

Inspection Report



Test House
Deep Gap, NC 28618

Prepared for: John Homeowner

Prepared by: Aaron Messer
1147 Laurel Cir E
Deep Gap, NC 28618

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Inspection Agreement

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Definitions

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Receipt

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General Information

Property Information

Property Address Test House
City Deep Gap State NC Zip 28618
Contact Name Inspector
Phone 333-3333
Fax N/A

Client Information

Client Name John Homeowner
Client Address same
City Deep Gap State NC Zip 28618
Phone 333-3333
Fax N/A
E-Mail john@appleseed.com

General Information (Continued)

Inspection Company

Inspector Name Aaron Messer
Company Name Aaron Messer
Address 1147 Laurel Cir E
City Deep Gap State NC Zip 28618
Phone 225.485.9425
Inspector Aaron Messer, Lic#3821
E-Mail amesser5@yahoo.com
File Number 001-17-0105
Amount Received \$0

Conditions

Others Present None Property Occupied Occupied
Estimated Age 1997 Entrance Faces North
Inspection Date 01/05/2017
Start Time 11:30AM End Time 1:30 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 37*
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage None
Sewage Disposal Septic How Verified Multiple Listing Service
Water Source Community Well How Verified Multiple Listing Service
Additions/Modifications N/A
Permits Obtained N/A

Lots and Grounds

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Acceptable Driveway: Gravel



Acceptable Walks: Stone

Lots and Grounds (Continued)

Acceptable Steps/Stoops: Wood
Acceptable Porch: Wood
Acceptable Deck: Stained wood
Acceptable Grading: Moderate slope
Acceptable Vegetation: Shrubs

Structure

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Acceptable Structure Type: Wood frame
Acceptable Foundation: Poured slab, Block
Not Inspected Beams: Solid wood
Acceptable Bearing Walls: Block
Acceptable Stairs/Handrails: Wood stairs with wood handrails

Exterior

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All Exterior Sides Exterior Surface

Acceptable Type: Block, Wood, Stone - Superficial cracks are noted on the West, South, and East sides. Suggest monitoring for future movement.



Defective Trim: Wood - There is some apparent bee damage at the siding on the South side of the home. Suggest repair as necessary.



Exterior (Continued)

Defective Fascia: Wood - There is some apparent bee damage to the fascia trim on the N/E corner of the home. Suggest repair as necessary.



Defective Soffits: Wood - There is some loose soffit at the front/North that needs to be properly secured.



Acceptable Entry Doors: Metal
Marginal Patio Door: Wood - There is some peeling paint exposing raw wood at the Master entry door. Suggest painting and repairing to help prevent possible moisture damage.



Acceptable Windows: Wood double hung
Not Present Window Screens: Vinyl mesh - Most of the window screens were not installed at the time of the inspection. Suggest ensuring proper fit and quantity prior to closing.
Acceptable Basement Windows: Wood double hung
Acceptable Exterior Lighting: Surface mount
Acceptable Exterior Electric Outlets: 110 VAC GFCI
Acceptable Hose Bibs: Rotary - Only one hose bib was visible and is located at the N/E corner of the home.

Roof

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Main, Porch Roof Surface
Method of Inspection: On roof

Roof (Continued)

Marginal Material: Asphalt shingle - There is some moss growth on the North facing aspect of the roof that should be removed to help prevent possible leaks. No leaks were visible at this time. The roof shingles appear to be reaching the end of their normal life. Budgeting for future replacement is suggested.



Type: Gable

Approximate Age: 1997

Acceptable Flashing: Aluminum

Acceptable Plumbing Vents: PVC

Marginal Gutters: Aluminum - The gutters were partially filled with leaves and debris and should be cleaned to allow for proper flow.



