On Guard Home Inspections

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On Guard Home Inspections
Residential Property Inspection Report

Client(s): **Randy & Judy Lucas**

Property address: **309 W. Main Street**
Benson, NC 27504

Inspection date: **2/19/2010**

This report published on Friday, February 19, 2010 9:36:49 PM EST

NOTICE TO ALL CLIENTS: This report contains technical information that may or may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector is an integral part of this inspection report. If you were not present during the inspection, please call the office to arrange for your verbal consultation over the phone. This inspection and inspection report complies with the standard of practice set forth by the NC Home Inspection Licensure Board and represents the results of a limited visual examination of certain readily accessible systems and components using normal operating controls and openings / access panels. The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including by not limited to MOLD, Radon Gas, Lead Paint, Asbestos, Urea Formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

The scope of this inspection and terms of the relationship between the parties are defined in the Pre-inspection Agreement signed by the parties. The SUMMARY REPORT is provided as an accessory to the Inspection Report and is not a full report. It summarizes the inspectors comments regarding conditions and/or concerns found during the course of the visual examination and does not represent the full inspection and should not be used separate from the inspection report.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend further investigation by a specialist
	Comment	For your information

Structural Pest Inspection Concerns

Concerns relating to the structural pest inspection are shown as follows:

	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Click here for a glossary of building construction terms.

General information

Report number: 20100219NC030

Type of building: Single family
Age of building: ~1921
Time started: 11:05
Time finished: 12:56
Inspection Fee: $250.00
Payment method: Visa (Paid)
Present during inspection: Client, Realtor
Occupied: No
Weather conditions: Clear
Temperature: Cold 41 Degrees
Ground condition: Damp
Foundation type: Crawlspace
The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Swimming pool, Hot tub, Private well, Shed, Playground equipment, Sauna, Low voltage outdoor lighting, Central vacuum system, Water filtration system, Water softener system, Built-in sound system, Intercom system, Generator system, Sport court, Sea wall, Outbuildings

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1) Propane was not available during the inspection (no tank installed). As a result gas supply lines weren't fully evaluated. The inspector was unable to test for gas leaks.

Exterior

Footing material: Not visible
Foundation material: Concrete block, Post and pier
Apparent wall structure: Wood frame
Wall covering: Wood clapboard, Brick veneer, Vinyl
Driveway material: Poured in place concrete
Sidewalk material: Poured in place concrete
Exterior door material: Solid core wood, Glass panel

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2) The carport steps have more than three risers with no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Photo 36

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3) Exterior electric receptacles aren't waterproof or rated for use in wet areas. This is a safety hazard due to the risk of shock and fire. Repairs should be made as necessary, and by a qualified electrician if necessary, so all exterior receptacles are waterproof as per standard building practices.

Photo 35

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4) Soffit boards are deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary.

Photo 39

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5) Fascia boards are deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary.

Photo 38

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6) Gaps exist at openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.

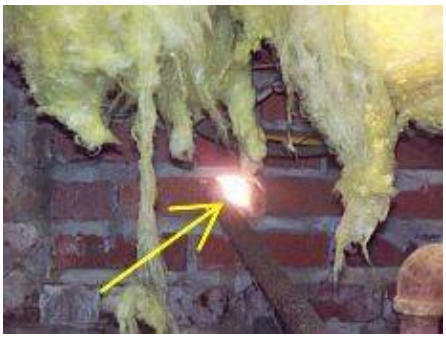

Photo 29

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7) Minor cracks were found in the brick steps. A qualified contractor should evaluate and make repairs as necessary, such as repointing mortar to prevent water intrusion and further deterioration in the future.

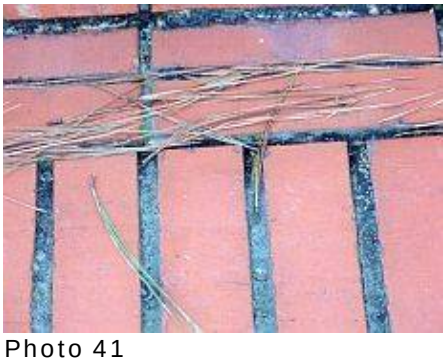

Photo 41

Photo 42

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8) Several exterior light fixtures have missing bulbs or bulbs that did not light when tested and could not be fully evaluated. Bulbs may simply need to be replaced or installed, or repairs or replacement of the light fixtures may be necessary.


