



Report ID: THIS IS SAMPLE REPORT ONLY

Prepared For:  
Tom Goodno

Property Address:  
123 Anywhere Street  
Chapel Hill, NC 27517



Cornerstone Home Inspection Service, LLC dba HouseMaster  
Inspector: C. Garrett "Garry" Walker III NC LIC # 1551

1289 N. Fordham Blvd  
Suite A-109  
Chapel Hill NC 27514  
919-403-9675  
Inspection Date: 3/12/2007

**SUMMARY OF INSPECTOR COMMENTS**

This Summary is **not the entire report**. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

The Inspection Report includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions, submitting for repair requests or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company. **Note:** 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 or contractors. Any areas filled or blocked by belongings or storage should be reviewed by client prior to closing for water penetration, settlement, damage etc as these areas are not readily visible during a typical home inspection.

**1. ROOFING****1.1 FASCIA / SOFFITS****Poor/Defective**

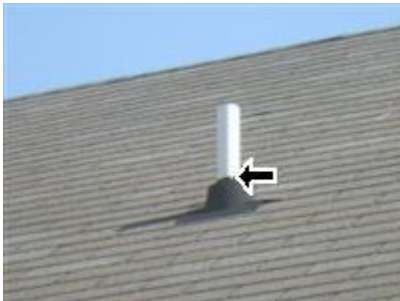
Fascia board and Soffit deteriorated and may have water penetration. Further water penetration and/or damage will occur. Correct cause of damage and Repair/replace using a qualified contractor at front below skylight.



1.1 Picture 1

**1.2 PLUMBING STACKS****Poor/Defective**

Plumbing stack boot (s) damaged at all roof locations. Currently allowing water penetration. Review all and Repair/replace using a qualified contractor



1.2 Picture 1

**1.4 RAIN GUTTERS / EAVETROUGHES****Fair**

No gutters/downspouts installed at various locations around house. Benefits to be gained from adding them must be considered. This includes proper control of roof run-off and diversion away from foundation, which generally helps minimize or prevent seepage into basements or crawlspaces.

## 2. EXTERIOR ELEMENTS

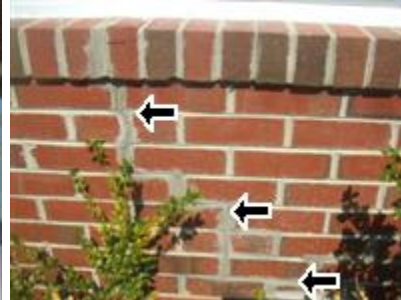
### 2.0 SIDING -1

Fair

1. Brick siding cracked (horizontal) , cracked (step crack). Further movement is possible. Ask owner about repairs and obtain receipts/documentation and Conditions warrant further investigation by a **qualified/licensed structural engineer** and repair as directed at front main level bedroom. May have been from water penetration at window sill or main water and waste line entry in crawlspace. ( Picture 1 ) ( Picture 2 ) ( Picture 3 )
2. Brick siding cracked (step crack). Further movement is possible. Conditions warrant further investigation by a **qualified/licensed structural engineer** and repair as directed at front above dining room window.( Picture 4 ) Note movement in window and wall at interior areas of front dining room.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

### 2.1 SIDING -2

Fair

(1)

1. Lapped siding has signs of prior repairs. This is for your information. Ask owner about repairs and obtain receipts/documentation at left side of front covered porch, chimney corner boards.( Picture 1 )
2. Corner board (s) decayed. Will allow water penetration. Repair/replace using a qualified contractor at left front corner of chimney near top.( Picture 2 )

## 2. EXTERIOR ELEMENTS



2.1 Picture 1



2.1 Picture 2

### 2.2 WINDOWS

#### Poor/Defective

1. Window trim decayed. Further deterioration may occur if not repaired. Conditions warrant further investigation by a **qualified/licensed general contractor** and repair as directed at front main level bedroom wall.
2. Window sill tilted inward (improperly installed). Will allow water penetration which can cause damage/deterioration to building components. Conditions warrant further investigation by a **qualified/licensed general contractor** and repair as directed at front main level bedroom. See Exterior siding as this may have been cause of settlement cracks.
3. Window frame and trim , sill peeling paint. Deterioration may occur if not corrected. Prep, prime and painting of materials is required at all exterior windows.
4. Window sill damaged , decayed. Because of the extent of deterioration it is possible for some framing in wall to be deteriorated and conditions behind materials is indeterminate . Conditions warrant further investigation by a **qualified/licensed general contractor** and repair as directed at left rear 2nd floor bedroom window.



2.2 Picture 1

### 2.3 ENTRY DOORS

#### Fair

Stationary door cloudy, and needs replacing. Not operating as intended This can cause some heat loss in winter and loss of cool air in summer if not corrected. Repair/replace using a qualified contractor at rear living room entry door.( Picture 1 )

## 2. EXTERIOR ELEMENTS



2.3 Picture 1

### 2.6 STAIRS / STOOPS

**Fair**

Repairs and or replacement was done at front steps. Obtain receipts from owners. Due to various other cracks to left of front steps, right of front steps and below in areas of basement, this repair should be reviewed by a structural engineer.

## 3. SITE ELEMENTS

### 3.6 PATIO(S)

**Poor/Defective**

All patio surfaces should be constructed and maintained so that they slope away from the foundation and water runs off freely. This patio slopes toward house and may cause water penetration. Warrants further investigation by a qualified contractor at rear. Note settlement and signs of dropping of patio around edges



3.6 Picture 1

## 4. GARAGE

### 4.0 WALLS / CEILINGS

**Fair**

Can not view front basement garage wall due to storage. Review areas prior to closing for damage, settlement, water intrusion, etc.

### 4.1 FLOOR SLAB

**Fair**

Storage in garage did not allow proper inspection of all slab areas; review areas prior to closing for any cracking/settlement/water intrusion, etc, due to cars in garage and storage areas at bottom of steps.

