

**STRUCTURAL COMPONENTS INSPECTED  
North Carolina Standards of Practice Section .1106**

All of the following items, if applicable, are required by the NCHILB to be inspected:

- Foundations
- Floors
- Walls Piers
- Columns
- Piers
- Ceilings
- Roofs

Reason for not inspecting above items:  item(s) not present  item(s) not visible

wall system structural components limited by finish materials

second floor structural components limited by finish materials

structural components not inspected at client's request

inspection was limited by large insulation / pipes / ducts / finished areas

other \_\_\_\_\_

**Method of Inspection:**

entered inspection areas with small probe and a standard flash light

entered crawl space  entered basement  entered attic

crawl space inspection limitations—all areas could not be entered due to:

standing water  electrical hazards  access too low or too small

no porch foundation access  storage  hazards \_\_\_\_\_

attic inspection limitations—all areas could not be entered due to:

no porch / gable attic access  no access—flat roof areas  storage

access too low or too small  attic temperature too high \_\_\_\_\_

No flooring—viewed from top of drop-down stair only

harmful water penetration / condensation in attic, foundation, interior

harmful water penetration / condensation on ceilings, walls, floors, exterior

areas where deterioration was suspected were probed

**Descriptions per North Carolina Standards of Practice**

**Foundation:**  crawl space  finished basement  unfinished basement

partially finished basement  slab  columns/pilings

CMU block  brick  stone / cultured  concrete  plaster / stucco-limited access

pre-manufactured wall panels  wood  other \_\_\_\_\_

foundation vents  no direct ventilation  batt floor insulation  insulation not determined

vapor barrier / crawl space floor  plastic  not present  recommended

**Piers or Columns:**  CMU block  brick  stone  concrete  steel  wood  
 non-permanent  jacks or stacked piers  other\_\_\_\_\_

**Floor Structure:**  standard dimensional lumber  engineered "T" joist  
 box truss  plywood  OSB or composite  4"-6" boards  sub-floor not visible  
 suspended concrete  slab  steel beams  LVL's / engineered lumber  
 unable to determine floor structure due to finish materials

**Wall Structure:**  inspection limited by finished walls—structure could not be determined  
 wallboard / plaster  wood / paneling  other\_\_\_\_\_

**Ceiling Structure:**  limited by finished surfaces—only visible in attic areas  
 standard dimensional lumber  LVL's / engineered lumber  truss system  plywood  
 wallboard / plaster  hardboard tiles  wood paneling  marginal insulation  
 batt insulation  loose / blown insulation  combination  vapor barrier not visible

**Roof Structure:**  gable  hip  shed  mansard  flat  combination  
 standard dimensional lumber  LVL's / engineered lumber  truss system  
 combination

**Roof Decking:**  
 plywood  OSB or composite  4"-6" boards  combination

**Roof Ventilation:**  good  fair  poor  none  
 ridge vent  gable vents  soffit vents  fan / mechanical system  turbans  
 air ventilator / air vent mill  cupola  other\_\_\_\_\_

**All concerns related to structural items listed below or identified to be deficient in the check sheets are in need of further evaluation by a licensed General Contractor or Engineer. Items in need of repair should be referred to a General Contractor. Items in need of design consideration, evaluation of cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected, as needed, to ensure the durability and stability of the home.**

**Deficiencies / Notes:**

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**EXTERIOR ITEMS INSPECTED**  
North Carolina Standards of Practice Section .1107

**Emergency 911 address numbers clearly visible on property**  yes  no

All of the following items, if applicable, are required by the NCHILB to be inspected:

- Wall cladding
- Flashings
- Trim
- All entryway doors
- Representative number of windows
- Garage door operators
- Decks, balconies, stoops, steps, areaways, porches, and railings
- Eaves, soffits, and fascias
- Driveways, patios, walkways, and retaining walls
- Vegetation, grading and drainage, only with respect to their effect on the condition of the building

Reason for not inspecting required items:  item not present  item not visible  
 exterior items not inspected at client's request  
 other \_\_\_\_\_

**Exterior descriptions per North Carolina Standards of Practice**

**Exterior Wall Cladding:**  masonry  brick veneer  stone  synthetic stone  
 masonry stucco  synthetic stucco  paper hardboard  cement based hardboard  
 vinyl  aluminum  wood siding  aluminum covered trim  
 horizontal panels  vertical panels  shakes  wood siding plywood  
 other \_\_\_\_\_

**Exterior Deficiencies**

**Exterior Wall Cladding:**

cracks in the stone veneer  cracks in the foundation  closed / hairline cracks located at bottom right and left of garage windows.  
 Hairline cracks in stucco over block walls is not uncommon. Cracks should be observed on a regular basis to ensure they have not widened or increased in number.

- Broken piece of wood siding on left side of house. This should be caulked to prevent decay and water penetration into the house.
- Wood siding less than 6 inches above grade on left side of house. No decay found when probed, but should be watched on regular basis to determine if decay begins.
- There is small amount of daylight observed on gable side at back of house as seen from attic when lights are off. This area is where two pieces of plywood sheathing meet. This area should be caulked to prevent water penetration into the house, especially in windy conditions.
- Boulders placed as backfill against house at the right of the garage have torn water-proofing membrain. It is not possible to determine the extent that this membrane is torn where not able to be seen. Attention should be given on a regular basis to see if there is any water penetration on the wall with the boulder backfill / retaining wall is located.
- There is a significant drop off from grade at the retaining wall at left rear of house to driveway below. Fencing, or other barricade, should be installed to prevent falls.
- brick window / door threshold sills not sloped properly  efflorescence on exterior
- open gaps around windows and doors  window perimeter / trim seams not sealed
- no weep holes / weep system  soft / deteriorated brick  soft / deteriorated mortar
- no visible damp-proofing  foundation vents in need of repair / replacement
- lot slopes toward home  driveway slopes toward home  walkway slopes toward home
- missing / cracked / short siding  water / insect damaged siding  peeling loose paint
- swollen edges / nail locations  siding too close to grade  trim moldings damaged
- evidence of water penetration behind siding  loose siding  damage at flue boxing
- brittle / faded  exposed / swollen nail heads  evidence of gutter overflow / stains on fascia  installation of gutter not typical
- vertical gap opening at chimney  new vinyl siding on older home—condition of exterior behind siding not determined

**Deficiencies: Windows, Doors, Flashing, Eaves, Soffits, Fascias, and Trim**

- No visible flashing:**  porch areas  roof areas  flashing incorrect
- evidence of leaks  stains noted  active leaks noted  owner disclosure needed
- trim  covered—not visible  loose  not caulked  visible water / insect damage
- damage to soffits and fascia  evidence of gutter overflow into boxing area
- Water / insect damage:**  trim moldings damaged at front door—possible wood boring insect or nail holes—could not determine. Area was solid when probed
- doors  windows  window sills
- Peeling / loose paint:**  trim  doors  windows  suspect lead content
- suspect wood or other filler patches  door  trim  windows
- Front exterior door needs repair**
- door drags  door has visible damage  lock needs adjustment / repair
- Rear exterior door needs repair**
- door drags  door has visible damage  lock needs adjustment / repair
- Left / right side exterior door needs repair**
- door drags  door has visible damage  lock needs adjustment / repair

**Deficiencies: decks, balconies, stoops, steps, areaways, porches, and railings**

**Decks / Porches #1:**  wood  composite  front  rear  left  right  
 weathered  cupped splintering boards  nails raised  joist hanger incorrect  
 excessive deflection  loose railings  low railings  **missing railing—fall hazard—**  
located at steps on left side of porch. Although porch is not higher than 30 inches above grade, the porch posts give the impression that guard railing and hand railing at the steps could be in place. Recommend installing handrail and pickets at steps and guardrail and pickets at end of porch by licensed general contractor.

deteriorated railings  damaged railings  loose balusters  damaged balusters  
 questionable construction  deck height of concern  deck steps steep  
 not bolted to framing band  no visible flashing  damage to the framing band  
 damage at exterior door  steps need repair replacement  no foundation access  
 other \_\_\_\_\_

