

Home Inspection Report



Edward Parker

License #4459

Parker & Company Home Inspection

www.ParkerInspect.com

Sample Report Way

Wilmington NC 00000

Inspection Prepared For: Sample Report

Date of Inspection: 3/30/2021

Year Built: 1993

Size: 1330

1:30PM

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 9 Item: 11	Window Condition	<ul style="list-style-type: none"> • Windows located downstairs were unable to stay open at the time of inspection. It is recommended to repair/replace by a professional window company.
Bedrooms		
Page 10 Item: 6	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detectors present in the bedroom(s). It is recommended to have a smoke detector and CO detector in each bedroom to bring the home up to modern safety standards. • No CO detector was observed at time of inspection.
Page 11 Item: 8	Window Condition	<ul style="list-style-type: none"> • The windows upstairs do not stay open on their own at the time of Inspection. It is recommended to have all windows evaluated and repair/replace by a professional window company.



Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Townhouse

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.

2. Closets

Observations:



- The closet is in serviceable condition.

3. Doors

Observations:



- Appeared functional at the time of inspection.

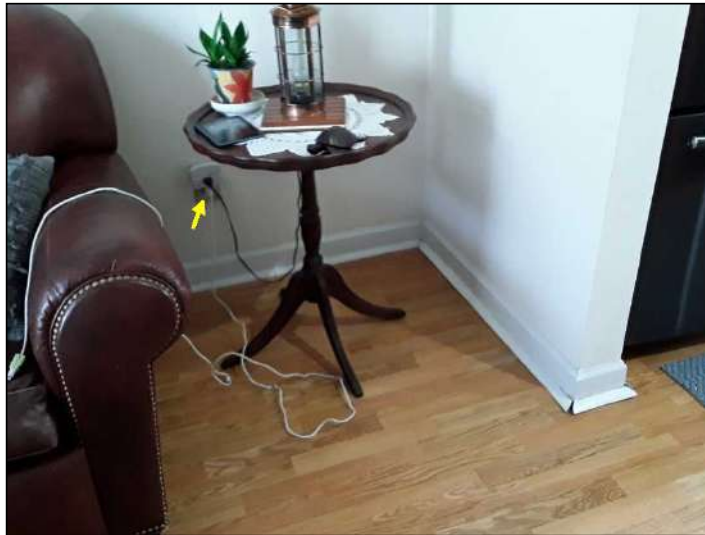
4. Electrical

Observations:



- Some outlets not accessible due to furniture and or stored personal items.
- Appeared functional at the time of inspection.
- Several receptacles are loose at the time of inspection. It is recommended to have these receptacles properly installed to prevent any wiring from coming loose from their connections.





5. Smoke Detectors



Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- **IMPROVE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
- Upstairs hallway smoke detector is old. Smoke detectors last 6-10 years. When smoke detectors turn yellow or off white, that is an indicator that it needs replacement.



6. Stairs & Handrail

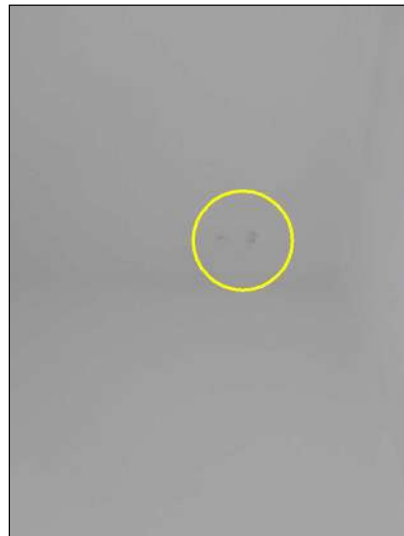


- Observations:
- Appeared functional at the time of inspection.

7. Ceiling Condition



- Observations:
- The drywall is patched in areas. The reason for the patch could not be determined but is assumed that it is due to old drywall tape.





8. Patio/Porch Doors



Observations:

- The hinged patio door was functional during the inspection.

9. Wall Condition



Materials: Painted finish noted.

Observations:

- Some areas not accessible due to stored personal items.
- Appeared functional at the time of inspection.
- Several locations in which the lower trim is noted to be loose or damaged.