Photo 43


Photo 56

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9) The exterior finish in some areas is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.

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10) Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.


Photo 34

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11) Minor cracks were found in the sidewalk. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.


Photo 45

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12) This house does NOT have gutters installed. This can result in water accumulating around the structure's foundation and crawl space. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.

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13) The substructure of the deck is excluded from the inspection due to limited access because of the low height.

Roof

Roof inspection method: Viewed from ground with binoculars
Roof type: Gable
Roof covering: Asphalt or fiberglass composition shingles
Estimated age of roof: 15 Plus Years
Gutter & downspout material: None
Roof ventilation: Adequate

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14) The roof surface material is near the end of its service life and needs replacing soon. The composition shingles are deteriorated and leaks may occur as a result. The client(s) should consult with a qualified roofing contractor to determine replacement options and costs.


Photo 47


Photo 48


Photo 49

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15) Several composition shingles have raised, most likely due to nails that have loosened. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary, such as reseating nails.


Photo 46

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16) Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. Leaks may occur as a result. Debris should be cleaned from the roof now and as necessary in the future.


Photo 40


Photo 44

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17) Trees are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.


Photo 33

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18) Because of the roof covering type and/or the configuration of the roof, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof.

Attic

Inspection method: Viewed from hatch
Roof structure type: Rafters
Ceiling structure: Ceiling beams
Insulation material: Fiberglas roll or batt
Insulation estimated R value: R-30

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19) Wire splices are exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.


Photo 50

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20) Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.

Electric service

Primary service type: Overhead
Primary service overload protection type: Circuit breakers
Service amperage (amps): 200
Service voltage (volts): 120/240
Location of main service switch: Kitchen
Location of main disconnect: Breaker at bottom of main service panel
Service entrance conductor material: Aluminum
Main disconnect rating (amps): 200
Branch circuit wiring type: Non-metallic sheathed
Solid strand aluminum branch circuit wiring present: No
Smoke detectors present: Yes

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21) One or more overcurrent protection devices (circuit breakers) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.

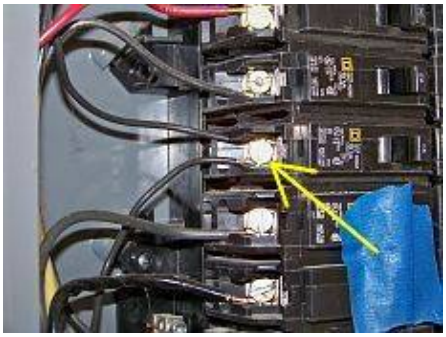

Photo 53
Main Service Panel

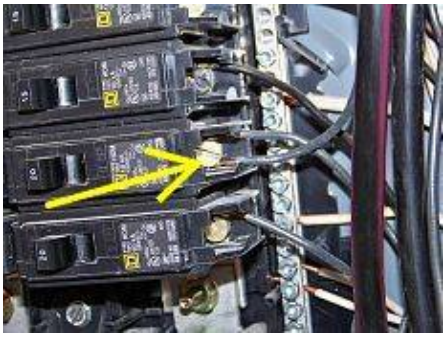

Photo 54
Main Service Panel

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22) One or more bushings are missing from where wires enter holes in the main service panel. This is a safety hazard since the wiring insulation can be cut or abraded on the metal edge of the hole(s). A qualified electrician should install bushings where missing.

Photo 52
Main Service Panel

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23)

Photo 55
Main Service Panel

Photo 51
Main Service Panel

Water heater

Estimated age: 2006
Type: Tank
Energy source: Electricity
Capacity (in gallons): 50
Manufacturer: Bradford White

24) The water heater was turned off at the time of the inspection. The inspector was unable to fully evaluate the water heater.