Acceptable Downspouts: Aluminum

Acceptable Leader/Extension: Satisfactory

Attic

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Main Attic

Method of Inspection: In the attic



Acceptable Roof Framing: 2x4 Truss

Acceptable Sheathing: Strand board

Acceptable Ventilation: Ridge and soffit vents

Acceptable Insulation: Fiberglass, Batts

Attic (Continued)

Acceptable Insulation Depth: 12"+
Acceptable Wiring/Lighting: 110 VAC lighting circuit
Acceptable Bathroom Fan Venting: Electric fan, Vented to exterior



Electrical

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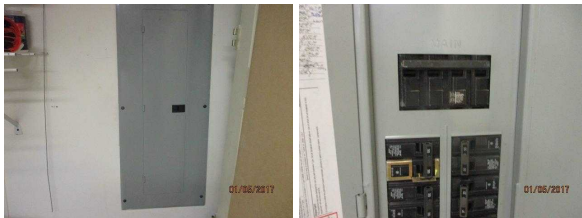
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Service Size Amps: 200 Volts: 220-240 VAC

Acceptable Service: Copper
Acceptable 120 VAC Branch Circuits: Copper
Acceptable 240 VAC Branch Circuits: Aluminum
Acceptable Conductor Type: Romex
Acceptable Ground: Rod in ground only

Basement Electric Panel

Acceptable Manufacturer: Cutler-Hammer



Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps
Acceptable Breakers: Satisfactory
Is the panel bonded? Yes

Plumbing

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Not Inspected Service Line: Not visible

Acceptable Main Water Shutoff: Front of house, Left of parking area



Acceptable Water Lines: Copper

Acceptable Drain Pipes: PVC

Acceptable Vent Pipes: PVC

Acceptable Gas Service Lines: Copper - The propane tank is located to the right of the home on the West side and appears to be at 40% capacity.



Basement, Bedroom closet Water Heater

Acceptable Water Heater Operation: Functional at time of inspection - NOTE: The water heater is considered a deferred cost due to age. Suggest budgeting for future replacement.



Manufacturer: Rheem

Model Number: 81V40DC Serial Number: R0997B09475

Type: Electric Capacity: 40 Gal.

Approximate Age: 1997 Area Served: Whole building

Acceptable TPRV and Drain Tube: Copper - The TPRV appears to drain to the exterior of the home.

Air Conditioning

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Heat Pump AC System

Not Inspected A/C System Operation: Not inspected - Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle.

Acceptable Condensate Removal: Electric pump, Plastic tubing

Acceptable, Marginal Exterior Unit: Mounted on elevated rack - NOTE: Due to age, the A/C condenser is considered a deferred cost. Suggest budgeting for future replacement.



Manufacturer: Trane

Model Number: TWN042C100A3 Serial Number: N231P5DFF

Area Served: Whole building Approximate Age: 1998

Fuel Type: 220 VAC Temperature Differential: N/A

Type: Central A/C, Heat pump Capacity: 3.5 Ton

Acceptable VisibleCoil: Aluminum

Acceptable Refrigerant Lines: Satisfactory

Acceptable Electrical Disconnect: Breaker disconnect

Acceptable Exposed Ductwork: Metal, Insulated flex

Acceptable Blower Fan/Filters: Direct drive with disposable filter

Acceptable Thermostats: Programmable

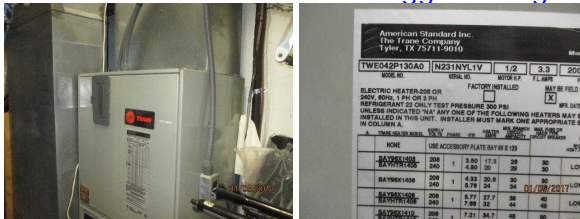
Heating System

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Basement Heating System

Acceptable, Marginal Heating System Operation: Appears functional - NOTE: Due to age, the heat pump is considered a deferred cost. Suggest budgeting for future replacement.



Manufacturer: Trane
 Model Number: TWE042P130A0 Serial Number: N231NYL1V
 Type: Forced air Capacity: 100,000 BTUHR
 Area Served: Whole building Approximate Age: 1998
 Fuel Type: Electric

Unable to Inspect: Unable to inspect internal components

- Acceptable Blower Fan/Filter: Direct drive with disposable filter
- Acceptable Distribution: Metal duct, Insulflex duct
- Acceptable Circulator: Powered Fan
- Acceptable Thermostats: Programmable

Laundry Room/Area

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Basement Laundry Room/Area

Not Present, Marginal Ceiling: Exposed framing - Suggest installing gypsum board at the ceiling to help improve fire-blocking between floors.