**Deck / Porch columns #1:**  wood  fiberglass  other \_\_\_\_\_  
 columns / post not braced  columns damaged  columns incorrect  
 other \_\_\_\_\_  
 client(s) should consult a Professional Engineer regarding load on columns

**All concerns related to exterior items listed above, or identified to be deficient in the check sheets, are in need of further evaluation by a Licensed General Contractor or Engineer. Items in need of repair should be referred to a Licensed General Contractor. Items in need of design consideration, evaluation of cause, and or determination of adequacy should be referred to an Engineer. All structural concerns should be evaluated and corrected as needed to ensure the durability and stability of the home. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions.**

**GARAGE INSPECTION**

**All concerns identified below to be deficient with the “Garage” or “Electrical” are in need of further evaluation and / or repair by a licensed general contractor or licensed electrician.**

**Garage Door 1—Location: Right Door (As viewed from outside)**

Door stopped and or reversed when tested with reasonable resistance  yes  no  
 garage door need repairs / adjustment  
 door stopped / reversed only by use of electronic eye sensors

- door sectional supports are weak / damage / have been repaired
- damaged / deteriorated in trim area / deteriorated in panel area / evidence of water
- door has deficiency with tracks / springs / safety cords / framing attachment
- not tested access blocked  no electric opener  door opener not functional
- Weather stripping on left side of RIGHT door needs to be reattached in the middle.**

**Garage Door 2—Location: Left Door (As viewed from outside)**

- Door stopped and or reversed when tested with reasonable resistance  yes  no
- garage door need repairs / adjustment
  - door stopped / reversed only by use of electronic eye sensors
  - door sectional supports are weak/damage / have been repaired
  - damaged / deteriorated in trim area / deteriorated in panel area / history of water
  - door has deficiency with tracks / springs / safety cords / framing attachment
  - not tested access blocked  no electric opener  **left door opener difficult to operate**

**Electrical—Garage**

- receptacles in garage tested for polarity and grounding
- all receptacles were NOT tested due to limited access due to storage / vehicles
- 1  2  3  4  5  6  7  8 receptacles were located and tested
- GFCI present / tested  correct  incorrect
- GFCI not tested-freezer in place  GFCI recommended
- electrical systems not inspected  client's request  no / limited access

**Additional Deficiencies Located in the Garage**

- Garage floor has small, typical cracks for slab floor. Cracks should be observed on a regular basis to see if any difference in size occurs  cracks in the foundation walls—small, closed cracks were observed at lower window right corner in garage. Matching small cracks appear on the outside of the house under both corners of window. Cracks should be observed on a regular basis to see if any difference in size occurs  efflorescence on walls**
- evidence that water enters the garage  open perimeter seam  no attic access
- evidence of wood destroying insects  attic ladder in ceiling jeopardizes firewall
- windows not accessible  windows damaged / broken / cloudy
- inspection limited by storage / vehicles  perimeter of the garage was not visible
- floor drain noted, not verified  utility closet / no access due to storage
- sink inspected  sink drain not verified  sink needs repairs
- garage not inspected at client's request  Interior door was not verified to be fire rated
- other: window handle not attached—laying on window sill**

**ROOFING ITEMS INSPECTED**  
**North Carolina Standards of Practice Section .1108**

All of the following items, if applicable, are required by the NCHILB to be inspected:

- **Roof coverings**
- **Roof drainage systems**
- **Flashings**
- **Skylights, chimneys, and roof penetrations**
- **Signs of leaks or abnormal condensation on building components**

**Reason for not inspecting checked items:**  item not present  item not visible

other \_\_\_\_\_

roof covering not inspected at client's request

The roof covering and related areas were inspected by the use of binoculars and a ladder at the eaves.

**Descriptions per North Carolina Standards of Practice**

**Roofing Covering Materials:**  shingles:  asphalt  slate  rubber tiles  metal  
 wood

Metal:  panels  standing seam  shingles  other \_\_\_\_\_

Wood:  shingles  shakes  other \_\_\_\_\_

transite material  rubber membrane  asphalt paper and tar  stone ballast

combination  other \_\_\_\_\_

**Roof Drainage System:**  yes  no

**If "Yes"—Type:**  gutter trays and downspouts  extended overhang  built-in

roof drains by slope only  scupper  contemporary overhang

**Gutter Identification:**  painted  galvanized  aluminum  copper

piped extensions exits visible  not visible

**Deficiencies: Roof Covering, Roof Drainage, and Chimney**

**All roof covering and roof drainage items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Roofing or Licensed General Contractor. Chimney-related Items listed or identified were found to be of concern and in need of further evaluation and repair by a Licensed General Contractor and / or Engineer. Structural concerns should be evaluated and corrected as needed to ensure the**



**durability and stability of the home. It is important to correct deficiencies to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions.**

**Roofing Deficiencies:**  torn shingles  missing shingles  raised shingles  
 slipped shingles  low ballast density  dry / brittle / cracked  moss / algae growth  
 raised nails  torn nail spots  torn corners  cracked tiles  damaged ridge caps  
 cupped / cracked wood shingles / shakes  asphalt layer bubbled under ballast  
 base fibers visible in shingle / tile  sags in roof surface  
 budget for replacement of roof covering and flashing \_\_\_\_\_

other: Due to the grade of the lot, the chimney, chimney flashings, roof penetrations, such as stack vents, were not observed. Additionally, only the roof on the left side of the house over the cathedral ceiling was observed—the roof over the second floor bedroom and bath, and the entire right side of the house were not observed due to the height above grade and the slope of the lot. Further evaluation is recommended.

**Roof Drainage System Deficiencies:**  no drainage system  drains to foundation  
 piped exits need verification—owner disclosure recommended  no exit extensions   
loose / missing tray spikes  
 rusted / deteriorated  wrong nails—copper gutters  evidence of gutter overflow   
evidence of drainage behind gutters  damaged boxing  missing drip edge  
 not sloped to drain  missing downspout  leaks at seams  leaks at corners  
 leaks at gutter end points where adjacent to wall  low number of downspouts \_\_\_\_\_   
other \_\_\_\_\_

**Flashings:**  
 flashings not visible  no step flashings  flashings not woven into shingles  
 incompatible nails used in copper flashings  flashings not caulked  
 flashings raised  flashings missing  skylight leaking  skylights damaged  
 flashing needs replacement  other \_\_\_\_\_

**Chimney #1:**  front  back  left  right  center  interior  
 independent movement observed exterior / foundation / roof—consult engineer  
 chimney leaning  
 firebox needs repairs  no liner  no damper—needs repairs  
 metal firebox  evidence of water penetration / condensation  
 gas logs not inspected—pilot off—no gas  needs service—soot  no gas turn off  
 no damper lock  interior vented  water entering firebox  
 efflorescence  horizontal / vertical cracks in chimney body  evidence of over heating  
 vertical crack between chimney base and foundation wall—consult engineer  
 interior hearth pulled away from chimney  interior hearth pulled away from floor  
 interior brick face loose  interior cracks  firebox opening not supported  
 hearth supported by floor joists  mortar / brick deteriorated above roof line / in attic  
 other: See comments above regarding lack of chimney observation and slope of lot.