10. Fireplace

Materials: Living Room



Observations:

- Have a gas fireplace professional service/evaluate fireplace before operating.
- What appears to be possible corrosion due to two dissimilar metals are joined together. Creating what is known as electrolysis. Recommend having a gas fire place professional service fire place prior to operation.
- Gas service to fireplace shut off at the time of inspection.



11. Window Condition



Materials: Vinyl framed double hung window noted.

Observations:

- Windows located downstairs were unable to stay open at the time of inspection. It is recommended to repair/replace by a professional window company.





Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.

2. Closets



Observations:

- The closet is in serviceable condition.

3. Doors



Observations:

- Appeared functional at the time of inspection.

4. Electrical



Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Loose outlets noted in master and guest bedroom. It is recommended to have the receptacles repair/replace by a licensed electrician.

5. Floor Condition



Flooring Types: Carpet is noted.

Observations:

- Appeared functional at the time of inspection.

6. Smoke Detectors



Observations:

- There were no smoke detectors present in the bedroom(s). It is recommended to have a smoke detector and CO detector in each bedroom to bring the home up to modern safety standards.
- No CO detector was observed at time of inspection.

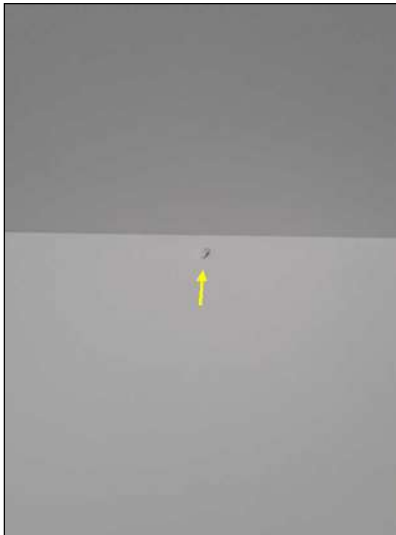
7. Wall Condition



Materials: Painted finish noted.

Observations:

- Some areas not accessible due to stored personal items.
- Appeared functional at the time of inspection.
- Dry wall nail pop noted In guest bedroom.



8. Window Condition



Materials: Vinyl framed double hung window noted.

Observations:

- The windows upstairs do not stay open on their own at the time of inspection. It is recommended to have all windows evaluated and repair/replace by a professional window company.



9. Ceiling Condition



Observations:

- Small stains noted on the master bedroom ceiling. They tested dry at the time of the inspection.
- Appeared functional at the time of inspection.
- Dry wall nail pops noted in master bedroom.





Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Condition

Observations:



- Appeared functional at the time of inspection.
- Drywall nail pops in guest bathroom.



3. Counters

**Observations:**

- Solid Surface tops noted.
- Appeared functional at the time of inspection.

4. Doors

**Observations:**

- No major system safety or function concerns noted at time of inspection.

5. Electrical

**Observations:**

- Some outlets were not accessible due to furniture and or stored personal items in the way.
- Appeared functional at the time of inspection.
- Loose receptacle noted in the guest bathroom. It is recommended to repair/replace by a licensed electrician.



6. GFCI

**Observations:**

- **GFCI** in place and operational

7. Exhaust Fan

**Observations:**

- The bath fan was operated and no issues were found.

8. Floor Condition

**Observations:**

- Appeared functional at the time of inspection.

9. Heating

**Observations:**

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Plumbing



Observations:

- Appeared functional at the time of inspection.

11. Showers



Observations:

- functional
- Appeared functional at the time of inspection.

12. Shower Walls



Observations:

- Fiberglass surround noted.
- Appeared functional at the time of inspection.

13. Bath Tubs



Observations:

- Appeared functional at the time of inspection.

14. Sinks



Observations:

- Appeared functional at the time of inspection.

15. Toilets



Observations:

- Operated when tested. No deficiencies noted.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Observations:



- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.
- Appeared functional at the time of inspection.

3. Dishwasher

Observations:



- Operated when tested at the time of inspection.
- Lack of a proper **air gap** noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.



4. Garbage Disposal

Observations:



- Operated - appeared functional at time of inspection.

5. Microwave

Observations:



- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition



Observations:

- Electric cook top noted.
- All heating elements operated when tested.

