.0 FLOOR SLAB

:Recommend Repair:

Observed sections of the garage floor that are raised up with some displacement. Although concrete movement and typical cracking is common in almost every home this condition poses a safety (tripping) hazard. Evaluation / Correction by a qualified general / concrete contractor is recommended for this entire condition.



Garage slab cracks



Garage slab cracks



Garage slab cracks

4.1 WALLS / CEILINGS

:Recommend Repair:

Observed water stains and damaged areas in the garage ceiling and walls in multiple locations. These stains are likely from previous roof leaks and damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Garage ceiling



Garage ceiling



Garage ceiling



Garage ceiling

4.4 GARAGE MISC

:Recommend Repair:

Observed an area of loose trim around the exterior of the garage door. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



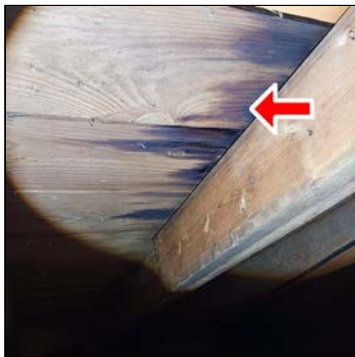
Loose trim around garage door

5. ATTIC

5.1 ROOF DECK / SHEATHING

:Recommend Repair:

Observed water stained and damaged roof sheathing at the front and rear attic that needs to be repaired / replaced (See photos). Condition is conducive to further damages / roof leaks. Evaluation / Correction by a qualified general / roofing contractor is recommended for this entire condition.



Front



Front



Rear



Rear

BEING FIXED 5/24 Plumbing boot leak



Rear

5.3 INSULATION

:Recommend Repair:

Observed attic insulation that is moved / compressed in various areas throughout. Condition is conducive to Heat / AC loss. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Compressed insulation in attic

5.5 ATTIC MISC

:Recommend Repair:

Observed that the attic vent fan did turn on during testing but the vent fan flaps did not open as intended. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Vent fan flaps

7. INTERIOR ELEMENTS

7.0 CEILINGS

:Recommend Repair:

Observed extensive drywall cracks, water stains, damaged ceilings and smoke damages throughout the home. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout

Observed multiple drywall cracks with some displacement throughout the home. Some of these cracks appear to be structural in nature and need further review. Evaluation / Correction by a qualified general contractor / structural engineer is recommended for this entire condition.



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout

7.1 WALLS

:Recommend Repair:

Observed gaps in the brickwork with visible daylight in the walkway between the garage and the house. Condition is conducive to further damages / water penetrations. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Visible daylight in garage walkway walls



Visible daylight in garage walkway walls



Visible daylight in garage walkway walls

7.6 ROOM DOORS

:Recommend Repair:

Observed that several of the room and closet doors hit and rub the door frames, see photos for locations. This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Master bathroom



Master bedroom

Observed that several of the room and closet doors have malfunctioning hardware that will not latch correctly, see photos for locations. This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Master closet



Hall closet

7.7 SMOKE DETECTOR TEST

:Recommend Repair:

Observed no smoke / CO detectors located in the home. Smoke / CO detectors are recommended for

homes. Any installed systems should be checked / serviced at least monthly. Conditions are conducive to safety concerns. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



7.9 FIREPLACE(S)

:Recommend Repair:

Observed a large gap between the fireplace hearth and the chimney. This may be an indication that the chimney has moved and separated itself from the home. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Large gaps at base of fireplace



Large gaps at base of fireplace

Observed a heavy soot on the throat of the fireplace chimney. Due to a height restrictions / chimney caps and other finished materials the inside of the chimney flue was not readily accessible for inspection. I/We recommend all fireplace components be cleaned and further evaluated before next use. Conditions are conducive to further damages and potential safety concerns. Evaluation / Correction by a qualified fireplace contractor is recommended for this entire condition.



7.11 INTERIOR MICS

Not Inspected

There is a likely probability that there is lead based paint throughout the interior of the home. This was a standard practice at the time that the home was built. Lead based paint in homes built prior to

1979 is very common. There have been many documented concerns with regards to the potential safety hazards of lead based paint when it is chipping / peeling and cracked. Client is advised to seek consultation from a qualified contractor in regards to treating these conditions.



Possible lead based paint

8(A) . MASTER BATH

8.0.A SINK(S)

:Recommend Repair:

Observed that the master bathroom sink leaks at the faucet handle. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Leaks

Observed that the master bathroom sink is slow to drain. This is likely caused by a clog. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Master sink slow drain

8(B) . HALL BATH

8.0.B SINK(S)

:Recommend Repair:

Observed that the master bath drain stopper did not function properly / did not hold water. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Hall bath sink stopper

Observed that the hall bathroom sink leaks at the base. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Hall bath sink leaks

8.1.B TOILET

:Recommend Repair:

Observed that the hall bathroom toilet did not refill after being flushed. It may be that the water is turned off to the toilet or other issues. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Hall bath toilet

8.3.B BATHTUB

:Recommend Repair:

Observed severely damaged tile work around the hall bathroom tub walls. This may be from past or current plumbing leaks and a lack of maintenance. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



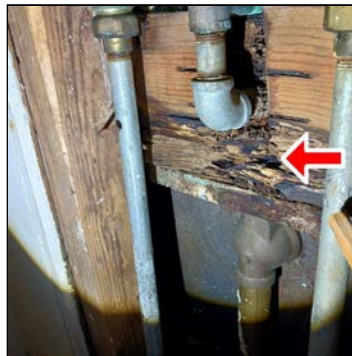
Hall bathtub tile walls

Observed chips and damages in the hall bathroom tub base. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Tub base

Observed areas of rot / decay behind the hall bathroom tub from a past or current leak. Evaluation / Correction by a qualified general / plumbing contractor is recommended for this entire condition.



Behind hall bathroom tub

8.6.B FLOORING

:Recommend Repair:

Observed damaged / Collapsed flooring on the exterior of the hall bathroom tub. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Damaged floor hall bathroom

9. ELECTRICAL SYSTEM

9.4 SUBPANEL(S)

:Recommend Repair:

Observed several knockouts that were removed at the basement sub panel. All holes in the side or the front cover of the panel needs to be plugged / covered. Condition is conducive to potential safety concerns. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Basement panel

9.5 DEVICES

:Recommend Repair:

Observed that several lights in various locations did not function (See photos for locations). Recommend bulb replacement to ensure proper function first. If not bulb then Evaluation / Correction by a qualified electrical contractor may be necessary.