- Acceptable Walls: Concrete, Fire rated
- Acceptable Floor: Linoleum
- Acceptable Doors: Hollow wood
- Acceptable Electrical: 110 VAC
- Acceptable Washer Hose Bib: Ball valves

Laundry Room/Area (Continued)

Acceptable Washer and Dryer Electrical: 110 VAC, 220-240 VAC
Defective Dryer Vent: Metal flex - [The exterior dryer vent cover is broken and in need of replacement.](#)



Acceptable Washer Drain: Drain pan to main drain system

Kitchen

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1st Floor Kitchen

Acceptable Cooking Appliances: Maytag
Acceptable Ventilator: Broan - [The hood vent recirculates air only and does not vent to the exterior.](#)
Acceptable Disposal: In-Sinkerator
Acceptable Dishwasher: General Electric
Air Gap Present? Yes
Acceptable Refrigerator: Frigidaire
Acceptable Sink: Stainless Steel
Acceptable Electrical: 110 VAC GFCI
Acceptable Plumbing/Fixtures: Stainless Steel, PVC
Acceptable Counter Tops: Granite
Acceptable Cabinets: Wood
Acceptable Ceiling: Texture paint
Acceptable Walls: Fire rated
Acceptable Floor: Hardwood
Acceptable Windows: Wood double hung
Acceptable HVAC Source: Air exchange ventilation

Bathroom

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Basement Bathroom

Acceptable	Closet: Small
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Fire rated
Acceptable	Floor: Linoleum
Acceptable	Doors: Hollow wood
Acceptable	Windows: Wood double hung
Acceptable	Electrical: 110 VAC GFCI
Acceptable	Counter/Cabinet: Composite and wood
Acceptable	Sink/Basin: Molded single bowl
Acceptable	Faucets/Traps: Delta fixtures with a PVC trap
Acceptable	Shower/Surround: Fiberglass pan and fiberglass surround
Acceptable	Toilets: 3 Gallon Tank
Acceptable	Ventilation: Electric ventilation fan with heater, Window

Guest Bath Bathroom

Acceptable	Ceiling: Texture paint
Acceptable	Walls: Fire rated
Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow wood
Acceptable	Windows: Wood double hung
Acceptable	Electrical: 110 VAC GFCI
Acceptable	Counter/Cabinet: Composite and wood
Acceptable	Sink/Basin: Molded dual bowl
Acceptable	Faucets/Traps: Delta fixtures with a PVC trap
Acceptable	Shower/Surround: Fiberglass pan and fiberglass surround
Acceptable	Toilets: 3 Gallon Tank
Acceptable	Ventilation: Electric ventilation fan with heater, Window

Master Bathroom

Acceptable	Ceiling: Texture paint
Acceptable	Walls: Fire rated
Acceptable	Floor: Ceramic tile
Acceptable	Doors: Hollow wood
Acceptable	Windows: Wood double hung
Acceptable	Electrical: 110 VAC GFCI
Acceptable	Counter/Cabinet: Composite and wood
Acceptable	Sink/Basin: Molded single bowl

Bathroom (Continued)

Defective Faucets/Traps: Delta fixtures with a PVC trap - **The hot faucet was not functioning properly at the time of the inspection. Suggest further evaluation and repair by a qualified contractor.**



Acceptable Tub/Surround: Fiberglass tub and fiberglass surround

Acceptable Toilets: 3 Gallon Tank

Acceptable Ventilation: Electric ventilation fan with heater, Window

Bedroom

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1st Floor Master Bedroom

Acceptable Closet: Walk In

Acceptable Ceiling: Texture paint

Acceptable Walls: Fire rated

Acceptable Floor: Carpet

Acceptable Doors: Hollow wood

Acceptable Windows: Wood double hung

Acceptable Electrical: 110 VAC outlets and lighting circuits

Acceptable HVAC Source: Air exchange ventilation

Acceptable Smoke Detector: Battery operated

Guest Bedroom

Acceptable Closet: Single

Acceptable Ceiling: Texture paint

Acceptable Walls: Fire rated

Acceptable Floor: Carpet

Acceptable Doors: Hollow wood

Acceptable Windows: Wood double hung

Acceptable Electrical: 110 VAC outlets and lighting circuits

Acceptable HVAC Source: Air exchange ventilation

Acceptable Smoke Detector: Battery operated

Basement Guest Bedroom

Acceptable Closet: Small & Walk-in

Acceptable Ceiling: Texture paint

Acceptable Walls: Fire rated

Acceptable Floor: Carpet

Bedroom (Continued)

