



# Inspection Report

**Joe Smith**

**Property Address:**  
153 SW 40th St  
Oak Island NC 28465



**CB Carter Home Inspections**

**Charlie Carter NC 2428  
1601 E. Pelican Dr., Oak Island, NC 28465, 910-512-0970**

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<b>Date:</b> 12/28/2013	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 1100
<b>Property:</b> 153 SW 40th St Oak Island NC 28465	<b>Customer:</b> Joe Smith	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

North Carolina

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 20 Years

**Temperature:**

Below 65 (F) = 18 (C)

**Weather:**

Heavy Rain

**Ground/Soil surface condition:**

Saturated

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	•				<b>Roof Covering:</b> Metal
1.1	FLASHINGS	•				<b>Viewed roof covering</b> <b>from:</b> Ground Binoculars
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS			•		<b>Sky Light(s):</b> None
1.3	ROOF DRAINAGE SYSTEMS	•			•	<b>Chimney (exterior):</b> Brick

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**Comments:**

**1.3** There is a hole in bottom of gutter over garage door at front of house that was leaking at time of inspection. All of the downspouts around house are loose and not properly attached to house or have broken clips. There is only one downspout at gutter at top of rear of house. This is not adequate to handle the amount of rain water there was at time of inspection and gutter overflowed to lower roof over kitchen. This could possibly allow water penetration around the windows at master bedroom or at kitchen roof where it attaches to house. Recommend further evaluation and repairs by a qualified professional.



1.3 Item 1(Picture) Gutter over garage door



1.3 Item 2(Picture) Front left downspout



1.3 Item 3(Picture) Downspout at front porch



1.3 Item 4(Picture) Downspout at front porch



1.3 Item 5(Picture) Downspout at right of garage



1.3 Item 6(Picture) Right rear corner downspout



1.3 Item 7(Picture) Roof over kitchen



1.3 Item 8(Picture) Left rear gutter

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•			•	<b>Siding Style:</b> Lap
2.1	DOORS (Exterior)	•			•	<b>Siding Material:</b> Vinyl
2.2	WINDOWS	•				<b>Exterior Entry Doors:</b> Wood Fiberglass
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			•	<b>Appurtenance:</b> Deck with steps Covered porch
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•				<b>Driveway:</b> Gravel
2.5	EAVES, SOFFITS AND FASCIAS	•				
2.6	OTHER	•				

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IN NI NP RR

### Comments:

**2.0** There is opening around refrigerant line from heat pump as it enters side of house at garage that could allow varmints to enter house. Recommend further evaluation and repairs by a qualified professional.



2.0 Item 1(Picture) Side of garage



**2.1** Weather stripping at front entry and rear french doors are frayed and coming loose. Recommend further evaluation and repairs.



2.1 Item 1(Picture) Rear french door



2.1 Item 2(Picture) Front entry

**2.3** The metal railings at front porch are loose and could be a potential safety issue as they don't allow for proper support. The bottom step at rear deck stairs is uneven and could be a potential trip hazard. The brick border at patio is separated from patio and could be a potential trip hazard. Recommend further evaluation and repairs by a qualified professional.



2.3 Item 1(Picture) Front porch railing



2.3 Item 2(Picture) Deck stairs



2.3 Item 3(Picture) Patio stairs



2.3 Item 4(Picture) Patio stairs

**2.4** There appears to be two drains in driveway in front of garage and downspouts divert water away from house through drainage pipes at front of house. There was a heavy rain and drainage appears to be adequate as there were no signs of water in crawlspace.