Basement entry door



Basement



Rear deck

seller said this light was on when they were there a few months ago. Probably left on for months and just needs a bulb

the flip inside the kitchen, black/white, turns this on. Inspector missed this.

Basement light- no idea if it is a bulb etc.

This is controlled by the kitchen lights near the door



Rear left

This light is controlled by switch



Rear



Garage

Garage is a motion light that should come on when you enter the door. Seller says it is probably shot and needs a new fixture

9.6 WIRING

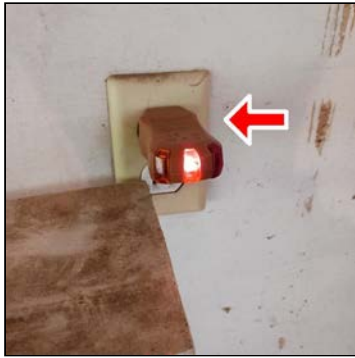
:Recommend Repair:

Observed an outlet that tested for reversed polarity (hot & neutral wires reversed) in the rear of the garage. Condition is conducive to a safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Garage

Observed electrical outlets in multiple areas that tested to have an either no / open or broken ground throughout the home. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Ungrounded outlets throughout



Ungrounded outlets throughout



Ungrounded outlets throughout

Observed improperly terminated wiring in the crawl space. These wires need to be properly installed inside a junction box and covered. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.

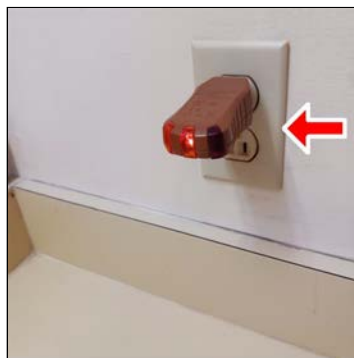


Missing junction box cover in crawl

9.7 GFCI OUTLET TEST

:Recommend Repair:

Observed no GFCI protection at any of the bathroom, kitchen or exterior outlets. At the time when the home was built it was not required to have GFCI protection on these outlets. However if devices are to be or have been changed or upgraded it would be required to be brought up to today's standards. Client may consider adding in the future. Condition is conducive to a safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



No GFCIs in bath, kitchen or exterior outlets

10. PLUMBING SYSTEM

10.1 WATER PIPING

:Recommend Repair:

Observed discolored / stained water coming out of the tub and sink faucets. It is likely that the water heater has sediment or rust deposits in it. Condition is conducive to other potential damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Discolored water

10.3 DRAIN / WASTE PIPING

:Recommend Repair:

Observed that portions of the plumbing drain system are cast iron piping. Although no visible leaks were found at the time of inspection, cast iron piping can corrode in areas that are not visible. Also the rubber band boots that are used for connections are prone to leaking. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Cast iron pipes



Cast iron pipes

11. COOLING SYSTEM

11.4 INDOOR COOLING COIL

Not Inspected

Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards to the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. These indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection.

HOME NEEDS NEW AC SYSTEM



Indoor coil not inspected

12. HEATING SYSTEM

12.1 GAS FIRED BURNERS

:Recommend Repair:

Observed areas of rust inside the furnace burner cabinet. This is likely from age and lack of maintenance. Condition is conducive to further damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Rust

12.4 VENT CONNECTOR

:Recommend Repair:

Observed that the furnace flue / exhaust pipe has come disconnected inside the crawl space. This means that the exhaust and carbon monoxide fumes are not exiting the crawl space to the exterior. **THIS IS A SAFETY HAZARD.** Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Furnace flue vent disconnected in crawl



14. FOUNDATION / SUBSTRUCTURE

14.1 BASEMENT WALLS

:Recommend Repair:

Observed a crack in the basement foundation wall at the right side with some displacement (significant movement) visible. It is likely that this condition has existed for an extended period of time. These areas should be sealed too prevent any water penetrations or further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Basement wall crack

Observed water stains and wet areas at the bottom of the basement / crawlspace walls. This is evidence of water penetrations in this area which can lead to high moisture levels and other issues. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Basement walls near furnace / water heater



Basement walls near furnace / water heater



Basement walls near furnace / water heater

14.5 PIERS / COLUMNS / FOOTINGS

:Recommend Repair:

Observed a commercial grade metal jack stud that has been used as a pier in lieu of the typical masonry block pier. These jack studs are being used to support all of the drop girder beams in the crawlspace section of the house. Metal jack studs are acceptable in some applications but they must be installed exactly according to the manufacturers installation instructions. Evaluation / Correction by a qualified contractor / structural engineer is recommended for this entire condition.

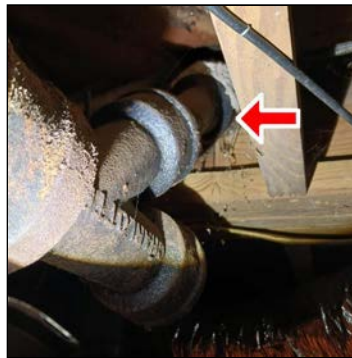


Metal jack stud

14.6 SUBSTRUCTURE / FLOOR FRAMING

:Recommend Repair:

Observed that the girder in the rear of the crawl space has been cut / damaged for plumbing drain lines. Condition is conducive to further structural damages / failures. Evaluation / Correction by a qualified general contractor / structural engineer is recommended for this entire condition.



Rear girder cut

14.7 INSULATION

:Recommend Repair:

Although not a requirement at the time the home was built the client may consider adding insulation in the floor system for added efficiency to reduce heating and cooling capacities.



No insulation

14.8 MOISTURE BARRIER

:Recommend Repair:

Observed no moisture barrier in the crawl space. Moisture barriers keep under ground moisture from entering the crawl space area. Condition is conducive to high moisture content, which in turn is conducive to wood destroying insects / fungi growth and other potential concerns. It is highly recommend that a 6 mil ploy plastic be installed and covering 100% of the dirt area. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



No moisture barrier

14.9 CRAWL SPACE ENVIROMENT

:Recommend Repair:

Observed a high moisture condition all throughout the crawl space. This condition is conducive to wood rot / decay, wood destroying insects and also mildew / fungus growth. Moisture readings in the substructure were at unacceptable levels from 20% to 25% at the time of inspection and evidence shows that the condition worsens during the warmer months of the year. Evidence of active and inactive fungi conditions was observed through out most of the crawlspace area. There was also evidence of water penetrations and wet soil in the crawl space / basement. Evaluation / Correction by a qualified fungi remediation and general contractor is recommended for this entire condition.