Acceptable Doors: Hollow wood
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC outlets and lighting circuits
Acceptable HVAC Source: Air exchange ventilation
Acceptable Smoke Detector: Battery operated

Living Space

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Storage Room Living Space

Acceptable Closet: Single
Acceptable Ceiling: Suspended ceiling
Acceptable Walls: Fire rated
Acceptable Floor: Carpet
Acceptable Doors: Hollow wood
Not Inspected Electrical: 110 VAC outlets and lighting circuits, Not Accesible - [The outlets in the Storage room could not be tested at this time due to the presence of personal belongings.](#)



Acceptable HVAC Source: Air exchange ventilation

Den Living Space

Acceptable Ceiling: Paint
Acceptable Walls: Fire rated
Acceptable Floor: Carpet
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC
Acceptable, Defective HVAC Source: Air exchange ventilation - [The baseboard heating appears to be disconnected in all living spaces.](#)

Acceptable Smoke Detector: Battery operated

Dining Room Living Space

Acceptable Ceiling: Texture paint
Acceptable Walls: Fire rated
Acceptable Floor: Hardwood
Acceptable Windows: Wood double hung
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Air exchange ventilation

Living Space (Continued)

Family Room	Living Space
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Fire rated
Acceptable	Floor: Hardwood
Acceptable	Windows: Wood double hung
Acceptable	Electrical: 110 VAC
Acceptable	HVAC Source: Air exchange ventilation
Defective	Smoke Detector: Battery operated - Battery missing. Replace for safe and proper function.

Marginal Summary

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

Exterior

1. Patio Door: Wood - There is some peeling paint exposing raw wood at the Master entry door. Suggest painting and repairing to help prevent possible moisture damage.



Roof

2. Main, Porch Roof Surface Material: Asphalt shingle - There is some moss growth on the North facing aspect of the roof that should be removed to help prevent possible leaks. No leaks were visible at this time. The roof shingles appear to be reaching the end of their normal life. Budgeting for future replacement is suggested.



3. Gutters: Aluminum - The gutters were partially filled with leaves and debris and should be cleaned to allow for proper flow.



Air Conditioning

4. Heat Pump AC System Exterior Unit: Mounted on elevated rack - NOTE: Due to age, the A/C condenser is considered a deferred cost. Suggest budgeting for future replacement.

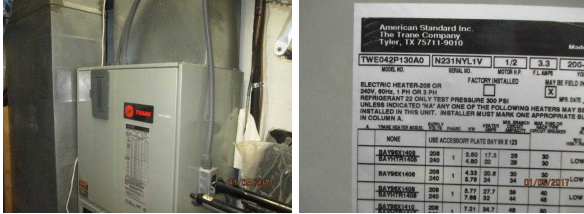


Heating System

5. Basement Heating System Heating System Operation: Appears functional - NOTE: Due to age, the heat pump is considered a deferred cost. Suggest budgeting for future replacement.

Heating System (Continued)

Heating System Operation: (continued)



Laundry Room/Area

- Basement Laundry Room/Area Ceiling: Exposed framing - Suggest installing gypsum board at the ceiling to help improve fire-blocking between floors.

Defective Summary

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

Exterior

1. Trim: Wood - There is some apparent bee damage at the siding on the South side of the home. Suggest repair as necessary.



2. Fascia: Wood - There is some apparent bee damage to the fascia trim on the N/E corner of the home. Suggest repair as necessary.



3. Soffits: Wood - There is some loose soffit at the front/North that needs to be properly secured.



Laundry Room/Area

4. Basement Laundry Room/Area Dryer Vent: Metal flex - The exterior dryer vent cover is broken and in need of replacement.



Bathroom

5. Master Bathroom Faucets/Traps: Delta fixtures with a PVC trap - The hot faucet was not functioning properly at the time of the inspection. Suggest further evaluation and repair by a qualified contractor.



Living Space

6. Den Living Space HVAC Source: Air exchange ventilation - The baseboard heating appears to be disconnected in all living spaces.

Defective Summary (Continued)

7. Family Room Living Space Smoke Detector: Battery operated - Battery missing. Replace for safe and proper function.