7. Oven & Range



Observations:

- Oven(s): Electric
- All heating elements operated when tested.

8. Sinks



Observations:

- Appeared functional at the time of inspection.

9. Vent Condition



Materials: Recirculating

Observations:

- No deficiency noted at the time of inspection.

10. Floor Condition



Materials: Hardwood flooring is noted.

Observations:

- Appeared functional at the time of inspection.

11. Plumbing



Observations:

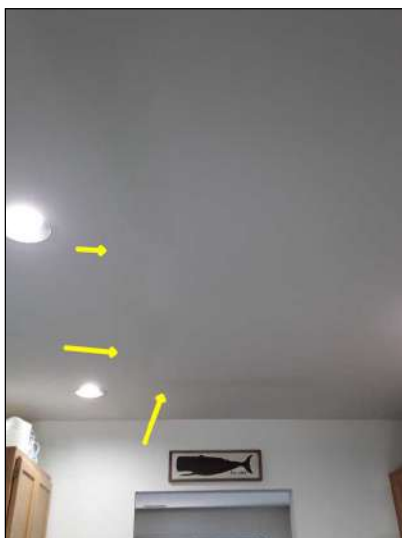
- Appeared functional at the time of inspection.

12. Ceiling Condition



Observations:

- Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.



13. Electrical



Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the way.
- No major system safety or function concerns noted at time of inspection.

14. GFCI



Observations:

- GFCI in place and operational.

15. Wall Condition



Materials: Painted finish noted.

Observations:

- Some areas not accessible due to stored personal items.
- Appeared functional at the time of inspection.



Laundry

1. Dryer Vent



Observations:

- Appeared functional at the time of inspection.

2. Electrical



Observations:

- Some outlets not accessible due to furniture and or stored personal items.

3. GFCI



Observations:

- GFCI in place and operational

4. Plumbing



Observations:

- Appeared functional at the time of inspection.

5. Wall Condition



Observations:

- Appeared functional at the time of inspection.
- Some areas not accessible due to stored personal items.

6. Ceiling Condition



Observations:

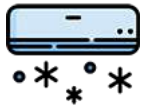
- Appeared functional at the time of inspection.

7. Doors



Observations:

- No major system safety or function concerns noted at time of inspection.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Furnace/Heater Condition



Materials: The furnace is located in the attic

Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



2. Heater Base

Observations:



- The heater base appears to be functional.

3. Enclosure

Observations:



- No major system safety or function concerns noted at the time of inspection.

4. Venting Type

Observations:



- Metal double wall chimney vent pipe noted.
- No major system safety or function concerns noted at the time of inspection.

5. Gas Valves



Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines



Observations:

- Recommend replacing insulation along refrigerant line to ensure energy efficiency is not lost.



7. AC Compress Condition



Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Annual HVAC service contract is recommended.

• Make: York

Model Number: H1DA024506A

Serial Number: ECCM152728

Age of unit: 2003

8. Air Supply



Observations:

- The return air supply system appears to be functional.

9. Registers



Observations:

- No major system safety or function concerns noted at the time of inspection.

10. Filters



Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- No major system safety or function concerns noted at the time of inspection.

11. Thermostats



Observations:

- Digital - programmable type.



Water Heater

1. Base



Observations:

- The water heater base is functional.
- Daylight observed behind the water heater in the exterior storage closet. It is recommended to seal all gaps/holes.



2. Heater Enclosure



Observations:

- The water heater enclosure is functional.

3. Combustion



Observations:

- The combustion chamber appears to be in functional condition.

4. Venting



Observations:

- No major system safety or function concerns noted at the time of inspection.

5. Water Heater Condition



Heater Type: Gas

Observations:

- Water Source: Public
 - Make: State Select
- Model Number: GS640YBDS 290
Serial Number: 1426A014498
Age of unit: 2014



6. TPRV



Observations:

- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

7. Number Of Gallons



Observations:

- 50 gallons

8. Gas Valve



Observations:

- Appears functional.

9. Plumbing



Materials: Unknown

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

10. Overflow Condition



Materials: Copper



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Rear of structure.



Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker



Observations:

- 125 amp

3. Breakers in off position



Observations:

- 0

4. Cable Feeds



Observations:

- There is an underground service lateral noted.
- No major system safety or function concerns noted at the time of inspection.