High moisture levels



High moisture levels



Fungi



Fungi



Fungi



Fungi

14.10 CRAWL SPACE MISC

:Recommend Repair:

Observed wood debris and other trash items in the crawl space. All wood, trash or cardboard debris must be kept out of crawl space areas. Condition is conducive to wood destroying insects and other potential concerns. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Trash in crawl space



Trash in crawl space



Trash in crawl space

Date: 5/7/2024	Time: 09:00:00 AM	Report ID: 0507244
Property: 1104 Cedarwood Ln Charlotte NC 28212	Customer: Don Blaisdell	

Ratings and Comment Key

Five Star Home Inspections certifies that this inspection was conducted pursuant to the NC / SC Home Inspection License Board Standards of Practice & applicable home inspection industry standards. Furthermore **Five Star Home Inspections** has **no** interest, present or contemplated, in this property and neither the retention of the inspection company or compensation paid is contingent on report findings.

Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. If there are any questions on the need for further inspections or other work please contact **Five Star Home Inspections @ (704) 622-4723**

The following definitions of comment descriptions represent this inspection report. All comments by **Five Star Home Inspections** 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.

Satisfactory (S) = I visually observed the item, component or unit to be functioning for which the purpose it is intended allowing for normal wear and tear with **no visible** signs of defects.

Fair (F) = Items that still function as intended but conditions may be **typical due to age / are a safety concern / or need subsequent observation or service.**

Note: Some items in the body of the report are rated "Fair Due To Age" in regards to the Five Star Home Inspections Limited Warranty Program.

Recommend Repair (RR) = The item, component or unit **does not** functioning as intended. Is unable to perform its intended function and requires further inspection by a **qualified contractor or specialist.** Items / components or units that can be repaired to satisfactory condition may not need replacement.

Not Applicable (NA)= This item, component or unit is not in this home or applicable to this report.

AGE OF HOME / BUILDING:

66 - 70 years

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Vacant

PEOPLE PRESENT:

Seller

TEMPERATURE:

60 to 70 Degrees

WEATHER:

Light Rain

TYPE OF STRUCTURE:

One story single family

1. 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

DESCRIPTION:

Medium Slope

MATERIAL:

Asphalt Shingles

LOCATION:

House / Garage

ESTIMATED AGE:

10 to 15 years

INSPECTION METHOD:

Walked On

CHIMNEY/VENT:

Brick

DESIGN LIFE:

20 to 25 years

SPECIAL LIMITATIONS:

Height/Design
Limited Access

		S	F	RR	NI
1.0	ROOFING-MAIN			•	
1.1	OVERHANGS			•	
1.2	EXPOSED FLASHING (s)	•			
1.3	CHIMNEYS / VENTS			•	
1.4	PLUMBING STACKS	•			
1.5	RAIN GUTTERS / EAVETROUGHES			•	
1.6	DOWNSPOUTS / ROOF DRAINS				•
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

1.0 Observed excessive tree debris build up in the valleys at several areas around the roof that need to be removed. This can cause water to back up and penetrate under the shingles and into the home. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Rear



Front left



Rear



Rear



Front right

1.0 Observed several tree limbs that are in contact with roof or hanging near roof that should be trimmed back (See photos for locations). This is a condition conducive to advanced roof wear and possible damages to other building materials. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Overhanging branches

1.1 Observed that the vinyl soffit was pulled down at the right side. Condition is conducive to potential rodent penetrations and other damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right side

1.3 Observed cracked areas of the chimney mortar cap and open areas between cap and flue liner. Condition is conducive to water penetrations at interior of chimney / fireplace. Seal with proper

material to avoid water penetrations. Evaluation / Correction by a qualified chimney contractor is recommended for this entire condition.



Chimney cracks



Chimney cracks

1.5 Observed a section of gutter at the front left side that has been damaged and needs to be repaired. Condition is conducive to further damages. Evaluation / Correction by a qualified gutter contractor is recommended for this entire condition.



Front left

1.6 Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.



Underground downspouts



Underground downspouts

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.

2. EXTERIOR ELEMENTS

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:

Brick
Wood

PORCH:

Masonry / Concrete
Covered porch
Front

DECK-PATIO:

Deck
Rear

COLUMNS:

Wood

SPECIAL LIMITATIONS:

Vegetation
Leaves / Debris

		S	F	RR	NI
2.3	SIDING- Wood			•	
2.4	SIDING- Brick			•	
2.7	WINDOWS	•			
2.8	ENTRY DOORS	•			
2.9	STAIRS / STOOPS			•	
2.10	DECK			•	
2.12	RAILINGS			•	
2.13	VENTILATION COVERS / GRILLS	•			
2.14	EXTERIOR MISC				•
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

2.3 Observed damage and deterioration at multiple areas of the siding and wood trim, see photos for locations. We also observed multiple areas where the siding is gaped around windows, doors, and other trim components. Areas that were observed are from ground level (only) but there may be additional repairs needed higher up and / or out of view. Recommend wood repair / replacement / caulking / painting to protect from the elements and prevent water penetrations / other damages. Evaluation / Correction by a qualified siding contractor is recommended for the entire wood exterior condition.



Rear



Rear

2.4 Observed multiple areas of separation at the front left breezeway window and the brick veneer. This may be caused by a settling condition or brick pulling away in this area. Condition is conducive to further damages and potential water penetrations. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Front left window gap

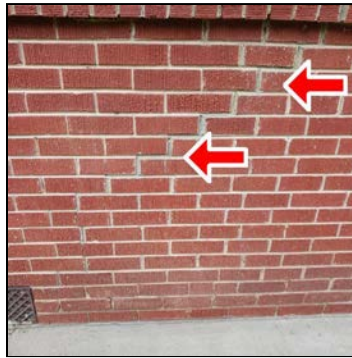


Front left window gap

2.4 Observed a stair step crack in the brick veneer at multiple locations around the home with some displacement evident (See photos for locations). Condition is conducive to further damages. Evaluation / Correction by a qualified general / masonry contractor is recommended for this entire condition.