**PLUMBING SYSTEM AND COMPONENTS INSPECTED  
North Carolina Standards of Practice Section .1109**

**All of the following items, if applicable, are required by the NCHILB to be inspected:**

• **Interior Water Supply and Distribution System:**

- Piping materials
- Supports
- Insulation
- Fixtures
- Faucets
- Functional flow
- Leaks
- Cross connections

• **Interior Drain, Waste and Vent Systems:**

- Traps
- Drains
- Waste piping
- Piping supports
- Pipe insulation
- Leaks
- Functional drainage

• **Hot water systems:**

- Water heating equipment
- Normal operating controls
- Automatic safety controls
- Chimneys, flues, and vents

• **Fuel Storage and Distribution Systems:**

- Interior equipment
- Supply piping
- Venting
- Supports
- Leaks

• **Sump Pumps**

**Reason for not inspecting required items:**  item not present  item not visible  
 plumbing system and components not inspected at client's request  
 other \_\_\_\_\_

**Plumbing Descriptions per North Carolina Standards of Practice**

**Water Supply and Distribution Materials:**

**Main water Supply:**  not visible  copper  galvanized steel  plastic  
 plastic PEX pipe  combination  polybutylene with copper / brass fittings  
 polybutylene with plastic fittings  
 water supply materials were only noted where supply line enters basement wall at pressure tank,

*Polybutylene plumbing materials have been the subject of consumer concern related to material and fitting failure. The buyer should consult the internet for more information concerning polybutylene plumbing and fittings.*

**Distribution Lines:**

copper  galvanized steel  plastic PVC  plastic PEX pipe—as observed only at water pressure tank, water heater, and under sinks. Could not determine at all other locations due to finish materials.  combination  
 polybutylene with copper / brass fittings  polybutylene with plastic fittings

*Polybutylene plumbing materials have been the subject of consumer concern related to material and fitting failure. The buyer should consult the internet for more information concerning polybutylene plumbing and fittings.*

**Waste Drain and Vent Piping:**

copper  galvanized steel  plastic ABS (black pipe)  plastic PVC—as observed only at sewer clean-out on right side of house.  lead  
 cast iron  combination

**Traps:**  plastic  metal  chrome covered  "P" trap  "S" trap  other

**Water Heating Equipment:**

**Unit #1**  electric  gas  30  40  50  80 gallon  other: 47 gallon  
 temperature pressure relief valve observed  flue observed

**Location:**  crawl space  basement closet  attic  laundry room  kitchen  
 basement  garage  weather hut  other\_\_\_\_\_

**Main Water Turn Off Location:**  crawl space  laundry room  kitchen  basement  
 garage closet  electrical panel  other\_\_\_\_\_

not located—owner disclosure recommended

**Plumbing and Water Heating Deficiencies**

**All plumbing and water heating items listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed Plumbing Contractor or General Contractor. Repairs are needed to prevent leaks and ensure sanitation.**

**General Condition:**  new  good  fair  poor  in need of repair  not visible

verification of washing machine drains is beyond the scope of the inspection

waste water line leaks:  kitchen  laundry  bathroom-location \_\_\_\_\_

supply water line leaks:  kitchen  laundry  bathroom-location \_\_\_\_\_

basement: Very small amount of water was on the main supply line going to the pressure tank. It could not be determined if this water was from condensation forming at the dissimilar metal fittings or a small leak coming from the dissimilar metal fittings or from the radiator clamp clamping the black plastic pipe to the metal fitting. Recommend further evaluation and repair from licensed plumbing contractor.

evidence of restrictions or back up was found:  kitchen  bathroom-location \_\_\_\_\_

evidence of corrosion was found \_\_\_\_\_

slow functional drainage \_\_\_\_\_

low functional flow  low water pressure

In the basement bath shower, the shower would not turn completely off, even when the shower supply knob was disengaged. Recommend repair to be made by licensed plumbing contractor.

possible cross connection \_\_\_\_\_

original fixtures—budget for replacement  needs repair

original supply line—budget for replacement  needs repair

original drain lines—budget for replacement  needs repair

supply lines buried and in poor condition-budget for replacement  needs repair

heavy corrosion on main waste line / main supply line

The plumbing in this home is galvanized steel. The majority of the plumbing is original.

Galvanized steel drains and supply lines corrode from the inside and often become weak and clogged. The client(s) should budget for future plumbing repairs.

several areas of corrosion were observed and in need of repair  active leaks

lead toilet flanges are still in use—this flange often cracks and allows the toilet to leak

drum traps are in use—drum traps are no longer used because they often become clogged and require maintenance—replacement is recommended

“S” type traps are in use—“S” traps are no longer used because they can create a siphon which can clear the trap of any water—replacement is recommended

washing machine drains are not verified—owner disclosure is recommended

water softening systems are not inspected  hot tubs are not inspected

water quantity and quality are not verified

**Water Heating Equipment:**

**Unit # 1: General Condition:**  new  good  fair  poor  in need of repair

- not visible
- TRPV leaking     casing in poor condition     unit is leaking
- unit was not on during the inspection     older unit-budget for replacement
- unit was not operating correctly     water temperature was too high \_\_\_\_\_
- flue needs correction     burner damaged     burner covered with rust / debris
- weather hut not flush / level     weather hut needs repair
- rain / drainage entering unit     other \_\_\_\_\_

**Ceramic Tile Showers:**

The following concerns were noted:

- cracks were observed in the shower floor / walls.     minerals in drain weep holes
- open seams between the wall and shower floor     missing / soft / deteriorated grout
- ceiling below shower areas were observed     water stains     recent paint / repairs
- sub-floor below shower areas were observed     damage     stains     recent repairs
- The shower tile wall and floor system has failed and is in need of replacement.

**\*\*\*\*See "Bathroom Inspection" pages for any additional information or deficiencies\*\*\*\***

**BATHROOM INSPECTION—LOCATION: Basement**

**Flooring**

- vinyl     wood     tile     carpet     concrete

**General Condition:**

- new     good     fair     poor
- visual slope or sag \_\_\_\_\_
- open wall to floor seam \_\_\_\_\_
- evidence of water damage \_\_\_\_\_
- trip or other hazards \_\_\_\_\_
- HVAC vent in ceiling     no HVAC vent

**Walls**

- plaster / wallboard     paneling
- T&G wood     wall paper

**General Condition:**

- new     good     fair     poor
- visual slope or sag \_\_\_\_\_
- open wall to ceiling seam \_\_\_\_\_
- evidence of water damage \_\_\_\_\_

**Doors**

**General Condition:**

- new     good     fair     poor

- no lock     poor alignment  
 entry door     closet door     other  
 alignment inspected     door drags  
 warped     lock not working     no lock  
 striker / latch needs adjustment  
 evidence of water damage\_\_\_\_\_

### Ceiling

- plaster / wallboard     T&G wood  
 textured     smooth  
**General Condition:**  
 new     good     fair     poor  
 visual slope or sag\_\_\_\_\_
- open wall to ceiling  
 seam\_\_\_\_\_     evidence of water damage\_\_\_\_\_

### Windows

- General Condition:**  
 new     good     fair     poor     none  
 glazing loose     water stains  
 cracked glass  
 operational     not operational     no access  
 lock not working     no lock     stuck  
 cloudy appearance     damaged sill / trim  
 other\_\_\_\_\_

### Shower / Shower-Tub Combination

- fiberglass / acrylic     cultured marble     porcelain     steel     cast iron  
 ceramic tile     stone     marble     plastic surround     hardboard  
 glass doors     sliding     swing  
**General Condition:**  
 new     good     fair     poor  
**Valve operation hot water:**  
 good     fair     poor  
 leaks at handle     drips  
**Valve operation cold water:**  
 good     fair     poor  
 leaks at handle     drips  
**Functional drainage / flow:**  
 good     fair     slow     poor  
**Drainage restriction:**  
 good     fair     poor     missing

- disconnected
- tub to floor seal needs caulk
- chipped / cracked tub / shower
- cracked shower floor / wall
- shower system needs shower pan test
- water pressure low
- water discolored
- In the basement bath / shower, the shower would not turn completely off, even when the shower supply knob was disengaged. Recommend repair to made by licensed plumbing contractor.**

### Sink

- fiberglass / acrylic    cultured marble    porcelain    steel    cast iron

**General Condition:**

- new    good    fair    poor

**Valve operation hot water:**

- good    fair    poor  
 leaks at handle    drips

**Valve operation cold water:**

- good    fair    poor  
 leaks at handle    drips

**Functional drainage / flow:**

- good    fair    slow    poor

**Drainage restriction:**

- good    fair    poor    no overflow

**Waste trap inspection:**

- good    fair    poor / corroded  
 metal    plastic    "P" trap    "S" trap    drum type

**Water supply turn-off handle:**    missing    leaks    evidence of previous leaks

### Toilet

**General Condition:**

- new    good    fair    poor  
 toilet cracked / chipped

**Complete Flush:**

- good    slow    poor    handle loose

**Flush / Ballcock Assembly:**

- leaking    needs replacing

**Tank Condition:**

- good    fair    poor    lid cracked  
 tank loose    tank sweating

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks  
**Floor Seal / Toilet bolted tight to floor:**  
 good  fair  poor

### Electrical

**General Condition:**

new  good  fair  poor

**Receptacles:**  no receptacles located in area

polarity correct  polarity incorrect  
 grounding correct  grounding incorrect  
 loose installation  cover plate missing  
 hazardous

ground fault circuit interrupter (GFCI) installed at sinks and other water sources

GFCI's recommended

tripped / reset GFCI  correct  incorrect  
 receptacle located in light fixture

### Ventilation

fan  fan / light combination  window  
 other \_\_\_\_\_  none present

**General Condition:**

new  good  fair  poor

ventilation fan duct does not exit to exterior / exit not located

other: the ventilation van above the recessed light fixture only buzzed when turned on. It was confirmed that no ventilation was taking place when a piece of tissue was held to the fan and there was no suction. Recommend repair be made by licensed electrician.

