

PRECISION HOME INSPECTION, INC.

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CONFIDENTIAL INSPECTION REPORT



Prepared for:

Client: -----

Property Location: -----

City/State: Cary, NC

Inspector: */s/ Gavin A. Smith*
Gavin A. Smith
NC Home Inspector License #798
ASHI Certified Member #202908
NC General Contractor License #39297

Date of Inspection: 3/8/10

Style of Dwelling: Detached, Single Family

Approximate Age: New

DISTRIBUTION: (Date: 3/9/10)

- √ Report and receipt e-mailed to buyer
- √ Buyer paid at time of inspection
- √ Report and receipt e-mailed to buyer's agent

REPORT SUMMARY

Property: -----; Cary, NC

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

EXTERIOR

1. Top edge of kitchen stove vent hood is not properly recessed behind siding with "J" channel wrap for flashing purposes. It may be possible for water to get behind vent hood. Should be repaired as needed.
2. Noted screws protruding from crawlspace door. This could cause injury. Should be repaired as needed by a licensed general contractor.
3. Repair is needed on garage fire protection by water heater and by receptacle. Repair any openings with approved materials to restore its fire rating.
4. Garage door opener does not function with push of button. Should be further evaluated and repaired as needed by a professional garage door installation company.

FOUNDATION

5. Noted cracking in parging on foundation wall on right side of house.
6. Noted cracked floor truss between vents at back right corner of house. Should be further evaluated and repaired as needed by a licensed general contractor.
7. Noted extra length of girder that might need to be cut off as there is a truss over the end that does not have the proper point load support built in it. Should be further evaluated and repaired as needed by a licensed general contractor.

ROOF SYSTEM

8. Attic hatch is not installed in garage.
9. Noted areas of low/missing insulation in attic. This has significantly reduced the original "R" value of 30 the house was built with or supposed to have been built with. Additional insulation should be installed by a professional insulation company to provide a uniform depth of 12" or "R-30".

PLUMBING

10. Main water shut-off valve cannot be completely shut-off as it binds on side. Should be repaired as needed by a licensed plumber.
11. Toilet does not appear to flush properly with one push on handle in master and upstairs hall bathroom. Should be further evaluated and repaired as needed by a licensed plumber.

Continued on next page...

Summary of Items for Repair continued...

-----; Cary, NC

HEATING - AIR CONDITIONING

12. Noted smaller intake for HVAC system upstairs instead of downstairs. Typically the larger intake is upstairs. Should be further evaluated and repaired as needed by a licensed HVAC contractor.

ELECTRICAL SYSTEM

13. Noted loose receptacle box above deck. Should be further evaluated and repaired as needed by a licensed electrician.

14. Flood light on back side of house is not installed properly and a gap is visible on left side. Should be further evaluated and repaired as needed by a professional vinyl siding installation company and licensed electrician.

INTERIOR

15. Noted two broken windows to left of fireplace and one in half bathroom. Should be replaced.

16. Noted loose window weather-stripping in breakfast nook.

17. Noted cracked window nosing in upstairs hall bathroom.

KITCHEN

18. Noted kitchen stove exhaust fan binds on something inside the unit. Should be repaired as needed by a licensed general contractor.

19. Have builder open washer drain in laundry room prior to closing.

Note: 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 and not rely solely on the summary pages when making requests for repairs. Most items noted for repair will likely require further evaluation and repair by licensed tradespeople. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

Date of Inspection: 3/8/10.
Time of Inspection: 10:30 am.
Property Address:



City/State: Cary, NC.

CLIMATIC CONDITIONS:

Outside Temperature: 73°
Weather: Cloudy, Overcast.
Soil Conditions: Wet.

BUILDING CHARACTERISTICS:

Main Entry Faces: West.
Age of House in Years: New.
Building Type: Detached, Single Family.
Stories: 2.
Foundation Type: Crawlspace Construction.

UTILITY SERVICES:

Water Source: Public.
Sewage Disposal: Public.
Utilities Status: All utilities on.

OTHER INFORMATION:

House Occupied? No.
Client(s) Present: Yes.
Others Present: Several construction workers.

PAYMENT INFORMATION:

Services Provided Home Inspection.

REPORT LIMITATIONS:

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, molds, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, then the client shall communicate the said issues in writing within 10 days of the inspection; it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Precision Home Inspection, Inc. to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

FOUNDATIONS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

GRADE:

Slope: Noted steep slope from front right to back left. No water penetration was noted during this inspection but some could occur during heavy rains. Contact the current home owner/resident concerning this possibility and review the property disclosure statement.