### 4.2 FOUNDATION

**Fair**

Storage in garage did not allow proper inspection of foundation areas at front basement / garage wall (s); review areas prior to

## 4. GARAGE

closing for any cracking/settlement/water intrusion, etc.

### 4.4 DOOR OPERATOR(S)

#### Poor/Defective

(2) Vehicle door opener did not reverse when met with resistance. This is a potential safety hazard. Repair/replace using a qualified contractor at front side vehicle door. Note sensors missing at both vehicle doors

## 5. ATTIC

### 5.2 INSULATION

#### Fair

Fiberglass (batts) insulation missing in attic. Heat loss can occur more on this home than one that is properly insulated. Repair/replace on second floor attic pull down door.

### 5.4 MISC

#### Poor/Defective

Bat or bats seen , Bat droppings in attic. It appears they're entering at left rear attic gables. Sometimes pests can cause damage to home or components. Recommend Contact a pest control company for removal or for further prevention of future entry.



5.4 Picture 1

## 6. INTERIOR ELEMENTS

### 6.1 ROOM DOORS

#### Fair

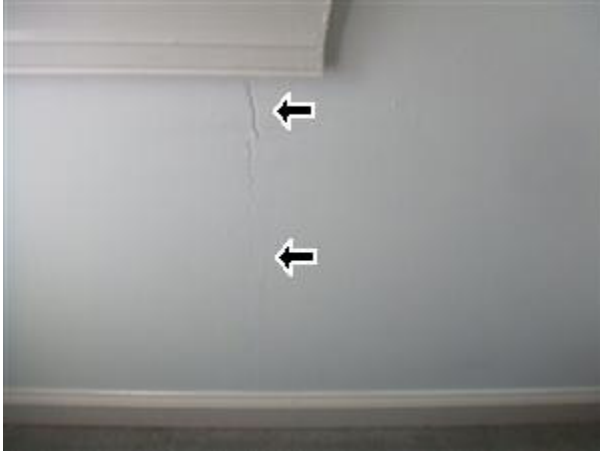
Room doors at left rear second floor bedroom does not latch shut and door to rear middle bedroom at second floor hits jamb when closing. Requires repair as not operating as intended. See WALL notes.

### 6.3 WALLS

#### Poor/Defective

1. Sheetrock on wall has vertical crack at below second floor left front bedroom window. Further movement could occur. Conditions warrant further investigation by a **qualified/licensed structural engineer** and repair as directed. See EXTERIOR notes for brick siding.( Picture 1 )
2. Sheetrock on wall has horizontal crack at second floor left rear bedroom above bedroom door. Further movement could occur. prior repairs noted. Conditions warrant further investigation by a **qualified/licensed structural engineer** and repair as directed.
3. Sheetrock on wall has angled crack at main level front bathroom above entry door. Further movement could occur. Conditions warrant further investigation by a **qualified/licensed structural engineer** and repair as directed.
4. Further wall movement found at front dining room window as window sill at interior has separation and at top of window there is horizontal cracking noted that is adjacent to step cracking at exterior brick siding materials. Warrants further review by a licensed structural engineer.( Picture 3 ) ( Picture 4 )

## 6. INTERIOR ELEMENTS



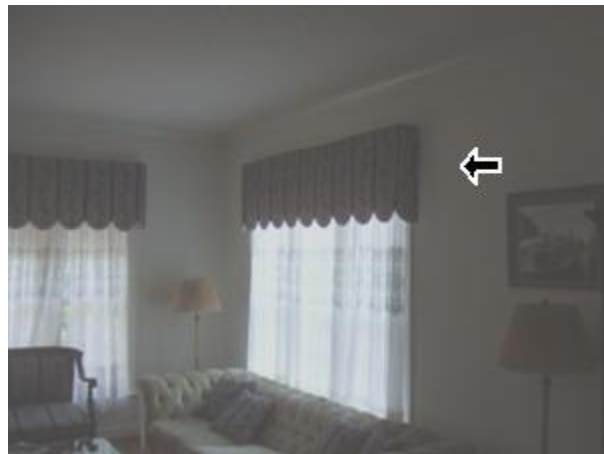
6.3 Picture 1



6.3 Picture 2



6.3 Picture 3



6.3 Picture 4

### 6.5 STAIRS

#### Poor/Defective

Pull down stairs attachment to attic framing loose and nuts and bolt hardware securing steps are loose/missing. Injury could result if not repaired. Repair/replace using a qualified contractor at second floor attic pull down door

### 6.10 MISC

#### Fair

Storage, shelving, furniture, etc., did not allow proper inspection of walls, ceilings and floors. View these areas prior to closing for any cracking/settlement/water intrusion, damage, etc. at second floor rear middle bedroom.

## 7. ELECTRIC SYSTEM

### 7.0 SERVICE / ENTRANCE LINE

#### Fair

Main feeder has separated from bottom of meter panel. Should be secured by a licensed electrician or appropriate power company personnel as it may cause undue stress on power supply lines.

## 7. ELECTRIC SYSTEM



7.0 Picture 1

### 7.4 DEVICES

#### Fair

1. Light fixture did not work (may or may not have bulbs installed). Replace/install bulb(s) and check operation prior to closing at Several exterior fixtures.
2. Wall switch purpose is unknown (could not identify fixture). This is for your information. Ask owner about all switch operations and confirm operation prior to closing at main level left side near french doors.
3. open junction box in crawlspace under left rear living room. Install box cover safety purposes.



7.4 Picture 1

## 8(A). Master Bath

### 8.9.A TOILET-2

#### Not Inspected

Bidet can not be properly operated. A visual review only was performed. Check function prior to closing.



8.9.A Picture 1

## 8(D). Full Bath - Main Level

### 8.6.D WALL TILE

#### Poor/Defective

Grouting gaps at various locations in tile enclosure; recommend repair all joints to prevent water penetration at main level full bath soap dish and corners. Conditions behind the materials is indeterminate.