Front left



Front



Front right



Right side

2.4 Observed multiple locations where caulk sealing is needed where the brick veneer meets the vinyl / wood / metal trim (See photos for locations). Condition is conducive to potential water penetrations and other damage. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Front left



Front left



Front door



Rear right

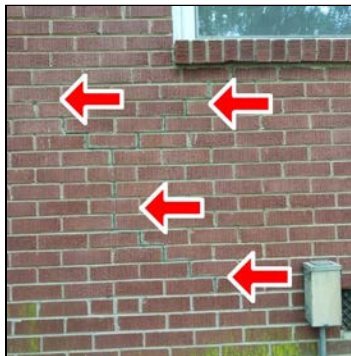


Rear deck

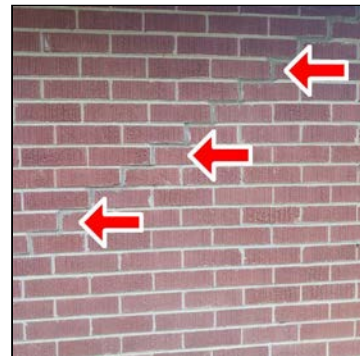
2.4 Observed small cracks in the brick veneer at several locations (See photos for locations). These are typical in nature due to age and normal masonry shrinkage. Although small cracks in brick veneers are typical, these areas should be resealed too prevent any water penetrations or damages and subsequently monitored. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Right side



Right side



Left side



Front



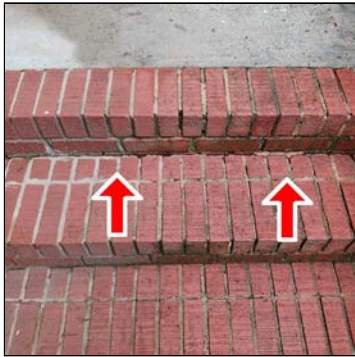
Front

2.4 Observed that caulk sealing is needed at all pipes / wires where they pass through the house wall (See photos for locations). Condition is conducive to potential water penetrations and other damage. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.

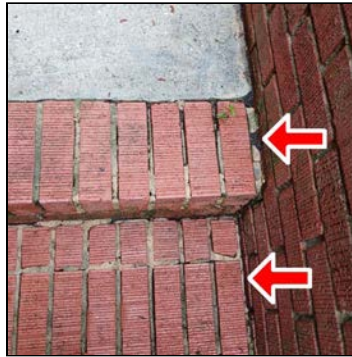


Right side gas line

2.9 Observed open mortar joints and loose bricks at the front steps in several locations. All open mortar joints need to be sealed to prevent water penetrations. Condition is conducive to further damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Front steps



Front steps



Front steps



Front steps

2.10 Observed improperly supported columns underneath the rear deck. These columns are leaning and lacking proper footings underneath them which can lead to structural movement. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Missing column footings



Underground downspouts

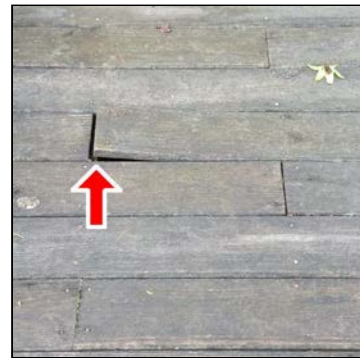
2.10 Observed decking and railings to have cracked / deteriorated materials in various areas and some nails are backing out. Repair / replace cracked and deteriorated materials as needed and for weathered deck surfaces we recommend sealing wood as needed and resetting nails. Condition is conducive to further damages. Evaluation / Correction by a qualified general / handyman contractor is recommended for this entire deck / condition.



Rear deck



Rear deck



Rear deck



Rear deck steps

2.12 Observed loose railings at the bottom of the rear deck posts. Condition is conducive to potential safety concerns. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Rear deck step railing loose

2.14 Observed chipping / cracking and the possibility of lead based paint at various areas of the exterior. Lead based paint in homes built prior to 1979 is very common. This was a standard practice at the time that the home was built. There have been many documented concerns with regards to the potential safety hazards of lead based paint when it is chipping / peeling and cracked. Client is advised to seek consultation from a qualified contractor in regards to treating these conditions.



Possible lead based paint

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. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

WALKWAY:

Concrete

DRIVEWAY:

Gravel

SPECIAL LIMITATIONS:

Vegetation
Leaves / Debris

		S	F	RR	NI
3.0	WALKWAYS			•	
3.2	GRADE SLOPE AT FOUNDATION		•		
3.3	SITE GRADING	•			
3.4	VEGETATION			•	
3.5	RETAINING WALL(S)			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

3.0 Observed typical cracking at the front sidewalk due to age and typical masonry shrinkage. No displacement was observed at the time of inspection. Recommend sealing of cracks as needed / desired and then subsequent observation.



Front sidewalk

3.2 Any negative / flat grade slope toward the foundation allows water runoff and ponding which could lead to water penetrations into the crawl space and other concerns. Suitable drainage conditions need to be maintained and in order to prevent any future problems.

3.4 Observed vegetation that is in direct contact with building materials. This is a condition conducive to further damages. Cutting back at least 12 inches is recommended. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Vegetation

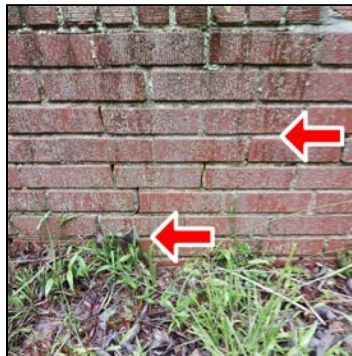


Vegetation

3.5 Observed multiple retaining walls that are leaning and have areas of displacement in the brick. Condition is conducive to further retaining wall failures over time. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Front retaining wall



Front retaining wall



Rear retaining walls



Rear retaining walls



Rear retaining walls

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and un compacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service persons is recommended prior to closing.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:

Two Car
Attached
Rear Load

ROOF DESCRIPTION:

Refer to Roofing Section

ROOF MATERIAL:

Refer to Roofing Section

SPECIAL LIMITATIONS:

Finished Materials
Storage / Belongings

		S	F	RR	NI
4.0	FLOOR SLAB			•	
4.1	WALLS / CEILINGS			•	
4.2	VEHICLE DOOR(S)		•		
4.3	DOOR OPERATOR		•		
4.4	GARAGE MISC			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

4.0 Observed sections of the garage floor that are raised up with some displacement. Although concrete movement and typical cracking is common in almost every home this condition poses a safety (tripping) hazard. Evaluation / Correction by a qualified general / concrete contractor is recommended for this entire condition.