Condition: No problems noted with grade at foundation.

DRIVEWAY:

Type: Concrete.

Condition: No problems noted.

WALKWAY:

Type: Concrete.

Condition: No problems noted.

PATIO/PORCHES:

Type: Concrete. Brick.

Condition: Functional.

DECK/SCREENED-IN PORCHES

Type: Wood.

Condition: Functional.

EXTERIOR STAIRS/SOOPS:

Type: Wood, Brick.

Condition: Functional.

FENCES & GATES:

Type: Not applicable.

RETAINING WALLS:

Type: Not applicable.

EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Firewood should not be stored within or in contact with the structure or under the deck (if applicable) as it often harbors wood-destroying insects. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Bushes provide convenient entry for wood-boring insects and should be kept trimmed to prevent any contact with exterior siding.

SIDING:

Material: Vinyl siding.
Condition: Top edge of kitchen stove vent hood is not properly recessed behind siding with "J" channel wrap for flashing purposes. It may be possible for water to get behind vent hood. Should be repaired as needed.



TRIM:

Material: Wood. Metal. Vinyl.
Condition: No problems noted.

EXTERIOR DOORS:

Condition: Noted screws protruding from crawlspace door. This could cause injury. Should be repaired as needed by a licensed general contractor.



Door frame/Trim: No problems noted.

**Hardware/
Weatherstripping:** Functional.

CHIMNEY:

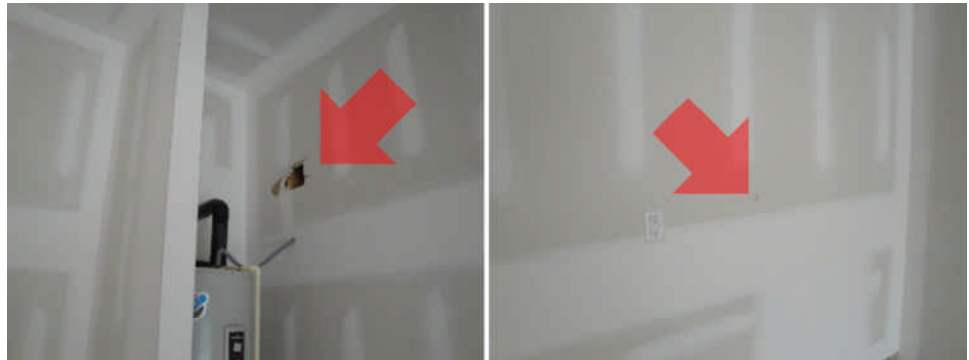
Material: Pre-fabricated chimney with standard siding.

Condition: Functional.

GARAGE:

Type: Built-In, Two car.

Firewall:



Repair is needed on garage fire protection by water heater and by receptacle. Repair any openings with approved materials to restore its fire rating.

Garage Doors: Garage door opener does not function with push of button. Should be further evaluated and repaired as needed by a professional garage door installation company.

Floor: No problems noted.

Water Penetration: No water penetration was visible in the garage.

FOUNDATION

Minor cracks (1/4" to 3/8") are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to purchase of the property. This report is based on a careful visual inspection of the readily accessible areas of the property. There are areas of the structure which are obstructed and inaccessible, such as behind insulation. This is not a warranty as to the absence of wood-destroying insects. A thorough pest inspection and any necessary treatment are recommended to be performed by a certified pest control company. For items noted below regarding structural problems, a structural engineer or general contractor should make the evaluations, if needed, and necessary repairs.

STRUCTURE

- Foundation Type:** Crawlspaces, Access is on left side of house.
- Height:** 5' to 6'
- Foundation Material:** Concrete block. Brick. Wood.
- Floor Structure:** Truss.
- Visible Piers or Posts:** Concrete block. Brick.
- Visible Girders:** Wood.
- Accessibility:** Fully accessible.
- Vapor Barrier:** Vapor barrier is present.
- Floor Insulation:** No problems noted. Fiberglass batt insulation. Vapor barrier is present on insulation.
- Foundation Vents:** No problems noted.

Foundation vents should be kept closed during warm summer months to prevent condensation in the crawlspace and during extremely cold weather to keep pipes from freezing.