### 8(D). Full Bath - Main Level



8.6.D Picture 1



8.6.D Picture 2

### 9(A). Cooling - Main

#### 9.0.A COOLING SYSTEM

##### Poor/Defective

System supply was in normal (typical) operating ranges. Functional at time of inspection and rated "fair" for age. Due to advanced age of system and bottom of plenum rusted thru at crawlspace, HVAC contractor should review system prior to closing.



9.0.A Picture 1

#### 9.1.A OUTDOOR UNIT(S)

##### Fair

Outdoor unit foam insulation (for suction line) deteriorated. May cause higher energy bills than normal. Repair/replace by a qualified contractor for both systems.

#### 9.3.A CONDENSATE PROVISIONS

##### Poor/Defective

Condensate drain lines for both floors were routed to right rear corner of crawlspace (near water heater in garage) and were not draining to exterior as there was standing water in this location. Needs to be corrected to drain to exterior by a qualified contractor or HVAC contractor.

### 9(A). Cooling - Main



9.3.A Picture 1

### 9(B). Cooling - 2nd floor

#### 9.2.B BLOWER / FAN

Fair

Air leaks around plenum at attic unit. Requires review as this can increase cost of operation.



9.2.B Picture 1

#### 9.3.B CONDENSATE PROVISIONS

Fair

Pan is not secured and has water droplets-leaking air at air handler. Warrants review by a licensed HVAC contractor. A loose pan can tilt and spill condensate that collects in pan prior to float switch operation or drain from pan working.

### 10(B). Heat - 2nd Floor

#### 10.4.B VENT CONNECTOR

Fair

Vent pipe for natural gas fired furnace gapped at boot where it exits roof. This is a small repair. Will allow water penetration. Sealing of joint(s) with appropriate materials should be performed by a qualified contractor



10.4.B Picture 1

## 11. PLUMBING SYSTEM

### 11.2 EXTERIOR FAUCET(S)

#### Poor/Defective

Hose bib (faucet) does not work at right side near vehicle door. Not operating as intended This is for your information. Repair/replace by a qualified contractor

### 11.3 WATER PIPING

#### Fair

1. Polybutylene type piping in subject house is used for distribution piping. This piping was involved in a class action lawsuit due to issues with materials developing leaks and inherent deficiencies. Monitor condition of floors, walls, ceilings. Visit [www.pbpipe.com](http://www.pbpipe.com) or call 1-800-392-7591 for the Consumer Plumbing Recovery Center for further information on available programs. It is in your best interest to cut off the main water supply if house will be unoccupied for any length of time. When restoring main water service turn valve very slowly to reduce vibration of plumbing system.
2. Water leak found at second pressure regulator near foyer area of crawlspace. Currently leaking at time of inspection. Requires repair by a licensed plumber.



11.3 Picture 1



11.3 Picture 2

### 11.5 GAS PIPING

#### Poor/Defective

1. Gas shut-off valve not present at interior of main level fireplace. This is a safety issue and should be repaired. Conditions warrant further investigation by a qualified contractor and correct as required.
2. Gas line at water heater is missing drip leg. This collects any moisture in gas supply and helps water heater burn efficiently and is typically required at time of installation. Requires repair by a licensed contractor.

### 11.8 MISC SINK

#### Poor/Defective

Laundry room sink aerator leaks and has sprayed water on walls and floor. Correct aerator and check walls for damage prior to closing. (note wallpaper added to wall has wrinkled).

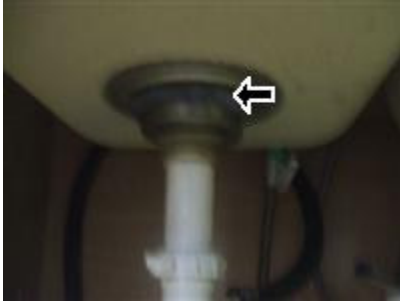
## 13. KITCHEN

### 13.2 PLUMBING / SINK

#### Poor/Defective

Plumbing waste line leaking. Not operating as intended. Not operating as intended Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to mold growth Repair/replace by a licensed plumber at main level left side kitchen sink

## 13. KITCHEN



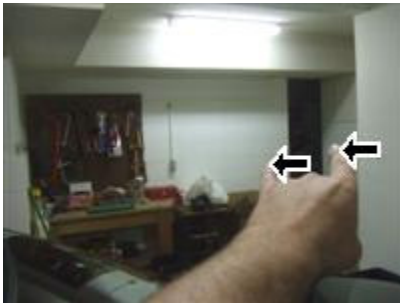
13.2 Picture 1

## 14. FOUNDATION / SUBSTRUCTURE

### 14.0 FOUNDATION WALLS

#### Poor/Defective

- Cracks in foundation walls that suggest pressure (horizontal cracks) at bottom of basement steps in storage area and in closet under stairwell to garage. Some Cracks are covered by storage also. Warrants further review by a licensed structural engineer. Other cracks found in front foundation walls at area below main level front bedroom window and under front porch foundation (as seen in crawlspace).



14.0 Picture 1



14.0 Picture 2



14.0 Picture 3

### 14.3 FLOOR FRAMING

#### Fair

Floor joist had been excessively notched at left side laundry/bathroom (waste line marked with red duct tape). Requires review and repair by a licensed general contractor to future movement.



14.3 Picture 1

## 15. FOUNDATION AREA WATER PENETRATION

## 15. FOUNDATION AREA WATER PENETRATION

### 15.1 INTERIOR CONDITIONS

#### Fair

New soil materials at crawlspace suggest that water penetration work was done. Ask owners about any repairs and obtain documentation. Consider review by water proofing contractor. Note no signs of water penetration were noted.

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**SUMMARY OF INSPECTOR COMMENTS****OTHER SUMMARY**

The items listed in this Summary section are for clarification but may or may not require repairs at time of inspection and may include items not inspected, or pictures for further clarification, etc.