### Lighting

**General Condition:**

new  good  fair  poor

loose installation  receptacle located in light fixture  no equipment ground

overhead fixture  wet-location fixture over shower / tub  non wet-location  
fixture over shower / tub  fixture over vanity

**Switch:**  good  fair  poor

### BATHROOM INSPECTION—LOCATION: Main Floor

### Flooring

vinyl  wood  tile  carpet  other \_\_\_\_\_

**General Condition:**

new  good  fair  poor



- visual slope or sag \_\_\_\_\_
- open wall to floor seam \_\_\_\_\_
- evidence of water damage \_\_\_\_\_
- trip or other hazards \_\_\_\_\_
- HVAC vent in floor     no HVAC vent

**Walls**

- plaster / wallboard     paneling
- T&G wood     wall paper
- General Condition:**
- new     good     fair     poor
- visual slope or sag \_\_\_\_\_
- open wall to ceiling seam \_\_\_\_\_
- evidence of water damage \_\_\_\_\_

**Doors**

- General Condition:**
- new     good     fair     poor
- no lock     poor alignment
- entry door     closet door     other
- alignment inspected     door drags
- warped     lock not working     no lock
- striker / latch needs adjustment
- evidence of water damage \_\_\_\_\_

**Ceiling**

- plaster / wallboard     T&G wood
- textured     smooth
- General Condition:**
- new     good     fair     poor
- visual slope or sag \_\_\_\_\_
- open wall to ceiling
- seam \_\_\_\_\_     evidence of water damage \_\_\_\_\_

**Windows**

- General Condition:**
- new     good     fair     poor
- glazing loose     water stains
- cracked glass
- operational     not operational     no access
- lock not working     no lock     stuck
- cloudy appearance     damaged sill / trim

**Shower-Tub Combination**

- fiberglass / acrylic    cultured marble    porcelain    steel    cast iron  
 ceramic tile    stone    marble    plastic surround    hardboard  
 glass doors    sliding    swing

**General Condition:**

- new    good    fair    poor

**Valve operation hot water:**

- good    fair    poor  
 leaks at handle    drips

**Valve operation cold water:**

- good    fair    poor  
 leaks at handle    drips

**Functional drainage / flow:**

- good    fair    slow    poor

**Drainage restriction:**

- good    fair    poor    missing  
 disconnected  
 tub to floor seal needs caulk  
 chipped / cracked tub / shower  
 cracked shower floor / wall  
 shower system needs shower pan test  
 water pressure low  
 water discolored

**Sink # 1—Right Side**

- fiberglass / acrylic    cultured marble    porcelain    steel    cast iron

**General Condition:**

- new    good    fair    poor

**Valve operation hot water:**

- good    fair    poor  
 leaks at handle    drips

**Valve operation cold water:**

- good    fair    poor  
 leaks at handle    drips

**Functional drainage / flow:**

- good    fair    slow    poor

**Drainage restriction:**

- good    fair    poor    no overflow

**Waste trap inspection:**

- good    fair    poor / corroded  
 metal    plastic    "P" trap    "S" trap    drum type

- Water supply turn-off handle:**    missing    leaks    evidence of previous leaks

**Sink # 2—Left Side**

fiberglass / acrylic  cultured marble  porcelain  steel  cast iron

**General Condition:**

new  good  fair  poor

**Valve operation hot water:**

good  fair  poor

leaks at handle  drips

**Valve operation cold water:**

good  fair  poor

leaks at handle  drips

**Functional drainage / flow:**

good  fair  slow  poor

**Drainage restriction:**

good  fair  poor  no overflow

**Waste trap inspection:**

good  fair  poor / corroded

metal  plastic  "P" trap  "S" trap  drum type

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks

**Toilet**

**General Condition:**

new  good  fair  poor

toilet cracked / chipped

**Complete Flush:**

good  slow  poor  handle loose

**Flush / Ballcock Assembly:**

leaking  needs replacing

**Tank Condition:**

good  fair  poor  lid cracked

tank loose  tank sweating

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks

**Floor Seal / Toilet bolted tight to floor:**

good  fair  poor

**Electrical**

**General Condition:**

new  good  fair  poor

**Receptacles:**  no receptacles located in area

polarity correct  polarity incorrect

grounding correct  grounding incorrect

loose installation  cover plate missing  cover plate broken

hazardous

- ground fault circuit interrupter (GFCI) installed at sinks and other water sources  
 GFCI's recommended \_\_\_\_\_  
 tripped / reset GFCI  correct  incorrect  
 receptacle located in light fixture

### Ventilation

- fan  fan / light combination  window  
 other \_\_\_\_\_  none present

**General Condition:**

- new  good  fair  poor  
 ventilation fan duct does not exit to exterior / exit not located

### Lighting

**General Condition:**

- new  good  fair  poor  
 loose installation  receptacle located in light fixture  no equipment ground  
 overhead fixture  wet-location fixture over shower / tub  non wet-location  
fixture over shower / tub  fixture over vanity

**Switch:**  good  fair  poor

## BATHROOM INSPECTION—LOCATION: Second Floor--Master

### Flooring

- vinyl  wood  tile  carpet  other \_\_\_\_\_

**General Condition:**

- new  good  fair  poor  
 visual slope or sag \_\_\_\_\_  
 open wall to floor seam \_\_\_\_\_  
 evidence of water damage \_\_\_\_\_  
 trip or other hazards \_\_\_\_\_  
 HVAC vent in floor  no HVAC vent

### Walls

- plaster / wallboard  paneling  
 T&G wood  wall paper

**General Condition:**

- new  good  fair  poor  
 visual slope or sag \_\_\_\_\_  
 open wall to ceiling seam \_\_\_\_\_  
 evidence of water damage \_\_\_\_\_

**Doors**

**General Condition:**

- new  good  fair  poor
- no lock  poor alignment
- entry door  closet door  other
- alignment inspected  door drags
- warped  lock not working  no lock
- striker / latch needs adjustment on entry door**
- evidence of water damage\_\_\_\_\_

**Ceiling**

- plaster / wallboard  T&G wood
- textured  smooth
- General Condition:**
- new  good  fair  poor
- visual slope or sag\_\_\_\_\_
- open wall to ceiling
- seam\_\_\_\_\_  evidence of water damage\_\_\_\_\_

**Windows**

**General Condition:**

- new  good  fair  poor
- glazing loose  water stains
- cracked glass
- operational  not operational  no access
- lock not working  no lock  stuck
- cloudy appearance  damaged sill / trim
- other\_\_\_\_\_

**Tub**

- fiberglass / acrylic  cultured marble  porcelain  steel  cast iron
- ceramic tile  stone  marble  plastic surround  hardboard

**General Condition:**

- new  good  fair  poor

**Valve operation hot water:**

- good  fair  poor
- leaks at handle  drips

**Valve operation cold water:**

- good  fair  poor
- leaks at handle  drips

**Functional drainage / flow:**

- good  fair  slow  poor

**Drainage restriction:**

- good  fair  poor  missing  
 disconnected  
 tub to floor seal needs caulk  
 chipped / cracked tub / shower  
 water pressure low  
 water discolored