Garage slab cracks



Garage slab cracks



Garage slab cracks

4.1 Observed water stains and damaged areas in the garage ceiling and walls in multiple locations. These stains are likely from previous roof leaks and damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Garage ceiling



Garage ceiling



Garage ceiling



Garage ceiling

4.2 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

4.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

4.4 Observed an area of loose trim around the exterior of the garage door. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Loose trim around garage door

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:

Exposed Framing
Pull Down Stairs

INSPECTION METHOD:

Entered

FRAMING:

Rafters

SHEATHING:

Structural Panels

INSULATION:

6 to 8 Average Inches
Blankett/Batt

SPECIAL LIMITATIONS:

Excess Storage
Floored Areas
Height / No Walkway
Inaccessible areas
Insulation

TOOLS USED FOR ATTIC

INSPECTION:

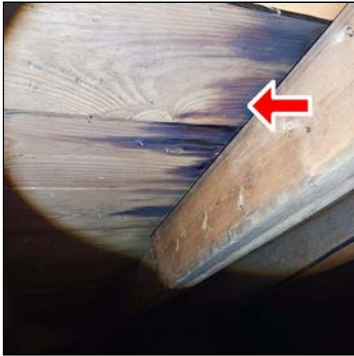
Flashlight
Camera
Moisture Meter
Outlet Tester

		S	F	RR	NI
5.0	ROOF FRAMING	•			
5.1	ROOF DECK / SHEATHING			•	
5.2	VENTILATION PROVISIONS	•			
5.3	INSULATION			•	
5.4	FOLDING STAIRS/ATTIC ACCESS	•			
5.5	ATTIC MISC			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

5.1 Observed water stained and damaged roof sheathing at the front and rear attic that needs to be repaired / replaced (See photos). Condition is conducive to further damages / roof leaks. Evaluation / Correction by a qualified general / roofing contractor is recommended for this entire condition.



Front



Front



Rear



Rear



Rear

5.3 Observed attic insulation that is moved / compressed in various areas throughout. Condition is conducive to Heat / AC loss. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Compressed insulation in attic

5.5 Observed that the attic vent fan did turn on during testing but the vent fan flaps did not open as intended. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Vent fan flaps

NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

6. KITCHEN

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

LOCATION:

Main Level

VENTILATOR:

Recirculating

RANGE:

Estimated Age: Over 15 years
Electric

OVEN:

Estimated Age: Over 15 years
Electric

DISHWASHER:

Estimated Age: Over 15 years

DISPOSAL:

Not Installed / Missing

MICROWAVE:

Not Installed / Missing

SPECIAL LIMITATIONS:

Personal Belongings / Storage

		S	F	RR	NI
6.0	SINK	•			
6.1	CABINETS	•			
6.2	COUNTERTOP	•			
6.3	RANGE / OVEN		•		
6.5	DISHWASHER		•		
6.8	VENTILATOR		•		
6.9	DRYER EXHAUST VENT		•		
		S	F	RR	NI

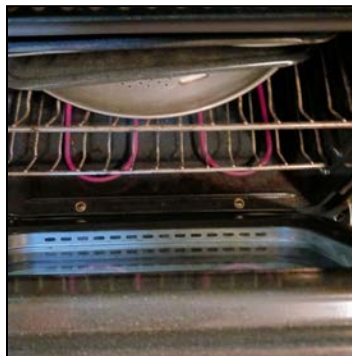
S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

6.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.



Stove top on



Bake on



Broiler on

6.5 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as

intended.

6.8 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

6.9 Due to construction / storage items and or lack of visibility, determination of lint inside the dryer vent piping was not possible to see. All dryer vents need to be checked / serviced annually. Conditions are conducive to potential safety hazards.

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.

7. INTERIOR ELEMENTS

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

PREDOMINANT CEILINGS:

Wood Framed / Drywall

INTERIOR DOORS:

Hollow core

FIREPLACE(S):

Wood Burning

PREDOMINANT WALLS:

Wood Framed / Drywall

PREDOMINANT WINDOWS:

Single-hung
Vinyl Clad

FIREPLACE LOCATION:

Family Room

PREDOMINANT FLOORS:

Wood Framed Both Floors

DETECTOR(S):

Not Present

SPECIAL LIMITATIONS:

Appliances
Furnishing/Storage
Finish Materials
Evidence of possible recent interior painting

		S	F	RR	NI
7.0	CEILINGS			•	
7.1	WALLS			•	
7.2	FLOORS	•			
7.5	WINDOWS	•			
7.6	ROOM DOORS			•	
7.7	SMOKE DETECTOR TEST			•	
7.9	FIREPLACE(S)			•	
7.11	INTERIOR MICS				•
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

Comments:

7.0 Observed extensive drywall cracks, water stains, damaged ceilings and smoke damages throughout the home. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Damages throughout



Damages throughout



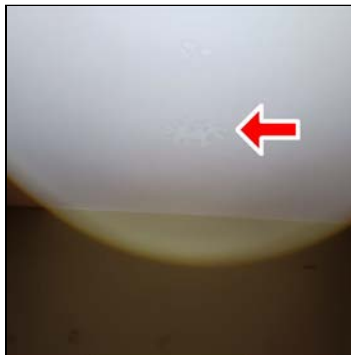
Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout



Damages throughout

7.0 Observed multiple drywall cracks with some displacement throughout the home. Some of these cracks appear to be structural in nature and need further review. Evaluation / Correction by a qualified general contractor / structural engineer is recommended for this entire condition.



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout



Displaced drywall cracks throughout

7.1 Observed gaps in the brickwork with visible daylight in the walkway between the garage and the

house. Condition is conducive to further damages / water penetrations. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Visible daylight in garage walkway walls



Visible daylight in garage walkway walls



Visible daylight in garage walkway walls

7.6 Observed that several of the room and closet doors hit and rub the door frames, see photos for locations. This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Master bathroom



Master bedroom

7.6 Observed that several of the room and closet doors have malfunctioning hardware that will not latch correctly, see photos for locations. This is typically due to expansion and contraction from seasonal interior humidity. (Recommend checking all in all locations) Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Master closet



Hall closet

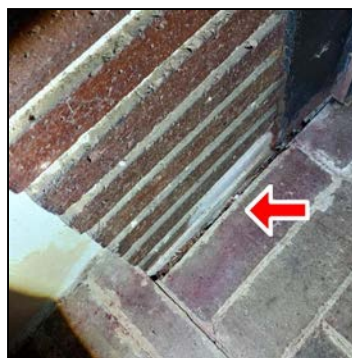
7.7 Observed no smoke / CO detectors located in the home. Smoke / CO detectors are recommended for homes. Any installed systems should be checked / serviced at least monthly. Conditions are conducive to safety concerns. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



7.9 Observed a large gap between the fireplace hearth and the chimney. This may be an indication that the chimney has moved and separated itself from the home. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Large gaps at base of fireplace



Large gaps at base of fireplace

7.9 Observed a heavy soot on the throat of the fireplace chimney. Due to a height restrictions / chimney caps and other finished materials the inside of the chimney flue was not readily accessible for inspection. I/We recommend all fireplace components be cleaned and further evaluated before next use. Conditions are conducive to further damages and potential safety concerns. Evaluation / Correction by a qualified fireplace contractor is recommended for this entire condition.