**11. PLUMBING SYSTEM****11.0 MAIN WATER CUTOFF****Satisfactory**

The main shut off is the green knob located in front main level bedroom closet.



11.0 Picture 1



Report ID: THIS IS SAMPLE REPORT ONLY

## INSPECTION INFORMATION

### CLIENT:

Tom Goodno

### PROPERTY ADDRESS:

123 Anywhere Street  
Chapel Hill, NC 27517

### INSPECTION DATE/TIME:

3/12/2007 - 1:00 PM

### INSPECTOR:

C. Garrett "Garry" Walker III NC LIC # 1551

### INSPECTION COMPANY:

Cornerstone Home Inspection Service, LLC dba  
HouseMaster1289 N. Fordham Blvd  
Suite A-109  
Chapel Hill NC 27514  
919-403-9675

## INSPECTION DETAILS

### DESCRIPTION:

2 story

### AGE OF HOME:

11-15 Years

### TYPE OF INSPECTION:

Standard Home Inspection w/related services

### STATUS OF HOME:

Occupied

### WEATHER:

Clear

### PEOPLE PRESENT:

Client - Buyer Agent

### TEMPERATURE:

60 to 69 F

## INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any

engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

## REPORT TERMINOLOGY

**SATISFACTORY** - Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.

**FAIR** - An element listed FAIR requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future. Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become significantly deficient, has a limited future service life, and/or did not meet normal condition expectations.

**POOR/DEFECTIVE** - An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation. Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. *Independent inspection(s) may be required to evaluate element conditions.* If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**SIGNIFICANTLY DEFICIENT** - A condition representing a material defect that could affect the use or function of an element and/or cause consequential damage.

**NOTE:** All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

## NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HMA Franchise Systems, Inc. ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions.

Questions on any issues or concerns should be directed to the listed Company rather than the Franchisor.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**HOME MAINTENANCE** - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard home inspection **does not include** aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property.

**DESIGN AND ADEQUACY ISSUES** - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

**ESTIMATED AGES** - Any age estimations represent the inspector's opinion as to the approximate age, and are provided for **general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

**DESIGN LIFE RANGE** - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

**WOOD DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUM** - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

The licensee certifies that this inspection was conducted pursuant to the NC Home Inspection Licensure Board Standards of Practice & applicable home inspection industry standards. Furthermore, neither the licensee nor inspection company has any 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, contact the local HouseMaster office.

**ITEMS NOT INSPECTED** - The following items are not included in a standard home inspection and is not limited to this list. Equipment or systems that were not included in the body of the report are the responsibility of the client to have inspected prior to closing. An item in this list may be included in the report as a courtesy but will in no way claim that inspection of system or component was completed. Items in bold print can be reviewed by this office for a separate fee, please contact the office prior to the inspection for pricing. Items not inspected: alarms, antennae's, barbecues/grilles, central vacuums, cable tv, **detached buildings**/sheds, dryers, docks, dumbwaiters, elevators, fencing, handicap accessibility, hot tubs, intercom/sound systems, irrigation systems, landscape ponds-pumps, low voltage systems, lightning protection systems, networking systems, pools, **private well and septic systems**, privacy walls, **radon**, refrigerators, saunas, seawalls, site lighting, spas, steam heating systems, steam rooms, solar equipment, telephones, trash compactors, underground drainage systems, washers, **water quality**, wheel chair lifts or stair climbers.

Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

**PICTURES IN REPORT** - Any pictures (photographs, graphics or images) included in or provided in conjunction with this Inspection report generally portray overviews of certain elements, depict specific conditions, or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection report. The report must be read in its entirety for pertinent information.

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**1. ROOFING**

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**DESCRIPTION:**

Medium Slope

**LOCATION:**

Whole House

**MATERIAL:**

Shingle: fiberglass

**ESTIMATED AGE:**

10 to 15 years

**DESIGN LIFE:**

15 to 20 years

**INSPECTION METHOD:**

From Ground w/Binoculars

**CHIMNEY/VENT:**

Metal Flue Pipe w/enclosure

**SKYLIGHT(S):**

One

S F P NA NI

	•					1.0	<b>ROOFING</b> (1) Functional at time of inspection. Rated FAIR for age, anticipate repairs/servicing. (2) Could not view section of roofing due to height, slope of roof, slope of land at left side of front covered porch. Consider review by a specialist prior to closing.
		•				1.1	<b>FASCIA / SOFFITS</b> Fascia board and Soffit deteriorated and may have water penetration. Further water penetration and/or damage will occur. Correct cause of damage and Repair/replace using a qualified contractor at front below skylight.
		•				1.2	<b>PLUMBING STACKS</b> Plumbing stack boot (s) damaged at all roof locations. Currently allowing water penetration. Review all and Repair/replace using a qualified contractor
•						1.3	<b>VENTILATION COVERS</b>
	•					1.4	<b>RAIN GUTTERS / EAVETROUGHES</b> No gutters/downspouts installed at various locations around house. Benefits to be gained from adding them must be considered. This includes proper control of roof run-off and diversion away from foundation, which generally helps minimize or prevent seepage into basements or crawlspaces.
	•					1.5	<b>DOWNSPOUTS / ROOF DRAINS</b> Functional at time of inspection. Rated FAIR for age, anticipate repairs/servicing.
				•		1.6	<b>CHIMNEYS / VENTS</b> Due to height or cap installed, no interior evaluation of chimney flue was possible from roof top. Have checked as desired. See FIREPLACE section.
•						1.7	<b>EXPOSED FLASHING</b>
	•					1.8	<b>SKYLIGHT(S)</b> Skylights are prone to leak. Monitor condition at roof and attic/ceiling areas.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Roof Systems** - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

**Inspection Limitations** - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily

detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

**Gutters and Downspouts** - Unless otherwise noted, the assessment of gutter and downspout conditions is limited to their physical/materials condition. the adequacy of water flow under normal rainfall or storm conditions cannot be determined during a limited time visual inspection. All gutters and downspouts must be checked and cleaned on a regular basis; any buildup or blockage, including that in underground lines can lead to overflow, leakage, and other detrimental conditions that could result in water intrusion or otherwise affect the structure or foundation.