**Shower**

- fiberglass / acrylic  cultured marble  porcelain  steel  cast iron  
 ceramic tile  stone  marble  plastic surround  hardboard  
 T&G wood  
 glass doors  sliding  swing—inward

**General Condition:**

- new  good  fair  poor

**Valve operation hot water:**

- good  fair  poor  
 leaks at handle  drips

**Valve operation cold water:**

- good  fair  poor  
 leaks at handle  drips

**Functional drainage / flow:**

- good  fair  slow  poor

**Drainage restriction:**

- good  fair  poor  missing  
 disconnected  
 tub to floor seal needs caulk  
 chipped / cracked tub / shower  
 cracked shower floor / wall  
 shower system needs shower pan test  
 water pressure low  
 water discolored

**Sink # 1—Right Side**

- fiberglass / acrylic  cultured marble  porcelain  steel  cast iron

**General Condition:**

- new  good  fair  poor

**Valve operation hot water:**

- good  fair  poor  
 leaks at handle  drips

**Valve operation cold water:**

- good  fair  poor

leaks at handle  drips

**Functional drainage / flow:**

good  fair  slow  poor

**Drainage restriction:**

good  fair  poor  no overflow

**Waste trap inspection:**

good  fair  poor / corroded  
 metal  plastic  "P" trap  "S" trap  drum type

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks

**Sink # 2—Left Side**

fiberglass / acrylic  cultured marble  porcelain  steel  cast iron

**General Condition:**

new  good  fair  poor

**Valve operation hot water:**

good  fair  poor  
 leaks at handle  drips

**Valve operation cold water:**

good  fair  poor  
 leaks at handle  drips

**Functional drainage / flow:**

good  fair  slow  poor

**Drainage restriction:**

good  fair  poor  no overflow

**Waste trap inspection:**

good  fair  poor / corroded  
 metal  plastic  "P" trap  "S" trap  drum type

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks

**Toilet**

**General Condition:**

new  good  fair  poor  
 toilet cracked / chipped

**Complete Flush:**

good  slow  poor  handle loose

**Flush / Ballcock Assembly:**

leaking  needs replacing

**Tank Condition:**

good  fair  poor  lid cracked  
 tank loose  tank sweating

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks

**Floor Seal / Toilet bolted tight to floor:**

good  fair  poor



### Electrical

**General Condition:**

new  good  fair  poor

**Receptacles:**  no receptacles located in area

polarity correct  polarity incorrect

grounding correct  grounding incorrect

loose installation  cover plate missing  cover plate broken

hazardous \_\_\_\_\_

ground fault circuit interrupter (GFCI) installed at sinks and other water sources

GFCI's recommended \_\_\_\_\_

tripped / reset GFCI  correct  incorrect

receptacle located in light fixture

### Ventilation

fan  fan / light combination  window

other \_\_\_\_\_  none present

**General Condition:**

new  good  fair  poor

ventilation fan duct does not exit to exterior / exit not located

### Lighting

**General Condition:**

new  good  fair  poor

loose installation  receptacle located in light fixture  no equipment ground

overhead fixture  wet-location fixture over shower / tub  non wet-location

fixture over shower / tub  fixture over vanity

**Switch:**  good  fair  poor

**ELECTRICAL SYSTEM AND COMPONENTS INSPECTED  
North Carolina Standards of Practice Section .1110**

All of the following items, if applicable, are required by the NCHILB to be inspected:

- Service entrance conductors
- Service equipment, grounding equipment, main overcurrent device, main and distribution panels
- Amperage and voltage ratings of the service
- Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities
- The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on exterior walls
- The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures
- Operation of ground fault circuit interrupters
- Smoke detectors

**Reason for not inspecting checked items:**

- electrical system and components not inspected at client's request  
 item not present    item not visible    electrical panel wet    covers not removed  
 raining during inspection    access blocked    hazards

**Electrical Descriptions per North Carolina Standards of Practice**

**Main Electrical Service:**  overhead    underground  
**Service Size:** amperage: 200   voltage:  120/240    120 only

**Smoke Detectors**  present    absent    operational    not operational  
 smoke detectors **Not** tested  
 reason(s) not tested \_\_\_\_\_

**Main Electrical Panel**

**Location:**  exterior of home: front—under covered porch    garage    utility / hall closet  
 laundry    basement    kitchen    bedroom \_\_\_\_\_    other \_\_\_\_\_  
 **No Main Breaker**    **Main Breaker Only**    **Two Main Panels**  
**Service Entry Conductor Size as Visible at Main Panel Lug**  
#1:  4/0    3/0    2/0    2    4    6    8    \_\_\_\_\_    not visible

**Service Entry Conductor Material as visible at Main Panel Lug:**

aluminum  copper  nickel clad copper  direct meter feed  not visible

**Service Conductor Material to Supply Distribution Panels:**

aluminum  copper  nickel clad copper  direct meter feed  not visible

**Conductor Material for Branch Circuits:**

aluminum  copper  nickel clad copper  not visible \_\_\_\_\_

**Cover not removed**  power company panel  wet  panel damaged

power cannot be turned off due to switch type  hazards \_\_\_\_\_

**Deficiencies: Electrical Main Service and Main Panel**

**All electrical items listed or identified below were found to be of concern and in need of further evaluation and / or repair by a licensed electrical contractor. Once repairs are made, the complete electrical system should be evaluated by the licensed electrical contractor. Electrical issues are safety concerns and should be repaired immediately.**

**Overhead Supply:**  overhead clearance incorrect  drip loop incorrect / missing

weather-head not secure / damaged  mast not secure / damaged

meter not secure / damaged / not sealed  panel not secure / damaged / not sealed

access blocked  cable insulation damaged  tension cable not secure

grounded neutral not isolated from aluminum siding / mast

panel / meter not protected  clearance incorrect

**Underground Supply:**

meter not secure / damaged / not sealed  panel not secure / damaged / not sealed

conduit not secure in meter  panel / meter not protected  clearance to ground incorrect

water / moisture in panel  corrosion on conductors  corrosion on lugs

lug connection incorrect  conductor and breaker not compatible/ incorrectly sized

double lugged grounds  double lugged neutrals  double lugged breakers / fuses

damaged conductors / breaker / panel  conductors / breakers / fuses incorrectly sized

burn marks  melted insulation  nail from framing penetrating panel enclosure

panel enclosure in hazardous location  closet  bathroom  stairway  wet area

knock out removed and not plugged  cut / damaged conductors

conductor not properly supported in attic / crawl space  hanging low  pulled too tight

tripped breakers  blown fuses  evidence of overload

old appliance circuits no longer in use still connected

system not grounded

could not verify that ground wire was connected to grounding rod as it is covered by earth.