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	•				<b>Garage Door Type:</b> One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•				<b>Garage Door Material:</b> Fiberglass Metal
3.2	GARAGE FLOOR	•				<b>Auto-opener</b>
3.3	GARAGE DOOR (S)	•				<b>Manufacturer:</b> UNKNOWN
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				

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IN NI NP RR

**Comments:**

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	•			•	<b>Ceiling Materials:</b> Gypsum Board
4.1	WALLS	•			•	<b>Wall Material:</b> Gypsum Board
4.2	FLOORS	•			•	<b>Floor Covering(s):</b> Carpet Hardwood T&G Vinyl
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				<b>Interior Doors:</b> Hollow core
4.5	DOORS (REPRESENTATIVE NUMBER)	•			•	<b>Window Types:</b> Double-hung Single-hung Sliders
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•			•	<b>Window Manufacturer:</b> UNKNOWN  <b>Cabinetry:</b> Wood Laminate  <b>Countertop:</b> Laminate

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**Comments:**

**4.0** There is repair of sheetrock at ceiling in left upstairs bedroom. There are no signs of active leakage. Area was below ridge vent and could have been caused by heavy wind and rain. Recommend monitoring this area for future leakage.



4.0 Item 1(Picture) Left upstairs bedroom

**4.1** The tile around tub in master bath and upstairs bath are in need of caulk or grout at base of wall at tub. Recommend further evaluation and repairs

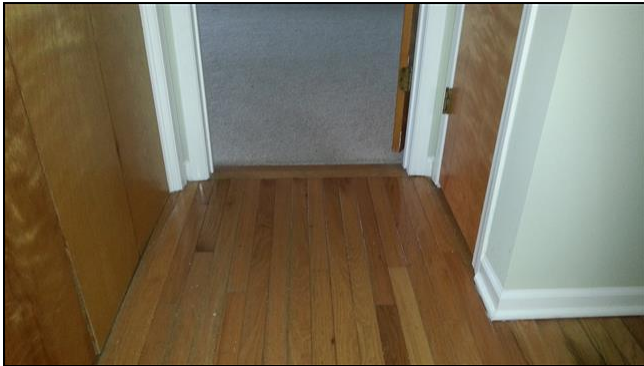


4.1 Item 1(Picture) Master bath



4.1 Item 2(Picture) Upstairs bath

**4.2** The floor in front of washer/dryer has water stains. This could be from leakage or overflow from washer. A pan under washer could reduce possibility of damage to hardwood floors.



4.2 Item 1(Picture) Floor in front of washer/dryer

**4.5** The master bedroom and upstairs right bedroom doors have gap at latch side of door and don't latch or lock properly. Recommend further evaluation and repairs.



4.5 Item 1(Picture) Master bedroom



4.5 Item 2(Picture) Upstairs right bedroom

**4.6** The window sliders in upstairs bedrooms are difficult to open and the one in the left bedroom doesn't always open not allowing for proper egress. This could be a potential safety issue and recommend further evaluation and repairs by a qualified professional.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Masonry block Brick
5.1	WALLS (Structural)	•				<b>Method used to observe</b> <b>Crawlspace:</b> Crawled
5.2	COLUMNS OR PIERS	•			•	<b>Floor Structure:</b> 2 X 6 2 X 8 2 X 10
5.3	FLOORS (Structural)	•			•	<b>Wall Structure:</b> Wood 2 X 4 Wood
5.4	CEILINGS (structural)	•				<b>Columns or Piers:</b> Wood piers Concrete piers
5.5	ROOF STRUCTURE AND ATTIC	•				<b>Ceiling Structure:</b> 4" or better <b>Roof Structure:</b> Engineered wood trusses Stick-built <b>Roof-Type:</b> Gable Hip <b>Method used to observe</b> <b>attic:</b> From entry Walked <b>Attic info:</b> Attic access Scuttle hole

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### Comments:

**5.0** There are loose bricks at base of crawlspace door that could allow varmints to enter crawlspace. Recommend further evaluation and repairs.



5.0 Item 1(Picture)  
Crawlspace access door

**5.2** There was post added in crawlspace under post at bottom of stair railing as you enter house. There are know signs of any sag or settlement but would recommend monitoring this area for any possible future settling.



5.2 Item 1(Picture) Post in crawlspace

**5.3** There were signs of water stain and penetration at sub floor and outside band below entry door. There was flashing and caulk around top edge of front porch concrete slab. There was no signs of active water penetration at this area but would recommend monitoring this area for future water penetration.