**Chimneys/Vents** - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

**Ancillary Systems** - This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements.

**Skylights** - Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. It is not possible to readily determine the cause of a skylight/sky window leakage. Properly assess conditions before undertaking repair.

**Downspouts Into Ground** - 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 readily determinable during a home inspection.

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**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.

**WALKWAY:**

Concrete

**DRIVEWAY:**

Concrete

**PATIO(S):**

Brick/Pavers

**RETAINING WALLS:**

Brick/Masonry

**RETAINING WALL LOCATION:**

RH Side

S F P NA NI

•						3.0	<b>WALKWAYS</b>
	•					3.1	<b>DRIVEWAY</b> Typical cracking noted at right side driveway. Seal as desired.
•						3.2	<b>SUB-GRADE ENTRYWAY</b>
•						3.3	<b>GROUND SLOPE AT FOUNDATION</b>
•						3.4	<b>SITE GRADING</b>
		•				3.5	<b>RETAINING WALL(S)</b> Retaining wall at right side driveway shows some settlement cracks, but appears stable. Further movement possible This is for your information. Repair as desired.
		•				3.6	<b>PATIO(S)</b> All patio surfaces should be constructed and maintained so that they slope away from the foundation and water runs off freely. This patio slopes toward house and may cause water penetration. Warrants further investigation by a qualified contractor at rear. Note settlement and signs of dropping of patio around edges

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**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 soil/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 uncompacted 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 servicepersons is recommended prior to closing.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Site Elements** - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

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**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.

**DESCRIPTION:**

Multiple Car  
Under House

**HOUSE/GARAGE SEPARATION:**

Solid Door

**INSULATION:**

Not Determined

**VAPOR RETARDER:**

Not Determined

S F P NA NI

	•					4.0	<b>WALLS / CEILINGS</b> Can not view front basement garage wall due to storage. Review areas prior to closing for damage, settlement, water intrusion, etc.
	•					4.1	<b>FLOOR SLAB</b> Storage in garage did not allow proper inspection of all slab areas; review areas prior to closing for any cracking/settlement/water intrusion, etc,due to cars in garage and storage areas at bottom of steps.
	•					4.2	<b>FOUNDATION</b> Storage in garage did not allow proper inspection of foundation areas at front basement / garage wall (s); review areas prior to closing for any cracking/settlement/water intrusion, etc.
•						4.3	<b>VEHICLE DOOR(S)</b>
		•				4.4	<b>DOOR OPERATOR(S)</b> (1) Rear yard side vehicle Door did reverse with obstruction of door.. Check for proper function regularly. (2) Vehicle door opener did not reverse when met with resistance. This is a potential safety hazard. Repair/replace using a qualified contractor at front side vehicle door. Note sensors missing at both vehicle doors

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**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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

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**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.

**DESCRIPTION:**

Pull-Down Stairs  
Exposed Framing

**INSPECTION METHOD:**

Entered

**FRAMING:**

Rafters

**SHEATHING:**

Structural panels

**INSULATION:**

Loose Fill

**VAPOR RETARDER:**

Not Determined

S F P NA NI

•						5.0	<b>ROOF FRAMING</b>
•						5.1	<b>ROOF DECK / SHEATHING</b>
	•					5.2	<b>INSULATION</b> Fiberglass (batts) insulation missing in attic. Heat loss can occur more on this home than one that is properly insulated. Repair/replace on second floor attic pull down door.
•						5.3	<b>VENTILATION PROVISIONS</b>
		•				5.4	<b>MISC</b> Bat or bats seen , Bat droppings in attic. It appears they're entering at left rear attic gables. Sometimes pests can cause damage to home or components. Recommend Contact a pest control company for removal or for further prevention of future entry.

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**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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

**Insulation** - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

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**6. INTERIOR ELEMENTS**

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**PREDOMINANT CEILING(S):**

Wood Frame

**PREDOMINANT WALLS:**

Wood Frame

**PREDOMINANT FLOORS:**

Wood Frame

**PREDOMINANT WINDOWS:**

Double Hung  
w/Double Glazing

**DETECTOR(S):**

Hard-Wired

**DETECTOR LOCATION(S):**

Hall areas

**FIREPLACE(S):**

Type: Fireplace  
Material: Metal  
w/Gas Burner

S F P NA NI

•					6.0	<b>WINDOWS</b>
	•				6.1	<b>ROOM DOORS</b> Room doors at left rear second floor bedroom does not latch shut and door to rear middle bedroom at second floor hits jamb when closing. Requires repair as not operating as intended. See WALL notes.
•					6.2	<b>CEILING(S)</b>
		•			6.3	<b>WALLS</b>  <ol style="list-style-type: none"> <li>1. Sheetrock on wall has vertical crack at below second floor left front bedroom window. Further movement could occur. Conditions warrant further investigation by a <b>qualified/licensed structural engineer</b> and repair as directed. See EXTERIOR notes for brick siding.( Picture 1 )</li> <li>2. Sheetrock on wall has horizontal crack at second floor left rear bedroom above bedroom door. Further movement could occur. prior repairs noted. Conditions warrant further investigation by a <b>qualified/licensed structural engineer</b> and repair as directed.</li> <li>3. Sheetrock on wall has angled crack at main level front bathroom above entry door. Further movement could occur. Conditions warrant further investigation by a <b>qualified/licensed structural engineer</b> and repair as directed.</li> <li>4. Further wall movement found at front dining room window as window sill at interior has separation and at top of window there is horizontal cracking noted that is adjacent to step cracking at exterior brick siding materials. Warrants further review by a licensed structural engineer.( Picture 3 ) ( Picture 4 )</li> </ol>
•					6.4	<b>FRAMED FLOORS</b>
		•			6.5	<b>STAIRS</b> Pull down stairs attachment to attic framing loose and nuts and bolt hardware securing steps are loose/missing. Injury could result if not repaired. Repair/replace using a qualified contractor at second floor attic pull down door
•					6.6	<b>RAILINGS</b>
•					6.7	<b>DETECTOR TEST</b>
•					6.8	<b>FIREPLACE(S)</b>
•					6.9	<b>FIREPLACE GAS BURNERS</b> (Natural gas) Vented fire logs. The burners were operated and the unit was checked visually.
	•				6.10	<b>MISC</b>