**When a long screwdriver was inserted into the earth by the ground wire, no rod could be felt. A licensed electrician should be consulted to determine if the service is properly grounded.**

plastic interrupt to ground / bond

plumbing bonding not found  bonding and ground system incorrect

the service for this home was wired with multi-wire circuits that share a neutral path. This method saves money on circuit breaker costs, but can cause problems in modern homes.  
 **Electrical service is marginal as compared to current standards. Correction, and / or further evaluation, is needed by a licensed electrical contractor.**

**When circuit breakers / fuses are oversized, the system is typically overloaded and has been blowing fuses or tripping circuits. The system requirements and existing load need to be evaluated by a licensed electrical contractor.**

**Aluminum wire is installed on 120 volt branch circuits for this house. The single strand, branch circuit aluminum wires were widely used in houses during the mid 1960's and early 1970's. According to the U.S. Consumer Product Safety Commission, aluminum wiring in small branch circuits has an increased risk of fire. For more information concerning aluminum wiring contact, the U.S. Consumer Product Safety Commission at <http://cpsc.gov/>. It is recommended that a licensed electrical contractor evaluate the electrical system.**

### Distribution Electrical Panels

**Panel #1: 200 amperage**  120/240 volts  120 only

**Location:**  exterior of home: front / rear / left / right  garage  utility / hall closet  
 laundry  basement  kitchen  bedroom \_\_\_\_\_  other \_\_\_\_\_

**Service Entry Conductor Material as Visible at Panel Lug:**

aluminum  copper  nickel clad copper  direct meter feed  not visible \_\_\_\_\_

**Service Entry Conductor Size as Visible at Panel Lug**

4/0  3/0  2/0  2  4  6  8 \_\_\_\_\_  not visible

**cover not removed**  power company panel  wet  panel damaged

power can not be turned off due to switch type  hazards \_\_\_\_\_

### Deficiencies: Distribution Panels

**All electrical items listed or identified below were found to be of concern and in need of further evaluation and / or repair by a licensed electrical contractor. Once repairs are made, the complete electrical system should be evaluated by the licensed electrical contractor. Electrical issues are safety concerns and should be repaired immediately.**

- water / moisture in panel  corrosion on conductors  corrosion on lugs
- lug connection incorrect  conductor and breaker not compatible/ incorrectly sized
- double lugged grounds  double lugged neutrals  double lugged breakers / fuses
- damaged conductors / breaker / panel  conductors / breakers / fuses incorrectly sized
- burn marks  melted insulation  nail from framing penetrating panel enclosure
- panel enclosure in hazardous location  closet  bathroom  stairway  wet area
- knock out removed and not plugged  cut / damaged conductors

- conductor not properly supported in attic / crawl space
- hanging low
- pulled too tight
- tripped breakers
- blown fuses
- evidence of overload
- old appliance circuits no longer in use still connected
- system not grounded
- plastic interrupt to ground / bond
- plumbing bonding not found
- bonding and ground system incorrect
- the ground and neutral are not isolated
- system not grounded
- plastic interrupt
- plumbing bonding not found
- the bonding and ground systems are incorrect
- Electrical service is marginal as compared to current standards. Correction, and / or further evaluation, is needed by a licensed electrical contractor.**

**Additional Electrical Deficiencies:**

- Wall mounted light beside basement walk-through door did not come on. If bulb replacement does not correct, recommend repair by a licensed electrician.
- Recessed light fixtures on covered porch are not wet location fixtures. If non-wet location fixtures are used, outdoor approved flood light bulbs should be used. Bulbs in place now are indoor bulbs and should be replaced with outdoor bulbs.

**HEATING SYSTEMS INSPECTED  
North Carolina Standards of Practice Section .1111**

All of the following items required by the NCHILB, where applicable, were inspected:

- Heating equipment
- Normal operating controls
- Automatic safety controls
- Chimneys, flues, and vents
- Solid fuel heating devices
- Heat distribution systems including fans, pumps, ducts, piping, supports, insulation, air filters, registers, radiators, fan coil units, and convectors
- The presence or absence of an installed heat source for each habitable space (Please see the "Interior" section of this report for habitable spaces that do and do not contain heating sources.)

Reason for not inspecting required items:  item not present  item not visible  
 heating systems not inspected at client's request  
 other \_\_\_\_\_

**All concerns identified below to be deficient with the Heating Systems are in need of further evaluation and / or repair by a licensed HVAC contractor.**

**Unit #1:**  first floor  second floor  bonus area  basement  
**Location:**  crawl space  outside  basement  attic  hall  garage closet  
 visual inspection only **Reason:**  off weather conditions / summer inspection  gas  
**Heating Equipment Energy Source:**  gas  oil  electric  
 package unit  split system  furnace  boiler  heat pump  baseboard  
**Distribution Type:**  
 forced air  hot water  steam  radiant floor  radiant ceiling  
**Heat Distribution Systems:**  
 fan operated—not visibly inspected—removal of fan door could damage control switch  
**Duct Type:**  fiber duct board  flexible insulated  metal  other \_\_\_\_\_  
**Duct Access:**  visible in foundation area  visible in attic  not visible \_\_\_\_\_  
 duct insulation present  absent / poor / loose  not visible  properly supported  
 not properly supported  supports "choking" duct  absent  
**Access Panels:**  
 burner chamber panel removed  not removed  
 inside fan coil  panel removed—coil observed  
 inside coil not visible—panel was not removed  access too restricted  unit sealed  
 visible area of outside coil was observed

- Normal Operating Controls:**  observed  operated in the heating cycle  
**Automatic Safety Controls:**  observed  gas turn off  thermocouple  
**Chimney:**  limited to accessible and visible areas only  interior flue not visible  
**Flue:**  exhaust vent  interior of flue or vent not visible  
**Gas Line Piping:**  visible  not visible  
**Air Filters:**  inside the home  in the air handler of the unit  not accessible  
**Vent Registers:**  present  heating present in all habitable spaces  
**Radiators:**  not visible  not verified to be fully functional—boiler not on  
 heating source absent in habitable areas  
 flame pattern poor  incorrect color  burner dirty / damaged / fouled  
**Burner Chamber:**  rusted  hot spots  pitted  evidence of water / condensation  
**Flue:**  flue damaged  evidence that exhaust is not exiting  
 HTPV plastic vent (has been recalled)  combustion air fan damaged  
**Air Handler:**  cabinet damaged  fan vibration  other \_\_\_\_\_  
 unit should **not** be used until repaired  unit needs heat exchanger inspection  
 visible crack in heat exchanger burner chamber area  orifice face plate damage  
 inside / outside heat pump coil fouled / damaged  
 exit temperatures low  temperature differential high between rooms  
 ductwork needs repairs  leaks  condensation  corrosion  low flow  
 dirty filters  electric air cleaner needs repairs / service  
 humidifier in ducts needs service / replacement  
 other deficiencies \_\_\_\_\_
-



**AIR CONDITIONING SYSTEMS INSPECTED  
North Carolina Standards of Practice Section .1112**

All of the following items, if applicable, are required by the NCHILB to be inspected:

- Cooling and air handling equipment
- Normal operating controls
- Distribution systems including fans, pumps, ducts, piping, supports, insulation, air filters, registers, radiators, fan coil units
- Presence or absence of an installed cooling source for each habitable space (Please see the "Interior" section of this report for habitable spaces that do and do not contain heating sources.)

Reason for not inspecting required items:  item not present  item not visible  
 air conditioning systems not inspected at client's request  
 other \_\_\_\_\_

**All concerns identified below to be deficient with the Cooling Systems are in need of further evaluation and / or repair by a licensed HVAC contractor.**

**Unit #1: Unit #1:**  first floor  second floor  bonus area  basement  
**Location:**  crawl space  outside  basement  attic  hall  closet in garage  
 visual inspection only due to weather conditions / winter inspection—40 degrees outdoor temperature  
**Cooling Equipment Energy Source:**  gas  oil  electric  
 package unit  split system  through the wall  heat pump  
**Distribution Type:**  forced air  fan operated, not visibly inspected—removal of fan door could damage control switch  
**Duct Type:**  same as heating  fiber duct board  flexible insulation  metal  
**Duct Access:**  visible in foundation area  visible in attic  not visible \_\_\_\_\_  
 duct insulation present  absent / poor / loose  not visible  properly supported  
 not properly supported  supports "choking" duct  absent  
**Access Panels Inspected:**  
 inside fan coil  panel removed—coil observed  
 inside coil not visible  panel was not removed, access too restricted, unit sealed  
 outside coil  visible area of the coil observed  
**Normal Operating Controls:**  observed  operated in the heating cycle only  
**Automatic Safety Controls:**  observed  drain pan float switch present  drain pan float switch not present  
**Air Filters:**  inside the home  in the air handler of the unit  not accessible  
 vent registers present  cooling source present in all habitable spaces