5.3 Item 1(Picture) Floor and band

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			•	<b>Water Source:</b> Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			•	<b>Water Filters:</b> None
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			•	<b>Plumbing Water Supply</b> <b>(into home):</b> Pex
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				<b>Plumbing Water</b> <b>Distribution (inside home):</b> Copper PEX
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			•		<b>Washer Drain Size:</b> Not visible
6.5	MAIN FUEL SHUT OFF (Describe Location)			•		<b>Plumbing Waste:</b> PVC
6.6	SUMP PUMP			•		<b>Water Heater Power</b> <b>Source:</b> Electric <b>Water Heater Capacity:</b> 50 Gallon (2-3 people) <b>Manufacturer:</b> STATE <b>Water Heater Location:</b> Closet downstairs

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**Comments:**



**6.0** Main water shutoff is under house as water line enters crawlspace at front porch. The only water shutoff that could be located outside of house was at water meter at street. Most of the sink cabinets in bathrooms and kitchen had water stains from past leaks. There were no signs of active leaks other than bad seals in faucets but would recommend monitoring. The toilet in half bath was loose at base and needs to be secured with a new seal. Recommend further evaluation and repairs by a qualified professional.



6.0 Item 1(Picture) Cabinet base



6.0 Item 2(Picture) Cabinet base

**6.1** (1) The 1/2 bath faucet, right master bath sink faucet, tub faucet and both upstairs sink faucets have bad seals and leak at handles. Recommend further evaluation and repairs by a qualified professional. There were supply lines identified in crawlspace that are polybutylene. Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has Copper and Brass fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>



6.1 Item 1(Picture) Faucet handle

**6.2** The hot water heater pan drain line has tape over end of pipe so drain pan can't drain properly if needed. Drain line should also drain to outside of house and not in crawlspace. Recommend further evaluation and repairs by a qualified professional.



6.2 Item 1(Picture) Hot water heater pan drain

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

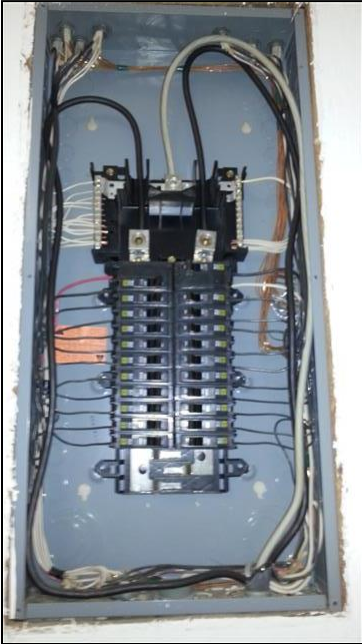
		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	•				<b>Electrical Service</b>
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				<b>Conductors:</b> Below ground
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			•	<b>Panel capacity:</b> 200 AMP
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	<b>Panel Type:</b> Circuit breakers
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			•	<b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			•	<b>Branch wire 15 and 20</b> <b>AMP:</b> Copper
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				<b>Wiring Methods:</b> Romex
7.7	SMOKE DETECTORS	•			•	
7.8	CARBON MONOXIDE DETECTORS			•	•	

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IN NI NP RR

**Comments:**

**7.2** There are over six breakers in panel in garage without a main shutoff. This could be a potential safety issue. Recommend further evaluation and repairs by a qualified professional.



7.2 Item 1(Picture) Electrical panel in garage

**7.3** The downstairs hall lights are not operational. Tried different light bulbs and tester and still wasn't operational. The outside spot lights are operated by a motion detector/light sensor and were not operating at time of inspection. Recommend further evaluation and repairs by qualified professional.

**7.4** None of the outlets in the garage were operational. The front porch outlet wasn't operational and the back deck outlet had the neutral and hot wires reversed. Recommend further evaluation and repairs by a qualified professional.

**7.5** All the GFCI's in kitchen and bathrooms were operational. The GFCI's in garage or outside were not operational. Recommend further evaluation and repairs by a qualified professional.

**7.7** There were smoke detectors in hallway but there were none in bedrooms as they were not required in bedrooms when house was built. Would recommend adding smoke detectors in bedrooms as a safety upgrade.

**7.8** There is no carbon monoxide detectors in house as they were not required when house was built. Would recommend adding carbon monoxide detector as a safety upgrade.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	•				<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)
8.1	NORMAL OPERATING CONTROLS	•				<b>Energy Source:</b> Electric
8.2	AUTOMATIC SAFETY CONTROLS	•				<b>Number of Heat Systems (excluding wood):</b> Two
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Heat System Brand:</b> CARRIER
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Ductwork:</b> Insulated
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			•	<b>Filter Type:</b> Disposable
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•			•	<b>Filter Size:</b> (Two filters)
8.7	GAS/LP FIRELOGS AND FIREPLACES			•		<b>Types of Fireplaces:</b> Pellet burning
8.8	COOLING AND AIR HANDLER EQUIPMENT	•				<b>Operable Fireplaces:</b> One
8.9	NORMAL OPERATING CONTROLS	•				<b>Number of Woodstoves:</b> None
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)

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IN NI NP RR

**Source:**  
Electricity

**Central Air Manufacturer:**  
CARRIER

**Number of AC Only Units:**  
None

### Comments:

**8.5** Couldn't inspect chimney flue or damper because pellet stove was in fireplace. Recommend having fireplace, flue and pellet stove inspected, cleaned and serviced by a qualified professional prior to using.

**8.6** Couldn't inspect fireplace because of pellet stove in fireplace. Recommend inspection, cleaning and service prior to using.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•				<b>Attic Insulation:</b> Batt Fiberglass
9.1	INSULATION UNDER FLOOR SYSTEM	•			•	<b>Ventilation:</b> Ridge vents Soffit Vents
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•		<b>Exhaust Fans:</b> None
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			•	<b>Dryer Power Source:</b> None
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•				<b>Dryer Vent:</b> Flexible Metal Metal
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•		<b>Floor System Insulation:</b> Batts

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**9.1** There are several areas in crawlspace at sub floor that has missing or loose insulation. Recommend further evaluation and repair.



9.1 Item 1(Picture) Sub floor



9.1 Item 2(Picture) Sub floor



9.1 Item 3(Picture) Loose insulation



**9.3** There are five foundation vents that are missing screen or have holes in vent screen (1 at rear, 3 on right side and 1 in garage). There are no vent covers to close vents in winter months at foundation vents. Recommend further evaluation and repairs.



9.3 Item 1(Picture) Foundation vent



9.3 Item 2(Picture)  
Foundation vent

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	•				<b>Dishwasher Brand:</b> KENMORE
10.1	RANGES/OVENS/COOKTOPS	•				<b>Disposer Brand:</b> UNKNOWN
10.2	RANGE HOOD	•				<b>Exhaust/Range hood:</b> GENERAL ELECTRIC
10.3	TRASH COMPACTOR			•		<b>Range/Oven:</b> GENERAL ELECTRIC
10.4	FOOD WASTE DISPOSER	•				<b>Built in Microwave:</b> GENERAL ELECTRIC
10.5	MICROWAVE COOKING EQUIPMENT	•				<b>Trash Compactors:</b> NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



### CB Carter Home Inspections

1601 E. Pelican Dr., Oak Island, NC 28465, 910-512-0970

**Customer**  
Joe Smith

**Address**  
153 SW 40th St  
Oak Island NC 28465

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.3 ROOF DRAINAGE SYSTEMS

#### Inspected, Repair or Replace

There is a hole in bottom of gutter over garage door at front of house that was leaking at time of inspection. All of the downspouts around house are loose and not properly attached to house or have broken clips. There is only one downspout at gutter at top of rear of house. This is not adequate to handle the amount of rain water there was at time of inspection and gutter overflowed to lower roof over kitchen. This could possibly allow water penetration around the windows at master bedroom or at kitchen roof where it attaches to house. Recommend further evaluation and repairs by a qualified professional.

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

There is opening around refrigerant line from heat pump as it enters side of house at garage that could allow varmints to enter house. Recommend further evaluation and repairs by a qualified professional.

### 2.1 DOORS (Exterior)

#### Inspected, Repair or Replace

Weather stripping at front entry and rear french doors are frayed and coming loose. Recommend further evaluation and repairs.