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**7. ELECTRIC SYSTEM**

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

**SERVICE LINE:**

Underground

**ENTRANCE LINE:**

Aluminum

**SERVICE DISCONNECT(S):**

Single Main  
Location: In Distribution Panel  
Garage

**MAIN DISCONNECT AMPS:**

Circuit breaker  
Estimated amps: 200

**DISTRIBUTION PANEL:**

Circuit Breaker  
Location: Same as Main

**MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):**

Aluminum  
Copper

**HOUSEHOLD (120 VOLT) CIRCUITS:**

Copper

**GFCI:**

At Receptacle(s)  
In Panel

S F P NA NI

	•					7.0	<b>SERVICE / ENTRANCE LINE</b> Main feeder has separated from bottom of meter panel. Should be secured by a licensed electrician or appropriate power company personnel as it may cause undue stress on power supply lines.
•						7.1	<b>SERVICE GROUNDING PROVISIONS</b> A ground wire is present at exterior meter panel and was tugged on but connection to ground rod can not be confirmed as it is buried under the soil.
•						7.2	<b>MAIN DISCONNECT(S)</b>
•						7.3	<b>DISTRIBUTION PANEL</b>
	•					7.4	<b>DEVICES</b>  1. Light fixture did not work (may or may not have bulbs installed). Replace/install bulb(s) and check operation prior to closing at Several exterior fixtures. 2. Wall switch purpose is unknown (could not identify fixture). This is for your information. Ask owner about all switch operations and confirm operation prior to closing at main level left side near french doors. 3. open junction box in crawlspace under left rear living room. Install box cover safety purposes.
•						7.5	<b>WIRING / CONDUCTORS</b>
•						7.6	<b>GFCI TEST</b>

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**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.  
**GFCI** - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

**Panel Circuit Labeling** - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

**Auxiliary/Low Voltage Systems** - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.

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**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.

**DESCRIPTION:**

Full bath w/stall

**LOCATION:**

Master Bedroom  
Second floor

**VENTILATOR(S):**

Exhaust Fan

S F P NA NI

•						<b>8.0.A SINK(S)</b>
•						<b>8.1.A TOILET</b>
•						<b>8.2.A FLOOR(ING)</b>
•						<b>8.3.A WALLS / CEILING</b>
•						<b>8.4.A VENTILATION</b>
•						<b>8.5.A SURROUNDS / ENCLOSURES</b>
•						<b>8.6.A STALL SHOWER</b>
	•					<b>8.7.A WALL TILE</b> Small caulking gap at end of tub near sink location. Seal to prevent water penetration.
	•					<b>8.8.A JETTED BATH</b> Jet powered tub worked properly at time of inspection. Functional at time of inspection. Rated FAIR for age, anticipate repairs/servicing.
				•		<b>8.9.A TOILET-2</b> Bidet can not be properly operated. A visual review only was performed. Check function prior to closing.

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**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 showerings 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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Electric Wiring** - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

**Ancillary Systems** - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

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Report ID# THIS IS SAMPLE REPORT ONLY

**8(B). 1/2 Bath - Main Level**

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.

**DESCRIPTION:**  
1/2 bath

**LOCATION:**  
Main Level  
Hallway

**VENTILATOR(S):**  
Exhaust Fan

S F P NA NI

•						<b>8.0.B SINK(S)</b>
•						<b>8.1.B TOILET</b>
•						<b>8.2.B FLOOR(ING)</b>
•						<b>8.3.B WALLS / CEILING</b>
•						<b>8.4.B VENTILATION</b>

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected  
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**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 showerings 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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Electric Wiring** - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

**Ancillary Systems** - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

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**8(C). Full Bath - 2nd floor**

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.

**DESCRIPTION:**

Full Bath

**LOCATION:**

Second floor  
Hallway

**VENTILATOR(S):**

Exhaust Fan

S F P NA NI

●						8.0.C	SINK(S)
●						8.1.C	TOILET
●						8.2.C	FLOOR(ING)
●						8.3.C	WALLS / CEILING
●						8.4.C	VENTILATION
●						8.5.C	BATHTUB
●						8.6.C	WALL TILE

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**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 showerings 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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Electric Wiring** - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

**Ancillary Systems** - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

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**8(D). Full Bath - Main Level**

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.

**DESCRIPTION:**  
Full Bath

**LOCATION:**  
Main Level  
Bedroom

**VENTILATOR(S):**  
Exhaust Fan

S F P NA NI

•						8.0.D	SINK(S)
•						8.1.D	TOILET
•						8.2.D	FLOOR(ING)
•						8.3.D	WALLS / CEILING
•						8.4.D	VENTILATION
•						8.5.D	BATHTUB
		•				8.6.D	WALL TILE Grouting gaps at various locations in tile enclosure; recommend repair all joints to prevent water penetration at main level full bath soap dish and corners. Conditions behind the materials is indeterminate.

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected  
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**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 showerings 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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Electric Wiring** - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

**Ancillary Systems** - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

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**9(A). Cooling - Main**

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.