**Air Handler:**  cabinet damaged  fan vibration  other \_\_\_\_\_

condenser / compressor unit damaged  rusted  not level

unit did not properly cool the home / the bonus room  humidity high in home

discoloration on walls and windows indicate condensation

unit needs further evaluation and repairs by licensed HVAC contractor

unit is over 10 years old—should budget for replacement

inside coil fouled  coil corroded  coil needs replacement  damaged

outside coil fouled  fins bent  clogged fin area  damaged

**Condensate:**  not draining  evidence of not draining  exit for drain not found

secondary drain pan corroded  ceiling damage  evidence of overflow

insulation for refrigerant line damaged / missing

ductwork needs repairs  leaks  condensation  corrosion  low flow

other deficiencies: \_\_\_\_\_

**INTERIORS ITEMS INSPECTED**  
**North Carolina Standards of Practice Section .1113**

All of the following items, if applicable, are required by the NCHILB to be inspected:

- Walls
- Ceilings
- Floors
- Steps
- Stairways
- Balconies
- Railings
- Counters and a representative number of built-in cabinets
- A representative number of doors and windows

**Reason for not inspecting required items:**

- large furniture    rugs    people    new paint    storage items  
 interiors items not inspected at client's request    other \_\_\_\_\_

**Rooms Inspected**

**All items listed as not functional or deficient are in need of repair. A licensed general contractor, licensed electrician, licensed plumber, or licensed HVAC specialist should be consulted.**

**Foyer**

- Walls:**  water stains    cracks \_\_\_\_\_
- Ceilings:**  water stains    cracks    age / loose plaster \_\_\_\_\_
- Floors:**  visible slope / sag    insect damage    water damage    not visible due to \_\_\_\_\_
- Doors:**  door does not lock / latch    door drags    door damaged    jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_
- Windows:**  cracked pane    cloudy    damaged sill    damaged trim    no lock  
 evidence of leaking / sweating    stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_
- Receptacles:**  correct    reversed polarity    not grounded    original 2-wire  
 burn marks on face plate    locations of deficiencies \_\_\_\_\_

**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector absent  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
 additional concerns: \_\_\_\_\_

### Family Room

**Walls:**  water stains  cracks \_\_\_\_\_  
**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_  
**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_  
**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_  
**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_  
**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies \_\_\_\_\_  
**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector absent  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
**Fireplace:**  firebrick needs repairs  no damper  sealed off  gas logs  gas logs tested  
 gas logs not tested—pilot off / gas off / poor condition / needs service  hearth moved / open cracks  face brick moved away from wall  
 additional concerns: \_\_\_\_\_

### Dining

**Walls:**  water stains  cracks \_\_\_\_\_  
**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_  
**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_  
**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_  
**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_

**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  **locations of deficiencies: outlet cover under window in dinette is broken and the outlet is indented. Recommend outlet repair be made by a licensed electrician and a new outlet cover be installed.**

**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector absent  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
 additional concerns: \_\_\_\_\_

**Front Stairway—First Floor to Second Floor**

**Walls:**  water stains  cracks \_\_\_\_\_  
**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_  
**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_  
**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_  
**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_  
**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies \_\_\_\_\_  
**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector present / absent  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
**Stairs:**  handrail loose  handrail missing  handrail / balcony low  trip hazard \_\_\_\_\_  
 additional concerns: \_\_\_\_\_

**Basement Stairway—Basement to First Floor**

**Walls:**  water stains  cracks \_\_\_\_\_  
**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_  
**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_  
**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_

**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_

**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies \_\_\_\_\_

**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector present / absent  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_

**Stairs:**  handrail loose  handrail missing  handrail / balcony low  trip hazard  
 additional concerns: \_\_\_\_\_

### Bonus Room—Basement Game Room

**Walls:**  water stains  cracks \_\_\_\_\_

**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_

**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_

**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_

**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_

**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies: **Outlet on back wall of game room is loose. Recommend the outlet be adjusted and tightened by a licensed electrician.**

**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector present  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_

additional concerns: \_\_\_\_\_

### Hall—Main Floor

**Walls:**  water stains  cracks \_\_\_\_\_

**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_

**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_

- Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_
- Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_
- Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies \_\_\_\_\_
- Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector present  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
 additional concerns: \_\_\_\_\_
- 
- 

**Other Room: Location—Loft and Raised Walkway**

- Walls:**  water stains  cracks \_\_\_\_\_
- Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_
- Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_
- Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies \_\_\_\_\_
- Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_
- Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies \_\_\_\_\_
- Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector present  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
 additional concerns: \_\_\_\_\_
- 
- 

**Laundry—Location: Laundry Closet in Main Hallway**

- Walls:**  water stains  cracks \_\_\_\_\_
- Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_
- Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_
- Doors:**  door does not lock / latch  door drags  door damaged  jam damaged

locations of doors with deficiencies \_\_\_\_\_

**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock

evidence of leaking / sweating  stuck / could not open

locations of windows with deficiencies \_\_\_\_\_

**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire

burn marks on face plate  **locations of deficiencies: Outlet cover plate behind washing machine is broken and the outlet is loose. Recommend adjustment and tightening of outlet be made by a licensed electrician and that the outlet cover be replaced.**

**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose

light fixture loose  did not attempt operation \_\_\_\_\_

heating source present  cooling source present  smoke detector absent

smoke detector tested  reason for not testing smoke detector \_\_\_\_\_

**Sink:**

none  fiberglass / acrylic  cultured marble  porcelain  steel  cast iron

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks

**Dryer duct:**  metal  plastic  flex duct  does not exit foundation area  unable to determine if duct vents to the exterior

electric dryer  gas dryer

additional concerns: \_\_\_\_\_

**Bedroom #1: Location—Front—Main Floor**

**Walls:**  water stains  cracks \_\_\_\_\_

**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_

**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_

**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged

locations of doors with deficiencies \_\_\_\_\_

**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock

evidence of leaking / sweating  stuck / could not open

locations of windows with deficiencies \_\_\_\_\_

**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire

burn marks on face plate  locations of deficiencies \_\_\_\_\_

**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose

light fixture loose  did not attempt operation \_\_\_\_\_

heating source present  cooling source present  smoke detector present

smoke detector tested  reason for not testing smoke detector \_\_\_\_\_

additional concerns: \_\_\_\_\_



**Bedroom #2: Location—Rear—Main Floor**

**Walls:**  water stains  cracks \_\_\_\_\_  
**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_  
**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_  
**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies: **Right closet door does not latch. Recommend that a qualified individual adjust the striker plate to correct this problem.**  
**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_  
**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies \_\_\_\_\_  
**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector present  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
 additional concerns: \_\_\_\_\_

**Bedroom 3: Location—Second Floor—Master**

**Walls:**  water stains  cracks \_\_\_\_\_  
**Ceilings:**  water stains  cracks  age / loose plaster \_\_\_\_\_  
**Floors:**  visible slope / sag  insect damage  water damage  not visible due to \_\_\_\_\_  
**Doors:**  door does not lock / latch  door drags  door damaged  jamb damaged  
 locations of doors with deficiencies: **Entry door to bedroom does not latch. Recommend that a qualified individual adjust the striker plate to correct this problem.**  
**Windows:**  cracked pane  cloudy  damaged sill  damaged trim  no lock  
 evidence of leaking / sweating  stuck / could not open  
 locations of windows with deficiencies \_\_\_\_\_  
**Receptacles:**  correct  reversed polarity  not grounded  original 2-wire  
 burn marks on face plate  locations of deficiencies \_\_\_\_\_  
**Lighting / Fans:**  switch worn  switch broken  pull chain missing  fan loose  
 light fixture loose  did not attempt operation \_\_\_\_\_  
 heating source present  cooling source present  smoke detector present  
 smoke detector tested  reason for not testing smoke detector \_\_\_\_\_  
 additional concerns: \_\_\_\_\_