CONDITION

- Slab/Basement Floor Structure:** Not applicable.
- Foundation:** Noted cracking in parging on foundation wall on right side of house.

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**First Floor
Structure:**

Noted cracked floor truss between vents at back right corner of house. Should be further evaluated and repaired as needed by a licensed general contractor.



**Piers/Posts/
Girders:**

Noted extra length of girder that might need to be cut off as there is a truss over the end that does not have the proper point load support built in it. Should be further evaluated and repaired as needed by a licensed general contractor.



**Water
Penetration:**

No evidence of water penetration was noted today.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF:

- Style:** Gable, Lean to or shed.
- Roof covering Type:** Composition shingles.
- How roof surface was viewed:** Viewed from ground with binoculars.
- Roof Penetrations:** Plumbing vents. Exhaust hoods. Ridge vent.
- Condition:** No visible problems noted.

EXPOSED FLASHINGS:

- Type:** Metal. Rubber. Plastic.
- Condition:** No visible problems noted in flashing.

ATTIC AND INSULATION:

- Attic access:** Attic inspection is made from the floored areas of the attic only. Precision Home Inspection does not walk on uncovered trusses/joists as it is considered unsafe. Client(s) may want to consider having the inaccessible areas inspected by general contractor. Fixed scuttle cover. Pull-down stairs. Attic hatch is not installed in garage.
- Ventilation** Soffit. Ridge.
- Structure** Truss framing.
- Condition** No visible problems noted in attic structure.
- Insulation:**



Fiberglass batt. Blown fiberglass.
Noted areas of low/missing insulation in attic. This has significantly reduced the original "R" value of 30 the house was built with or supposed to have been built with. Additional insulation should be installed by a professional insulation company to provide a uniform depth of 12" or "R-30".

Permanent year round ventilation equal to approximately 1 sq ft per 150 sq ft of attic floor area should be provided to prevent condensation and heat build-up. Ventilation is especially important in summer. Lack of ventilation can cause rippling and early wear of the roof shingles, reduced insulation efficiency and structural damage due to dampness and heat.

GUTTERS & DOWNSPOUTS:

Type: Aluminum.

Condition: No visible problems noted in gutters or downspouts.

PLUMBING

Water quality testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

WATER HEATER:

Manufacturer: Bradford White.

Model/Serial #: M250T6DS-1NCWW FG12180375.

Age in years: New.

Type: Electric.

Capacity: 50 gallons.

Location: Garage.

Condition: Pressure relief valve noted, not tested. A water shutoff valve is installed. Water heater was not inspected as water and/or electricity/gas was turned off. Utility service should be restored and water heater inspected prior to closing.

Hot Water Temp: Not tested as water heater was not on for inspection.

The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. If improper installation is present, this should be corrected.

MAIN LINE:

Material/Location: PEX. Water meter is located at the West side of the house.

Condition: Appears functional as there are no leaks visible. Water pressure appears adequate.

SUPPLY LINES:

Main Water Shut-Off: Main water shut-off is located in the laundry room. Main water shut-off valve cannot be completely shut-off as it binds on side. Should be repaired as needed by a licensed plumber.

Material: PEX.

Condition: No problems noted.

DRAIN LINES:

Material: PVC.

Condition: No visible problems noted. Plumbing vents appear serviceable.

BATHROOMS:

Faucets and Valves:

Functional.

Sink Areas:

No problems noted.

**Bathtubs/
Showers:**

Functional, No problems noted.

Toilets:

Toilet does not appear to flush properly with one push on handle in master and upstairs hall bathroom. Should be further evaluated and repaired as needed by a licensed plumber.

**Ventilation/
Openable
window:**

Functional.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

HOSE FAUCETS:

Operation:

All functioned properly.

*Do not leave hoses connected to faucets during freezing temperatures as this may cause them to freeze and cause damage to your pipes.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is not addressed in this visual inspection. Inspecting electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

Location of Unit(s):	Attic. Exterior of house, on back side of house.
System Type(s):	Forced Air. Gas heater.
Fuel:	Natural Gas; Electric.
Manufacturer:	Lennox.
Main Floor Model/Serial #	G51MP-36B-070-07 5909F13426.
Capacity of Main Heating Unit:	66,000 BTU's.
Normal Temp Rise of Main Heating Unit:	Normal temperature rise for this unit is 40 - 70°F.
Approximate Age in Years:	New.