**SYSTEM TYPE:**  
Electric Central Air Conditioning

**SYSTEM MAKE:**  
Goodman

**SYSTEM LOCATION:**  
Left side exterior for  
Main level

**ESTIMATED AGE:**  
Over 14 years

**DESIGN LIFE:**  
8 to 12 years

**GENERAL DISTRIBUTION:**  
Ducted/Registers

S F P NA NI

			●				<b>9.0.A COOLING SYSTEM</b> System supply was in normal (typical) operating ranges. Functional at time of inspection and rated "fair" for age. Due to advanced age of system and bottom of plenum rusted thru at crawlspace, HVAC contractor should review system prior to closing.
		●					<b>9.1.A OUTDOOR UNIT(S)</b> Outdoor unit foam insulation (for suction line) deteriorated. May cause higher energy bills than normal. Repair/replace by a qualified contractor for both systems.
●							<b>9.2.A BLOWER / FAN</b>
			●				<b>9.3.A CONDENSATE PROVISIONS</b> Condensate drain lines for both floors were routed to right rear corner of crawlspace (near water heater in garage) and were not draining to exterior as there was standing water in this location. Needs to be corrected to drain to exterior by a qualified contractor or HVAC contractor.
●							<b>9.4.A DUCTWORK</b>
●							<b>9.5.A THERMOSTAT</b>

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected  
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**  
**Central Cooling** - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump 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.

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**9(B). Cooling - 2nd floor**

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.

**SYSTEM TYPE:**  
Electric Central Air Conditioning

**SYSTEM MAKE:**  
Goodman

**SYSTEM LOCATION:**  
Left side exterior for  
Second floor

**ESTIMATED AGE:**  
Over 14 years

**DESIGN LIFE:**  
8 to 12 years

**GENERAL DISTRIBUTION:**  
Ducted/Registers

S F P NA NI

•						<b>9.0.B COOLING SYSTEM</b>	System supply was in normal (typical) operating ranges. Functional at time of inspection and rated "fair" for age. Anticipate repairs/servicing/replacement.
•						<b>9.1.B OUTDOOR UNIT(S)</b>	Functional at time of inspection. Rated FAIR for age, anticipate repairs/servicing.
•						<b>9.2.B BLOWER / FAN</b>	Air leaks around plenum at attic unit. Requires review as this can increase cost of operation.
•						<b>9.3.B CONDENSATE PROVISIONS</b>	Pan is not secured and has water droplets-leaking air at air handler. Warrants review by a licensed HVAC contractor. A loose pan can tilt and spill condensate that collects in pan prior to float switch operation or drain from pan working.
•						<b>9.4.B DUCTWORK</b>	
•						<b>9.5.B THERMOSTAT</b>	

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**  
**Central Cooling** - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump 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.

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**10(A). Heat - Main Floor**

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating 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). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

**SYSTEM TYPE:**

Hot Air  
Fuel: Natural Gas

**SYSTEM: MAKE:**

Trane

**SYSTEM LOCATION:**

Crawlspace for  
Main Level

**ESTIMATED AGE:**

0 to 2 years

**DESIGN LIFE:**

10 to 15 years

**GENERAL DISTRIBUTION:**

Ducted/Registers

S F P NA NI

●						<b>10.0.A HEATING UNIT</b> System supply was in normal (typical) operating ranges.
				●		<b>10.1.A BURNERS</b> 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. Consider review of heat exchanger by Heating contractor as desired prior to closing. See section titled NOTE below for further heat exchanger considerations.
●						<b>10.2.A GAS / FUEL LINES AT UNIT</b>
●						<b>10.3.A COMBUSTION AIR PROVISIONS</b>
●						<b>10.4.A VENT CONNECTOR</b> Quality of vent drafting for this fuel burning system is limited to a visual only as attached blowers do not allow access and is outside the scope of a standard home inspection. For a technical evaluation of the quality of draft provided, consider review by the proper contractor for this type of fuel burning system.
●						<b>10.5.A BLOWER</b>
●						<b>10.6.A DISTRIBUTION SYSTEM</b>
●						<b>10.7.A THERMOSTAT</b>
				●		<b>10.8.A MISC -</b>

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating 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 be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Central Heating Systems** - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

**Auxiliary Equipment** - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

**Humidifiers** - Humidifiers are high maintenance items and require regular cleaning and servicing. They are beneficial for maintaining indoor humidity at a comfortable level; however, presence of a humidifier may adversely affect the life of a furnace. System not checked and requires a HVAC contractor for review.

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**10(B). Heat - 2nd Floor**

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating 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). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

**SYSTEM TYPE:**

Hot Air  
Fuel: Natural Gas

**SYSTEM: MAKE:**

Trane

**SYSTEM LOCATION:**

Attic for  
Second floor

**ESTIMATED AGE:**

0 to 2 years

**DESIGN LIFE:**

10 to 15 years

**GENERAL DISTRIBUTION:**

Ducted/Registers

S F P NA NI

●						<b>10.0.B HEATING UNIT</b>
					●	<b>10.1.B BURNERS</b> 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. Consider review of heat exchanger by Heating contractor as desired prior to closing. See section titled NOTE below for further heat exchanger considerations.
●						<b>10.2.B GAS / FUEL LINES AT UNIT</b>
●						<b>10.3.B COMBUSTION AIR PROVISIONS</b>
	●					<b>10.4.B VENT CONNECTOR</b> Vent pipe for natural gas fired furnace gapped at boot where it exits roof. This is a small repair. Will allow water penetration. Sealing of joint(s) with appropriate materials should be performed by a qualified contractor
●						<b>10.5.B BLOWER</b>
●						<b>10.6.B DISTRIBUTION SYSTEM</b>
●						<b>10.7.B THERMOSTAT</b>

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating 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 be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Central Heating Systems** - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

**Auxiliary Equipment** - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

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## 11. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

### WATER PIPING:

Polybutylene  
with copper crimp rings and fittings  
w/copper supply line to house