**KITCHEN INSPECTION**

**Flooring**

vinyl  wood  tile  carpet  other \_\_\_\_\_

**General Condition:**

new  good  fair  poor

visual slope or sag \_\_\_\_\_

open wall to floor seam \_\_\_\_\_

apparent signs of water damage \_\_\_\_\_

trip or other hazards \_\_\_\_\_

no HVAC supply

**Walls**

plaster / wallboard  paneling  other \_\_\_\_\_

painted  wallpapered

**General Condition:**

new  good  fair  poor

visual slope or sag \_\_\_\_\_

open wall to ceiling seam \_\_\_\_\_

evidence of water damage \_\_\_\_\_

**Doors**

**General Condition:**

new  good  fair  poor

no lock  poor alignment

entry door  closet door  other \_\_\_\_\_

alignment inspected  door drags

warped  lock not working  no lock

striker / latch needs adjustment

evidence of water damage \_\_\_\_\_

**Ceiling**

plaster / wallboard  other: T&G wood

textured  smooth

**General Condition:**

new  good  fair  poor

visual slope or sag \_\_\_\_\_

open wall to ceiling

seam \_\_\_\_\_  apparent signs of water damage \_\_\_\_\_

**Windows**

**General Condition:**

- new  good  fair  poor  
 glazing loose  water stains  cracked glass  
 operational  not operational  no access  
 lock not working  no lock  stuck  
 cloudy appearance  damaged sill / trim  
 other \_\_\_\_\_

**Electrical**

**Polarity:**  correct  incorrect

**Grounding:**  correct  incorrect

loose installation  cover missing

cracked face  hazardous \_\_\_\_\_

no equipment ground

3 prong-2 wire outlets

**GFCI's:**  tested  operational  not operational  none installed

recommend installation of GFCI's

**Sink**

fiberglass / acrylic  cultured marble  porcelain  steel  cast iron

**General Condition:**

new  good  fair  poor

**Valve operation hot water:**

good  fair  poor

leaks at handle  drips

**Valve operation cold water:**

good  fair  poor

leaks at handle  drips

**Functional drainage / flow:**

good  fair  slow  poor

**Drainage restriction:**

good  fair  poor

**Waste trap inspection:**

good  fair  poor / corroded

metal  plastic  "P" trap  "S" trap  drum type

**Water supply turn-off handle:**  missing  leaks  evidence of previous leaks

### Cabinets

wood  laminated  other: \_\_\_\_\_

**General Condition:**

new  good  fair  poor  
 handles damaged  doors damaged  drawers damaged  excessive wear  
 misaligned  hinges poor  hinges misaligned  settlement apparent

**Comments:** One cabinet under the bar needs slight hinge adjustment to close properly.

### Counter Tops

tile  Formica  wood  granite  stainless steel  plastic resin  marble  
 cultured marble  other \_\_\_\_\_

**General Condition:**

new  good  fair  poor  
 cracked  visible seams  worn  cut  
 stained  limited inspection due to storage  
 misaligned  settlement apparent

### Lighting

**General Condition:**

new  good  fair  poor  
 loose installation  receptacle located in light fixture  no equipment ground

**Switch:**  good  fair  poor

overhead fixture with wall switch  overhead fixture with pull cord

lamp with wall switch  lamp with pull cord

light fixture over sink

lights installed under cabinets—Could not get the under-cabinet light beside refrigerator to turn on. If bulb replacement does not correct, recommend further evaluation and repair by a licensed electrician.

lights installed inside cabinets

**INSULATION AND VENTILATION INSPECTED**  
**North Carolina Standards of Practice Section .1114**

All of the following items, if applicable, are required by the NCHILB to be inspected:

- **Insulation and vapor retarders in unfinished spaces**
- **Ventilation of attics and foundation areas**
- **Kitchen, bath, and laundry venting systems**
- **The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control**

**Reason for not inspecting required items:**     item not present     item not visible  
 insulation and ventilation not inspected at client's request  
 other\_\_\_\_\_

**Insulation and ventilation methods have been described in several other areas of this inspection report. Any deficiencies noted with insulation and ventilation should be referred to an insulation or ventilation contractor for further evaluation and / or repairs.**

**LIMITATIONS: Insulation behind finished walls could not be described or inspected due to finishing materials.**

The following Insulation and Ventilation methods are described below and were inspected. Additionally, any readily accessible attic ventilation fans, and, if temperatures permitted, the operation of any readily accessible thermostatic controls was operated:

**Insulation and Vapor Retarders in Unfinished Spaces**

**Attic:**  
 good     fair     poor     none  
 fiberglass batt     fiberglass blown     wool blown     rock / wool batt  
 cellulose     spray / foam     radiant barrier     other\_\_\_\_\_

**Ventilation in Unfinished Spaces**

**Attic:**  
 good     fair     poor     none  
 ridge vent     gable vents     soffit vents     fan / mechanical system     turbans  
 air ventilator / air vent mill     cupola     other\_\_\_\_\_

**Ventilation of Finished Spaces**

**Kitchen:**

good  fair  poor  none  
 hood vent over cooking surface vented to outside  hood vent over cooking NOT vented to outside  microwave oven ventilation fan  other \_\_\_\_\_

**Bath # 1—Location: Basement**

good  fair  poor  none  
 exhaust fan vented to outside  exhaust fan NOT vented to outside  could not determine where vented  fresh supply air vent  window  other \_\_\_\_\_  
 **Comments: Exhaust fan does not work. Recommend repair be made by a licensed electrician.**

**Bath # 2—Location: Main Floor**

good  fair  poor  none  
 exhaust fan vented to outside  exhaust fan NOT vented to outside  could not determine where vented  fresh supply air vent  window  other \_\_\_\_\_

**Bath # 3—Location: Second Floor--Master**

good  fair  poor  none  
 exhaust fan vented to outside  exhaust fan NOT vented to outside  could not determine where vented  fresh supply air vent  window  other \_\_\_\_\_

**Laundry:**

good  fair  poor  none  
 dryer vented to outside  dryer NOT vented to outside  could not determine where vented  window  fresh supply air vent  other \_\_\_\_\_

**BUILT-IN KITCHEN APPLIANCES INSPECTED  
North Carolina Standards of Practice Section .1115**

All of the following items, if applicable, are required by the NCHILB to be inspected:

- Dishwasher
- Range(s), cooktop(s), and oven(s)
- Trash compactor(s)
- Garbage disposal(s)
- Ventilation equipment or range hood(s)
- Permanently installed microwave oven(s)

Reason for not inspecting required items:  item not present  item not visible  
 built-in kitchen appliances not inspected at client's request  
 other \_\_\_\_\_

**Range / Oven**

**Manufacturer:** Whirlpool

- independent range top  
 range top / oven combination  
 gas  electric

**General Condition:**

- new  good  fair  poor

**Inspection:**

- Door seal:  intact  damaged  
Door glass:  intact  damaged  
Oven light:  worked  didn't work

**Surface Elements / Burners Inspected:**

1.  operational  not operational  location of element—Front Left
2.  operational  not operational  location of element—Front Right
3.  operational  not operational  location of element—Rear Left
4.  operational  not operational  location of element—Rear Right

**Operated on Bake / Broil:**

**Bake Element / Burner:**

- operational  not operational

**Broiler Element / Burner:**

- operational  not operational

\*\*\*\*All free standing ranges should be mounted to the wall to prevent tilting\*\*\*\*

- this range **could** be tilted  this range **could not** be tilted

### Range Hood / Ventilation System

**Manufacturer:** Whirlpool

- exterior vent    interior vent  
 light    microwave hood / light / fan

**General Condition:**

- new    good    fair    poor

**Inspection:**

- operational    not operational

### Dishwasher

**Manufacturer:** Whirlpool

- basic    variable cycle

**General Condition:**

- new    good    fair    poor

**Inspection:**

Door seal:  intact    damaged

**Mineral deposits:**

- none    light    medium    heavy

**Pump guard:**

- clean    soiled    damaged

**Heating element:**

- operational    not operational

**Operated through one normal cycle:**

- operational    not operational

unit not operated—reason\_\_\_\_\_

### Microwave

**Manufacturer:** Whirlpool

- exterior vent / range hood combination  
 interior vent / range hood combination  
 not vented

**General Condition:**

- new    good    fair    poor  
 safety—open door shutoff operational  
 operated at high power for time to produce steam from water or wet paper  
 operational    not operational

**comments:** The light under the microwave would not come on. If bulb replacement does not correct, recommend repair be made by a licensed electrician.