Photo 19

25) Hot water temperature should NOT exceed 120 degrees. For more information on scalding dangers, visit http://www.tap-water-burn.com

Heating and cooling

Estimated age: 2005
Primary heating system energy source: Electric
Primary heat system type: Heat pump
Primary A/C energy source: Electric
Primary Air conditioning type: Heat pump
Distribution system: Flexible ducts
Manufacturer: Ruud
Filter location: Behind return air grill

26) Heating/cooling ducts are lying on the ground. Ducts should be supported (typically with straps or hangers) so that they are not in contact with the ground and subject to damage from moisture. A qualified contractor should evaluate and make repairs as necessary so ducts are suspended as per standard building practices, and not in contact with the ground.

Photo 30

27) The outside condensing unit is not level. Damage may occur if it is more than ten degrees off from level. A qualified contractor should evaluate and make repairs as necessary, such as replacing the pad that the condensing unit is installed on.

28) The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating

and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.

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29) Air handler filter should be checked monthly in the future and replaced as necessary.

Photo 23

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30) The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Plumbing and laundry

Water pressure (psi): 50 PSI
Location of main water meter: Front Yard
Water service: Public
Service pipe material: Not visible
Supply pipe material: Polyethylene
Vent pipe material: Plastic
Drain pipe material: Plastic
Waste pipe material: Plastic

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31) 40-80 psi is considered to be the normal range for water pressure in a home.

Crawl space

Inspection method: Partially traversed
Insulation material underneath floor above: Fiberglas roll or batt
Pier or support post material: Masonry
Beam material: Solid wood
Floor structure above: Solid wood joists
Vapor barrier present: No

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32) Insulation under the floor in the crawlspace is deteriorated and has fallen down. A qualified contractor should make repairs as necessary to restore the insulation to its original rating.

Photo 28

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33) Soil is in contact with one or more wooden support post bases. Soil should be graded or removed to maintain a six inch gap between the support post bases and the soil below.


Photo 31

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34) The crawl space access door is too small for the opening. This may allow animals such as vermin or pets may enter the crawl space and nest, die and/or leave feces and urine. A qualified contractor should install the correct size door.


Photo 37

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35) Some crawl space areas were inaccessible due to low height (less than 18 inches), ductwork or pipes blocking. These areas are excluded from this inspection.

Kitchen

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36) The range hood fan is noisy or vibrates excessively. A qualified contractor should evaluate and repair or replace the fan or range hood as necessary.

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37) Vinyl flooring in one or more "wet" areas is loose. The wooden subfloor below may be damaged by water intrusion. A qualified contractor should evaluate and replace or repair the flooring.


Photo 8
Refrigerator Area


Photo 6
Dishwasher Area

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38) The refrigerator, dishwasher and range were NOT installed at the time of inspection.

Photo 6
Dishwasher Area

Photo 11

Photo 5

Bathrooms

39) Open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

40) Bathroom light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be

installed, or repairs or replacement may be necessary.


Photo 17


Photo 26

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41) Caulk is missing or deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

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42) Caulk is missing or deteriorated along the base of one or more showers, where flooring meets the shower. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.


Photo 20

Interior rooms

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43) Several open ground, three-pronged electric receptacles were found throughtout the house. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

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- Light industrial motor-operated tools
- Hedge clippers
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This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.


Photo 10


Photo 14


Photo 21


Photo 22


Photo 24


Photo 25


Photo 27

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44) Some entry doors have deadbolts installed with no handle, and require a key to open them from both sides. This can be a safety hazard in the event of a fire when the key is not available. The door cannot be used as an exit then, causing entrapment. Key-only deadbolts should be replaced with deadbolts that have a handle on the inside on entry doors in rooms with no other adequate egress nearby.

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45) Cover plate is missing from electric boxes, such as for receptacles, switches and/or junction boxes. They

are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Photo 12

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46) Stains with elevated levels of moisture were found in one or more ceiling areas. The stain appear to be due to roof leaks however the origin of the leak could not be found. A qualified roofing contractor should evaluate and repair as necessary.

Photo 13

Photo 18

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47) Window screens are missing from some windows. The client should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

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48) The front door binds in its jamb and is difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

Photo 16

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49) Glass in the dining room bay window is broken. A qualified contractor should replace glass where necessary.

Photo 9

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50) The carport entry door handle strikes the countertop when opened. Fixtures such as door stops are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.

Photo 7

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51) Trim is missing in the family room in one or more areas. Recommend having a qualified contractor install trim where missing.

Photo 15