7.11 There is a likely probability that there is lead based paint throughout the interior of the home. This was a standard practice at the time that the home was built. Lead based paint in homes built prior to 1979 is very common. There have been many documented concerns with regards to the potential safety hazards of lead based paint when it is chipping / peeling and cracked. Client is advised to seek consultation from a qualified contractor in regards to treating these conditions.



Possible lead based paint

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(A) . MASTER BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

LOCATION:

Master Bedroom

DESCRIPTION:

Full Bath

VENTILATOR(S):

Exhaust Fan

SPECIAL LIMITATIONS:

Under Tub not accessible for inspection.

Under Shower not accessible for inspection.

Storage

		S	F	RR	NI
8.0.A	SINK(S)			•	
8.1.A	TOILET	•			
8.2.A	VENTILATION		•		
8.3.A	BATHTUB	•			
8.6.A	FLOORING	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

8.0.A Observed that the master bathroom sink leaks at the faucet handle. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Leaks

8.0.A Observed that the master bathroom sink is slow to drain. This is likely caused by a clog. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Master sink slow drain

8.2.A Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

8(B) . HALL BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

LOCATION:

Hallway

DESCRIPTION:

Full Bath

VENTILATOR(S):

Exhaust Fan

SPECIAL LIMITATIONS:

Under Tub not accessible for inspection.

Under Shower not accessible for inspection.

Storage

		S	F	RR	NI
8.0.B	SINK(S)			•	
8.1.B	TOILET			•	
8.2.B	VENTILATION		•		
8.3.B	BATHTUB			•	
8.6.B	FLOORING			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

8.0.B Observed that the master bath drain stopper did not function properly / did not hold water. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Hall bath sink stopper

8.0.B Observed that the hall bathroom sink leaks at the base. Condition is conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Hall bath sink leaks

8.1.B Observed that the hall bathroom toilet did not refill after being flushed. It may be that the water is turned off to the toilet or other issues. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Hall bath toilet

8.2.B Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

8.3.B Observed severely damaged tile work around the hall bathroom tub walls. This may be from past or current plumbing leaks and a lack of maintenance. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



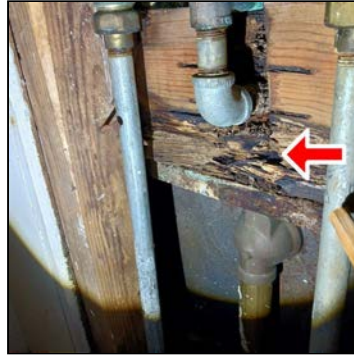
Hall bathtub tile walls

8.3.B Observed chips and damages in the hall bathroom tub base. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Tub base

8.3.B Observed areas of rot / decay behind the hall bathroom tub from a past or current leak. Evaluation / Correction by a qualified general / plumbing contractor is recommended for this entire condition.



Behind hall bathroom tub

8.6.B Observed damaged / Collapsed flooring on the exterior of the hall bathroom tub. Condition is conducive to further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Damaged floor hall bathroom

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

9. 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

SERVICE:

Under Ground

ENTRANCE LINE:

Aluminum
3/0

SERVICE DISCONNECT(S):

Left Side Exterior
Estimated: Amps 150

DISTRIBUTION PANEL:

Circuit Breaker
Location: Basement
Location: Exterior
Location: Kitchen

MAJOR APPLIANCE (240 VOLT)

CIRCUIT(S):

Aluminum

HOUSEHOLD (120 VOLT)

CIRCUITS:

Copper

GFCI:

None Observed

AFCI:

None Observed

SPECIAL LIMITATIONS:

Appliances
Finished Materials
Personnal Belongs/Furniture

		S	F	RR	NI
9.0	SERVICE ENTRANCE LINE	•			
9.1	SERVICE GROUNDING PROVISIONS	•			
9.2	MAIN DISCONNECTS	•			
9.3	DISTRIBUTION PANEL	•			
9.4	SUBPANEL(S)			•	
9.5	DEVICES			•	
9.6	WIRING			•	
9.7	GFCI OUTLET TEST			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

Comments:

9.4 Observed several knockouts that were removed at the basement sub panel. All holes in the side or the front cover of the panel needs to be plugged / covered. Condition is conducive to potential safety concerns. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Basement panel

9.5 Observed that several lights in various locations did not function (See photos for locations). Recommend bulb replacement to ensure proper function first. If not bulb then Evaluation / Correction by a qualified electrical contractor may be necessary.



Basement entry door



Basement



Rear deck



Rear left



Rear



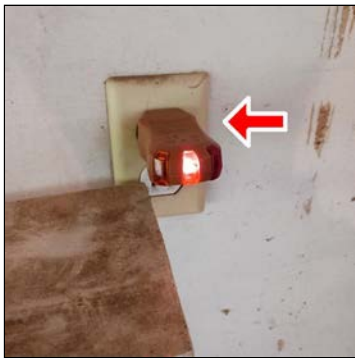
Garage

9.6 Observed an outlet that tested for reversed polarity (hot & neutral wires reversed) in the rear of the garage. Condition is conducive to a safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Garage

9.6 Observed electrical outlets in multiple areas that tested to have an either no / open or broken ground throughout the home. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Ungrounded outlets throughout



Ungrounded outlets throughout



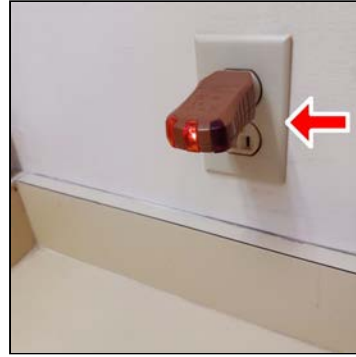
Ungrounded outlets throughout

9.6 Observed improperly terminated wiring in the crawl space. These wires need to be properly installed inside a junction box and covered. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



Missing junction box cover in crawl

9.7 Observed no GFCI protection at any of the bathroom, kitchen or exterior outlets. At the time when the home was built it was not required to have GFCI protection on these outlets. However if devices are to be or have been changed or upgraded it would be required to be brought up to today's standards. Client may consider adding in the future. Condition is conducive to a safety hazard. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition.



No GFCIs in bath, kitchen or exterior outlets

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.