5. Breakers



Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses



Materials: 15 amp. • 20 amp. • 30 amp. • 40 amp.



Roof

1. Roof Condition



- Materials: Observed by use of a Drone.
Materials: Asphalt shingles noted.
Observations:
- nail pop noted at the time of inspection.



2. Flashing



- Observations:
- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.
 - No major system safety or function concerns noted at the time of inspection.

3. Vent Caps



- Observations:
- No major system safety or function concerns noted at the time of inspection.

4. Gutter



- Observations:
- No major system safety or function concerns noted at time of inspection.
 - It is recommended to keep your gutters clean and free of debris.



Attic

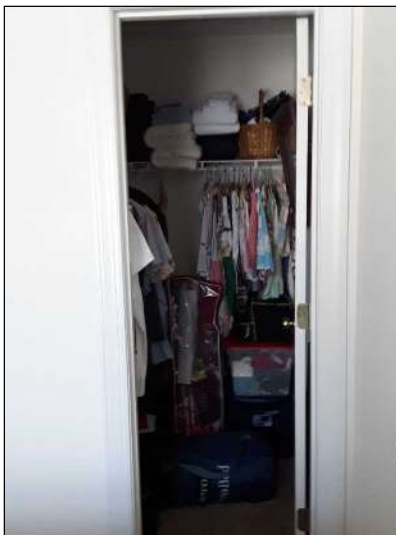
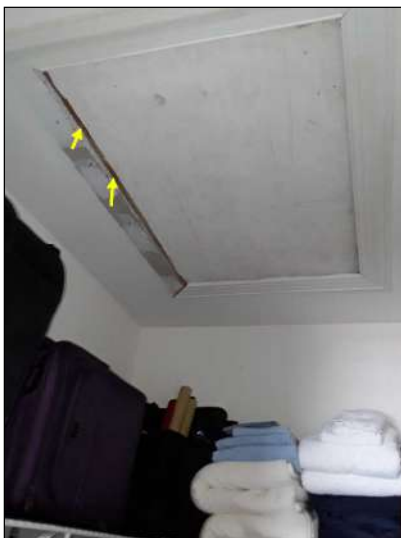
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:



- Scuttle Hole located in: guest bedroom closet
- Access was limited due to personal property in the way.
- Access missing one side of framing. Recommend repair/replace by a contractor to ensure the hatch remains in place.



2. Structure

Observations:



- No major system safety or function concerns noted at the time of inspection.
- Attic structure observed from scuttle hole due to limited access.



3. Ventilation



Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Vent Screens



Observations:

- Vent screens noted as functional.

5. Duct Work



Observations:

- No major system safety or function concerns noted at the time of inspection.

6. Electrical



Observations:

- Most areas not accessible due to insulation.

7. Attic Plumbing



Observations:

- **ABS** plumbing vents
- No major system safety or function concerns noted at the time of inspection.

8. Insulation Condition



Materials: Loose fill insulation noted.

Depth: Insulation averages about 8-10 inches in depth



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:



- Front door as well as the exterior closet door showing signs of rust. It is recommended to repair/replace by a professional.
- Functioned as intended.



2. Window Condition

Observations:



- No major system safety or function concerns noted at time of inspection.
- Suggest caulking around doors and windows as necessary.

3. Siding Condition

Materials: Vinyl siding, wood frame construction, concrete / block foundation



4. Eaves & Facia

Observations:

- No major system safety or function concerns noted at the time of inspection.





Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition



Materials: Concrete sidewalk noted.

Observations:

- No major system safety or function concerns noted at the time of inspection.

2. Grading



Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations



Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Gate Condition



Materials: Wood

Observations:

- No major system safety or function concerns noted at the time of inspection.

5. Grounds Electrical



Observations:

- No major system safety or function concerns noted at time of inspection.

6. GFCI



Observations:

- No major system safety or function concerns noted at the time of inspection.

7. Main Gas Valve Condition



Materials: Rear of structure.

Observations:

- No major system safety or function concerns noted at the time of inspection.

8. Exterior Faucet Condition



Location: Front of structure.

Observations:

- Appears Functional.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves