

Sam Agnew Home Inspections

1868 Runnymede Rd.
W-S, NC 27104
Inspector: Sam Agnew
NC license# 1959










Summary

Client(s): **Ashton Burton (authorized agent)**
Property address: **115 Loudon Dr.
 Mooresville, NC 28115**
Inspection date: **Wednesday, June 5, 2019**

This report published on Friday, June 7, 2019 8:00:41 AM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Grounds


2)  Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.



Photo 2-1




Photo 2-2



Photo 2-3

Exterior and Foundation

4)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

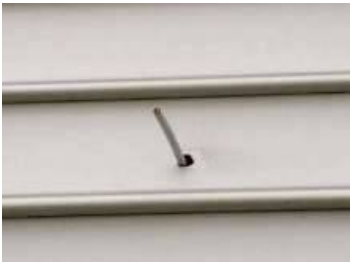


Photo 4-1


5)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.




Photo 5-1



Photo 5-2

Electric

- 6)  One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit:

<http://www.reporhost.com/?SMKALRM>



Photo 6-1

Bathrooms, Laundry and Sinks



- 8)  The master bathroom shower head drips when the water is on. A minor adjustment or tightening may be required.



Photo 8-1

Interior, Doors and Windows

- 10)  Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

Front right bedroom window.



Photo 10-1



Photo 10-2

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Property Inspection Report

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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 safety hazard
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	Evaluate	Recommend evaluation by a specialist
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Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 1103
Time started: 12:30
Time finished: 1:45
Client present for discussion at end of inspection: No
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Warm
Inspection fee: \$250.00

Payment method: Invoiced
Type of building: Single family
Buildings inspected: One house
Age of main building: 2007
Source for main building age: Municipal records or property listing
Front of building faces: Northeast
Main entrance faces: Northeast
Occupied: Furniture or stored items were present

1) **i** Some areas and items at this property were obscured by furniture. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)
Sidewalk material: Poured in place concrete
Condition of stairs, handrails and guardrails: Appeared serviceable
Exterior stair material: Masonry

2) **w** Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.



Photo 2-1



Photo 2-2



Photo 2-3

3) **i** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 3-1



Photo 3-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame


Wall covering: Vinyl

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Not applicable, slab, manufactured or mobile home

Footing material (under foundation stem wall): Not determined (inaccessible or obscured)

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- 4)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

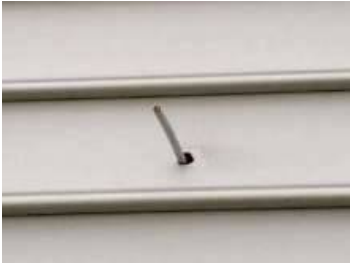


Photo 4-1


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- 5)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 5-1



Photo 5-2

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Viewed from ground with binoculars

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Not determined (inaccessible or obscured)

Condition of gutters, downspouts and extensions: Appeared serviceable

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): Not determined (inaccessible or obscured)

Vermiculite insulation present: None visible

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable


Garage ventilation: Exists

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually

inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable
Primary service type: Underground
Number of service conductors: 2
Service voltage (volts): 120-240
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded copper
Main disconnect rating (amps): 200
System ground: Not determined, not readily apparent
Condition of main service panel: Appeared serviceable
Location of main service panel #A: Garage
Location of main disconnect: Breaker at bottom of main service panel
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Copper
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: Yes
Smoke alarms installed: Yes, but not tested

6)  One or more smoke alarms were missing, damaged, or missing components. Smoke alarms should be replaced as necessary. For more information, visit:

<http://www.reporhost.com/?SMKALRM>



Photo 6-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable
Water service: Public
Location of main water shut-off: Garage
Condition of supply lines: Appeared serviceable
Supply pipe material: Not determined (inaccessible or obscured)
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic
Sump pump installed: No
Sewage ejector pump installed: No

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable
Type: Tank
Energy source: Natural gas
Estimated age: 2007
Capacity (in gallons): 50
Temperature-pressure relief valve installed: Yes
Location of water heater: Garage
Hot water temperature tested: Yes
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).


General heating system type(s): Forced air
General heating distribution type(s): Ducts and registers
Condition of forced air heating/(cooling) system: Appeared serviceable
Forced air heating system fuel type: Natural gas
Location of forced air furnace: Attic
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): Behind return air grill(s)
Condition of forced air ducts and registers: Appeared serviceable
Condition of burners: Not determined (inaccessible, obscured, or gas or oil service off)
Type of combustion air supply: Vent(s) to exterior
Condition of venting system: Appeared serviceable
Condition of cooling system and/or heat pump: Appeared serviceable
Cooling system and/or heat pump fuel type: Electric
Location: Exterior
Type: Split system
Condition of controls: Appeared serviceable

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: Not determined (didn't respond to normal controls, gas off, etc.)
Gas fireplace or stove type: Metal pre-fab fireplace

Gas-fired flue type: Direct vent

7)  Normal controls such as an on/off switch, thermostat or remote control were not found for one or more gas fireplaces or stoves, or the controls had no effect on the appliance(s). As a result, the inspector was unable to make a full evaluation. Consult with the property owner, review all documentation for such gas appliances, and become familiar with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of built-in microwave oven: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Half bath

Location #B: Full bath

Location #C: Master bath

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans, with individual ducts

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes


8)  The master bathroom shower head drips when the water is on. A minor adjustment or tightening may be required.



Photo 8-1

9) There is no ventilation in the laundry room. A passive vent between the laundry room and hall walls should be considered.



Photo 9-1



Photo 9-2

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Metal, Fiberglass or vinyl

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Laminate, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

10) Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

Front right bedroom window.



Photo 10-1



Photo 10-2

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