HEATING SYSTEM CONDITION:

Status:	Functional.
Normal Controls:	Functional.
Air Handler Unit:	Functional.
Pump/Blower Fan:	Functional.
Temperature Rise:	Functional.
Combustion Air:	Functional.
Venting:	Functional.
Additional Comments:	HVAC systems should be serviced annually to maintain proper operation and efficiency per manufacturers recommendations.

AIR CONDITIONING:

Type: Central, Electric.
Manufacturer: Lennox.
**Main Floor Model/
Serial #** 13ACD-036-230-11 1909H01971.
**Capacity in Tons
Main Floor
System:** 3.
**Approximate Age
in Years:** New.
Power Source: 220 Volt, Electrical disconnect present.
Status: Functional.
**Temperature
Drop:** Air input temperature was 72°F. Air output temperature was 52°F.
A temperature drop of 14°F. to 22°F. is normal when the air conditioner is tested.
Line Insulation: Functional.
**Condensate
Drain:** Condensate line installed and appears to function properly.

DUCTWORK:

Type Flexible Round.
Air Plenum: Noted smaller intake for HVAC system upstairs instead of downstairs. Typically the larger intake is upstairs. Should be further evaluated and repaired as needed by a licensed HVAC contractor.
Air Filters: Main Filter Size(s): (14x20), (14x25), Upstairs Filter Size(s): (14x20), Serviceable.
Ducts/Air Supply: Functional.

AUXILIARY EQUIPMENT:

**Whole House Attic
Fan:** Not applicable.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. It is our recommendation that all electrical repairs be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

ELECTRICAL SERVICE:

Service Entrance

Type: Aluminum. Underground. 110/220 Volt. Circuit breakers.

Condition: Functional. Proper grounding was noted.

Mail Panel

Amperage/

Location: 200 amps; Garage.

Sub Panel

Amperage/

Location: Not applicable.

Total # of 110 Volt

Circuits: 16.

Total # of 220 Volt

Circuits: 5.

ELECTRICAL PANELS:

Main Panel

Condition: Circuit breaker to wire sizing correct so far as visible. Grounding system is present.

WIRING to HVAC SYSTEMS and OTHER MAJOR APPLIANCES:

Condition: Functional.

INTERIOR WIRING:

Branch Wiring:

Copper. A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Noted loose receptacle box above deck. Should be further evaluated and repaired as needed by a licensed electrician.



Lights, Switches

Flood light on back side of house is not installed properly and a gap is visible on left side. Should be further evaluated and repaired as needed by a professional vinyl siding installation company and licensed electrician.



SMOKE DETECTOR

Condition:

Functional; the test button is pushed to test any accessible smoke detectors.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

Condition: No problems observed.

WINDOWS:

Type: Vinyl. Insulated glass. Single hung.

Condition: Noted two broken windows to left of fireplace and one in half bathroom. Should be replaced.

Noted loose window weather-stripping in breakfast nook.

Noted cracked window nosing in upstairs hall bathroom.

INTERIOR WALLS:

Material: Drywall on wood framing studs.

Condition: No problems observed.

CEILINGS:

Type: Drywall.

Condition: No problems observed.

FLOORS:

Type: Carpet. Wood.

Condition: No problems observed. Stored items or furnishings prevented full inspection.

STAIRS & HANDRAILS:

Condition: No problems noted at interior stairs or handrail(s).

FIREPLACE/WOOD BURNING DEVICES:

Location: Family room.

Type: Prefabricated metal. Gas logs.

Condition: No visible problems noted.

KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

Type: Stainless Steel.
Condition: No problems noted.

FAUCETS:

Condition: Faucet is serviceable. Sprayer attachment is serviceable.

RANGE/COOK TOP AND OVEN:

Type: Electric, Combination.
Condition: Not Installed.

VENTILATION:

Type: External.
Condition: Noted kitchen stove exhaust fan binds on something inside the unit. Should be repaired as needed by a licensed general contractor.

DISHWASHER:

Condition: Functional.

GARBAGE DISPOSAL:

Condition: Functional.

TRASH COMPACTOR:

Condition: Not applicable.

MICROWAVE:

Condition: Functional.

INTERIOR COMPONENTS:

**Counters/
Cabinets:** Counters are granite type, No problems noted.

Note: Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

Location: Service area main floor.

Condition: Plumbing appears serviceable. Electrical outlet is grounded. 220 Service-operational.
Have builder open washer drain in laundry room prior to closing.