### WATER SHUT-OFF LOCATION:

In  
Bedroom closet

### GAS SHUT-OFF LOCATION:

Left side exterior  
At Meter  
Natural Gas

### DRAIN/WASTE/VENT LINES:

PVC

S F P NA NI

•						11.0	<b>MAIN WATER CUTOFF</b> The main shut off is the green knob located in front main level bedroom closet.
				•		11.1	<b>WASHER - DRYER</b> Washing machine and dryer not inspected as they are not built-in appliances. Only a visual inspection of electrical and water supply and drain lines was performed. Operation of appliances without loads is cursory only. Check operation prior to closing.
		•				11.2	<b>EXTERIOR FAUCET(S)</b> Hose bib (faucet) does not work at right side near vehicle door. Not operating as intended This is for your information. Repair/replace by a qualified contractor
	•					11.3	<b>WATER PIPING</b>  1. Polybutylene type piping in subject house is used for distribution piping. This piping was involved in a class action lawsuit due to issues with materials developing leaks and inherent deficiencies. Monitor condition of floors, walls, ceilings. Visit <a href="http://www.pbpipe.com">www.pbpipe.com</a> or call 1-800-392-7591 for the Consumer Plumbing Recovery Center for further information on available programs. It is in your best interest to cut off the main water supply if house will be unoccupied for any length of time. When restoring main water service turn valve very slowly to reduce vibration of plumbing system. 2. Water leak found at second pressure regulator near foyer area of crawlspace. Currently leaking at time of inspection. Requires repair by a licensed plumber.
•						11.4	<b>WATER FLOW AT FIXTURES</b>
		•				11.5	<b>GAS PIPING</b>  1. Gas shut-off valve not present at interior of main level fireplace. This is a safety issue and should be repaired. Conditions warrant further investigation by a qualified contractor and correct as required. 2. Gas line at water heater is missing drip leg. This collects any moisture in gas supply and helps water heater burn efficiently and is typically required at time of installation. Requires repair by a licensed contractor.
•						11.6	<b>FIXTURE DRAINAGE</b>
•						11.7	<b>DRAIN / WASTE /VENT PIPING</b>
		•				11.8	<b>MISC SINK</b> Laundry room sink aerator leaks and has sprayed water on walls and floor. Correct aerator and check walls for damage prior to closing. (note wallpaper added to wall has wrinkled).

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Water Supply/Waste Disposal** - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

**Plumbing Components** - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

**Auxiliary Systems** - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

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**12. WATER HEATER**

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.

**WATER HEATER TYPE:**

Direct-heated Tank  
Fuel: Natural Gas

**WATER HEATER LOCATION:**

Garage

**ESTIMATED CAPACITY:**

50 Gallons

**SYSTEM MAKE:**

Ruud

**ESTIMATED AGE:**

Over 14 years

**DESIGN LIFE:**

8 to 12 years

S F P NA NI

	•					12.0	<b>WATER HEATER</b> Functional at time of inspection, Fair for age. Anticipate repairs/servicing.
•						12.1	<b>SAFETY VALVE PROVISIONS</b>
•						12.2	<b>VENT CONNECTOR</b>
•						12.3	<b>GAS / FUEL LINES AT UNIT</b>

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

**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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

**Water Temperatures** - Hot water temperature generally should not exceed approximately 120°F (48°C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

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**13. KITCHEN**

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**LOCATION:**

Main Kitchen

**COUNTERTOP RANGE:**

Estimated Age: 0 to 5 years  
Fuel: Gas

**WALL OVEN:**

Estimated Age: 10 to 15 years  
Fuel: Electric

**DISHWASHER:**

Estimated Age: 10 to 15 years

**VENTILATOR:**

Down-Flow

**BUILT IN MICROWAVE:**

Estimated Age: 10 to 15 years

**DISPOSAL:**

Estimated Age: 10 to 15 years

S F P NA NI

•						<b>13.0 COOKING UNIT - Countertop</b>
	•					<b>13.1 BUILT IN MICROWAVE</b> Functional at time of inspection. Rated FAIR for age, anticipate repairs/servicing.
		•				<b>13.2 PLUMBING / SINK</b> Plumbing waste line leaking. Not operating as intended. Not operating as intended Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to mold growth Repair/replace by a licensed plumber at main level left side kitchen sink
	•					<b>13.3 DISHWASHER</b> Functional at time of inspection. Rated FAIR for age, anticipate repairs/servicing.
•						<b>13.4 VENTILATOR</b>
•						<b>13.5 FLOOR(ING)</b>
•						<b>13.6 WALLS / CEILING</b>
	•					<b>13.7 DISPOSAL(s)</b> Functional at time of inspection. Rated FAIR for age, anticipate repairs/servicing.
•						<b>13.8 CABINETRY</b>
•						<b>13.9 COUNTERTOP</b>

S F P NA NI

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**NOTE:** Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Appliances** - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer. Review WATER TEMPERATURE comments and Bathroom Section.

**Refrigerators** - All refrigerators/freezers are typically not inspected as they are not a built-in appliances. Client should check operation prior to closing if refrigerator stays for this transaction.

**Dishwashers** - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

**Cabinetry/Countertop** - Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should

be checked when clear of storage or obstruction prior to closing on house.

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**15. FOUNDATION AREA WATER PENETRATION**

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.

**DESCRIPTION:**

Crawl Space Area(s)

**SUMP PUMP(S):**

Not Applicable

**INDICATIONS OF PRIOR REMEDIAL WORK:**

New soil materials

S F P NA NI

●						15.0	<b>EXTERIOR FEATURES</b>
	●					15.1	<b>INTERIOR CONDITIONS</b> New soil materials at crawlspace suggest that water penetration work was done. Ask owners about any repairs and obtain documentation. Consider review by water proofing contractor. Note no signs of water penetration were noted.

S F P NA NI

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**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.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**  
**General Considerations** - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

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**INSPECTION CERTIFICATION**

The undersigned hereby certifies that this inspection was conducted pursuant to accepted and applicable home inspection industry standards. Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.

C. Garrett "Garry" Walker III NC LIC # 1551 , Inspector

Inspection Date: 3/12/2007

**INSPECTION COMPANY**

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