10. 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 PIPING:

Copper
Pex

WATER SHUT-OFF LOCATION:

At Well head

GAS SHUT-OFF LOCATION:

At Meter

DRAIN/WASTE LINES:

PVC
Cast

MAIN WATER LINE:

Copper

SPECIAL LIMITATIONS:

Finished Areas
Personnel Belongings
Insulation

		S	F	RR	NI
10.0	MAIN WATER CUTOFF	•			
10.1	WATER PIPING			•	
10.2	WATER FLOW AT FIXTURES	•			
10.3	DRAIN / WASTE PIPING			•	
10.4	GAS PIPING	•			
10.5	EXTERIOR FAUCET(S)	•			
10.6	WASHER SUPPLY	•			
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

Comments:

10.1 Observed discolored / stained water coming out of the tub and sink faucets. It is likely that the water heater has sediment or rust deposits in it. Condition is conducive to other potential damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.

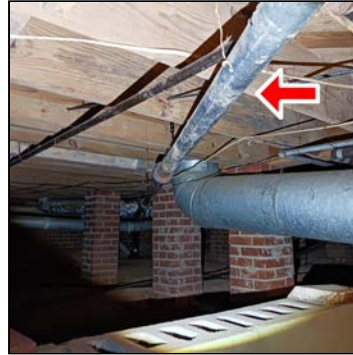


Discolored water

10.3 Observed that portions of the plumbing drain system are cast iron piping. Although no visible leaks were found at the time of inspection, cast iron piping can corrode in areas that are not visible. Also the rubber band boots that are used for connections are prone to leaking. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition.



Cast iron pipes



Cast iron pipes

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.

11. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

Styles & Materials

ESTIMATED AGE:

25 to 30 Years

SYSTEM MAKE:

Amana

SYSTEM TYPE:

Electric Central Air Conditioning

SYSTEM LOCATION:

Right Side for

Whole House

GENERAL DISTRIBUTION:

Ducted/Registers

Individual Room Supply

DESIGN LIFE:

15 to 20 years

SPECIAL LIMITATIONS:

Storage / Belongings

		S	F	RR	NI
11.0	COOLING SYSTEMS		•		
11.1	CONDENSOR UNITS		•		
11.2	CONDENSATE PROVISIONS		•		
11.3	INDOOR BLOWER FAN		•		
11.4	INDOOR COOLING COIL				•
11.5	DISTRIBUTION SYSTEM		•		
11.6	THERMOSTAT		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

Comments:

11.0 Evaluations are usually restricted to the basic operation of electric central air conditioning and cooling systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool / cold weather operation / evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant. Client should consider having cooling system serviced by a qualified HVAC contractor. System rated fair due to age and functions as intended.



AC on



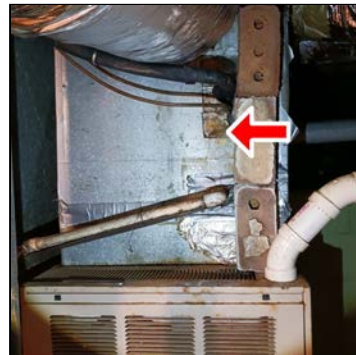
AC on

11.1 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

11.2 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

11.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

11.4 Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards to the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. These indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection.



Indoor coil not inspected

11.5 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

11.6 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

12. HEATING SYSTEM

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

ESTIMATED AGE:

25 to 30 Years

SYSTEM MAKE:

Amana

SYSTEM TYPE:

Natural Gas

SYSTEM LOCATION:

Basement

GENERAL DISTRIBUTION:

Ducted/Registers
Individual Room Supply

DESIGN LIFE:

15 to 20 years

SPECIAL LIMITATIONS:

Storage / Belongings

		S	F	RR	NI
12.0	HEATING UNITS		•		
12.1	GAS FIRED BURNERS			•	
12.2	GAS FUEL LINES AT UNIT		•		
12.3	COMBUSTION AIR PROVISIONS		•		
12.4	VENT CONNECTOR			•	
12.5	BLOWER		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

12.0 Evaluations are usually restricted to the basic operation of gas or electric heating systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. Client should consider having heating system serviced by a qualified HVAC contractor.

12.1 Heat exchangers / burner compartments are not inspected except thru available grille. System has to be dismantled for this type of inspection and is technically exhaustive. Some systems do not have available access to visually see thru grille to view burner compartment. Client should consider having heating system serviced by a qualified HVAC contractor. System rated fair due to age and function as intended.



Furnace burners on

12.1 Observed areas of rust inside the furnace burner cabinet. This is likely from age and lack of maintenance. Condition is conducive to further damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Rust

12.2 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

12.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

12.4 Observed that the furnace flue / exhaust pipe has come disconnected inside the crawl space. This means that the exhaust and carbon monoxide fumes are not exiting the crawl space to the exterior. **THIS IS A SAFETY HAZARD.** Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition.



Furnace flue vent disconnected in crawl



12.5 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

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.

13. WATER HEATERS

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

ESTIMATED AGE:

15 to 20 years

SYSTEM MAKE:

Rheem

WATER HEATER LOCATION:

Basement

WATER HEATER TYPE:

Natural Gas

ESTIMATED CAPACITY:

40 Gallons

DESIGN LIFE:

15 to 20 years

SPECIAL LIMITATIONS:

Personnel Belongings/Storage

		S	F	RR	NI
13.0	WATER HEATER		•		
13.1	GAS FUEL LINES AT UNIT		•		
13.2	VENT CONNECTOR		•		
13.3	SAFETY VALVE PROVISIONS		•		
13.4	EXPANSION TANK		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

13.0 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

13.1 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

13.2 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

13.3 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

13.4 Per the FSHI Report Guarantee Program this item is rated fair due to age but functions as intended.

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

14. FOUNDATION / SUBSTRUCTURE

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:

Block / Brick

FLOOR STRUCTURE:

Dimensional Lumber
Solid Wood Beams

COLUMNS OR PIERS:

Brick Piers
Block Piers

LIMITATIONS:

Height Restriction

		S	F	RR	NI
14.1	BASEMENT WALLS			•	
14.4	CRAWL SPACE WALLS	•			
14.5	PIERS / COLUMNS / FOOTINGS			•	
14.6	SUBSTRUCTURE / FLOOR FRAMING			•	
14.7	INSULATION			•	
14.8	MOISTURE BARRIER			•	
14.9	CRAWL SPACE ENVIROMENT			•	
14.10	CRAWL SPACE MISC			•	
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair., NI= Not Inspected

Comments:

14.1 Observed a crack in the basement foundation wall at the right side with some displacement (significant movement) visible. It is likely that this condition has existed for an extended period of time. These areas should be sealed too prevent any water penetrations or further damages. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Basement wall crack

14.1 Observed water stains and wet areas at the bottom of the basement / crawlspace walls. This is evidence of water penetrations in this area which can lead to high moisture levels and other issues. Evaluation / Correction by a qualified general contractor is recommended for this entire condition.



Basement walls near furnace / water heater



Basement walls near furnace / water heater



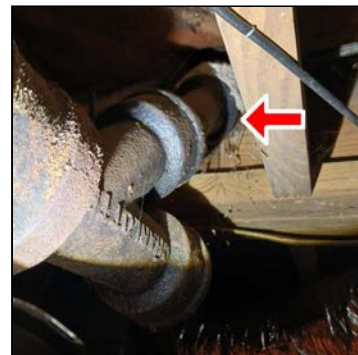
Basement walls near furnace / water heater

14.5 Observed a commercial grade metal jack stud that has been used as a pier in lieu of the typical masonry block pier. These jack studs are being used to support all of the drop girder beams in the crawlspace section of the house. Metal jack studs are acceptable in some applications but they must be installed exactly according to the manufacturers installation instructions. Evaluation / Correction by a qualified contractor / structural engineer is recommended for this entire condition.



Metal jack stud

14.6 Observed that the girder in the rear of the crawl space has been cut / damaged for plumbing drain lines. Condition is conducive to further structural damages / failures. Evaluation / Correction by a qualified general contractor / structural engineer is recommended for this entire condition.



Rear girder cut

14.7 Although not a requirement at the time the home was built the client may consider adding insulation in the floor system for added efficiency to reduce heating and cooling capacities.



No insulation

14.8 Observed no moisture barrier in the crawl space. Moisture barriers keep under ground moisture from entering the crawl space area. Condition is conducive to high moisture content, which in turn is conducive to wood destroying insects / fungi growth and other potential concerns. It is highly recommend that a 6 mil ploy plastic be installed and covering 100% of the dirt area. Evaluation / Correction by a qualified contractor is recommended for this entire condition.



No moisture barrier

14.9 Observed a high moisture condition all throughout the crawl space. This condition is conducive to wood rot / decay, wood destroying insects and also mildew / fungus growth. Moisture readings in the substructure were at unacceptable levels from 20% to 25% at the time of inspection and evidence shows that the condition worsens during the warmer months of the year. Evidence of active and inactive fungi conditions was observed through out most of the crawlspace area. There was also evidence of water penetrations and wet soil in the crawl space / basement. Evaluation / Correction by a qualified fungi remediation and general contractor is recommended for this entire condition.



High moisture levels



High moisture levels



Fungi



Fungi



Fungi



Fungi

14.10 Observed wood debris and other trash items in the crawl space. All wood, trash or cardboard debris must be kept out of crawl space areas. Condition is conducive to wood destroying insects and other potential concerns. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition.



Trash in crawl space



Trash in crawl space



Trash in crawl space

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.

15. FOUNDATION WATER PENETRATIONS

The inspection for water penetration issues as addressed in this section of the report is generally limited to readily visible and accessible at-grade/subgrade areas of the house as listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection; **it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and present water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

DESCRIPTION:

Crawl Space Area(s)

SPECIAL LIMITATIONS:

Inaccessible Areas
 Insulation
 Limited Clearance
 Moisture Barrier
 Storage/Belongings

		S	F	RR	NI
15.0	CRAWLSPACE		•		
		S	F	RR	NI

S= Satisfactory, F= Fair, RR= :Recommend Repair:, NI= Not Inspected

Comments:

15.0 Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

NOTE: Many at-grade and subgrade water penetration concerns are related to exterior and site conditions including inadequate or malfunctioning roof drainage provisions, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or conditions conducive wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

Annual Home Maintenance Inspection Program

Even the most diligent homeowner from time to time may forget about performing routine home repairs and seasonal maintenance. We want to make you aware it is the perfect time to get a Home Maintenance Inspection performed so you can maximize and hold the value of your property.

*We recommend having an **Annual Home Maintenance Inspection** performed for your primary residence and any investment properties you may own. This will help you keep your most valuable asset in good condition and prevent it from suffering serious long-term and expensive damage from minor issues that should be addressed now.*

The most important thing to understand as a homeowner is that your home / property requires care and regular maintenance. As time goes on parts of your house will wear out, break down, deteriorate, leak, or simply stop working.

We can help you maintain your home and show you what you should look for as a diligent homeowner.

[Annual Home Maintenance Inspections are offered at a promotional discount off standard inspection rates. Apply or mention the appropriate promo code on our website and / or too our scheduling coordinator to receive this discount.](#)

[All Clients \\$50.00 off promo code \(Checkup\)](#)

Annual Home Maintenance Inspection Includes

- *roof system, including the chimney & all roof penetrations.*
- *gutters & downspouts.*
- *grading & drainage.*
- *walkways & driveway.*
- *garage doors, safety sensors & openers.*
- *exterior cladding.*
- *deck, stoops, porches & railings.*
- *windows & doors.*
- *attic, insulation & ventilation.*
- *heating system.*
- *cooling system.*
- *plumbing system.*
- *drainage sump pump with accessible float.*
- *electrical system.*
- *fireplace damper door & hearth.*

- *ceilings, floors & walls.*
- *basement, foundation & crawlspace **and much more!***

*** A Full Home Inspection**

*** NC & SC Termite / Pest Inspection**

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Created by KAB Enterprises dba Five Star Home Inspections, 2020



BendFlow Plumbing

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billing@bendflowplumbing.com

ESTIMATE
EST0308

DATE
May 17, 2024

TOTAL
USD \$13,700.00

TO

Danielle Edwards

1104 Cedarwood Ln
Charlotte, NC 28212
☎ 704-604-2999
drivendanielle@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Estimate to run new water lines from main water connection and filter to all plumbing fixtures in the house which include both galvanized water lines and copper water lines. Run new water lines to each plumbing fixture and install new shut off valves at each location. Will run new water line connections to new gas water heater. Need to bring new unit up to code. Would also remove old cast iron sewer piping that is showing signs of leaks and install new sewer pvc piping to each plumbing fixture. Would install new ice maker box for fridge hookup, two new hose bibs one in front of house and one in back of house. New laundry box inside the wall. Run new sewer piping from all plumbing fixtures and connect to existing sewer line in ground going to main sewer. Would inspect main sewer with camera when accessible. Estimate includes all parts and labor to replace water lines and sewer piping in house with new water heater. Price does not include Sheetrock work or any repair or paint.	\$13,700.00	1	\$13,700.00
SUBTOTAL			\$13,700.00
TAX (7.25%)			\$0.00
TOTAL			USD \$13,700.00

Please leave a rating/review on
<https://g.page/r/CdFTI0QD8SrUEBM/review>

Thank you for using BendFlow Plumbing for all your plumbing needs.