## 2. Exterior

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Inspected, Repair or Replace

The metal railings at front porch are loose and could be a potential safety issue as they don't allow for proper support. The bottom step at rear deck stairs is uneven and could be a potential trip hazard. The brick border at patio is separated from patio and could be a potential trip hazard. Recommend further evaluation and repairs by a qualified professional.

## 4. Interiors

### 4.0 CEILINGS

#### Inspected, Repair or Replace

There is repair of sheetrock at ceiling in left upstairs bedroom. There are no signs of active leakage. Area was below ridge vent and could have been caused by heavy wind and rain. Recommend monitoring this area for future leakage.

### 4.1 WALLS

#### Inspected, Repair or Replace

The tile around tub in master bath and upstairs bath are in need of caulk or grout at base of wall at tub. Recommend further evaluation and repairs

### 4.2 FLOORS

#### Inspected, Repair or Replace

The floor in front of washer/dryer has water stains. This could be from leakage or overflow from washer. A pan under washer could reduce possibility of damage to hardwood floors.

### 4.5 DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

The master bedroom and upstairs right bedroom doors have gap at latch side of door and don't latch or lock properly. Recommend further evaluation and repairs.

### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

The window sliders in upstairs bedrooms are difficult to open and the one in the left bedroom doesn't always open not allowing for proper egress. This could be a potential safety issue and recommend further evaluation and repairs by a qualified professional.

## 5. Structural Components

### 5.2 COLUMNS OR PIERS

#### Inspected, Repair or Replace

There was post added in crawlspace under post at bottom of stair railing as you enter house. There are no signs of any sag or settlement but would recommend monitoring this area for any possible future settling.

### 5.3 FLOORS (Structural)

#### Inspected, Repair or Replace

There were signs of water stain and penetration at sub floor and outside band below entry door. There was flashing and caulk around top edge of front porch concrete slab. There were no signs of active water penetration at this area but would recommend monitoring this area for future water penetration.

## 6. Plumbing System

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

Main water shutoff is under house as water line enters crawlspace at front porch. The only water shutoff that could be located outside of house was at water meter at street. Most of the sink cabinets in bathrooms and kitchen had water stains from past leaks. There were no signs of active leaks other than bad seals in faucets but would recommend monitoring. The toilet in half bath was loose at base and needs to be secured with a new seal. Recommend further evaluation and repairs by a qualified professional.

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace

(1) The 1/2 bath faucet, right master bath sink faucet, tub faucet and both upstairs sink faucets have bad seals and leak at handles. Recommend further evaluation and repairs by a qualified professional. There were supply lines identified in crawlspace that are polybutylene. Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has Copper and Brass fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>

(2)

### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Inspected, Repair or Replace

The hot water heater pan drain line has tape over end of pipe so drain pan can't drain properly if needed. Drain line should also drain to outside of house and not in crawlspace. Recommend further evaluation and repairs by a qualified a professional.

## 7. Electrical System

### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

#### Inspected, Repair or Replace

There are over six breakers in panel in garage without a main shutoff. This could be a potential safety issue. Recommend further evaluation and repairs by a qualified professional.

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected, Repair or Replace

The downstairs hall lights are not operational. Tried different light bulbs and tester and still wasn't operational. The outside spot lights are operated by a motion detector/light sensor and were not operating at time of inspection. Recommend further evaluation and repairs by qualified professional.

### 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

#### Inspected, Repair or Replace

None of the outlets in the garage were operational. The front porch outlet wasn't operational and the back deck outlet had the neutral and hot wires reversed. Recommend further evaluation and repairs by a qualified professional.

### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Inspected, Repair or Replace

All the GFCI's in kitchen and bathrooms were operational. The GFCI's in garage or outside were not operational. Recommend further evaluation and repairs by a qualified professional.

### 7.7 SMOKE DETECTORS

## 7. Electrical System

### **Inspected, Repair or Replace**

There were smoke detectors in hallway but there were none in bedrooms as they were not required in bedrooms when house was built. Would recommend adding smoke detectors in bedrooms as a safety upgrade.

### **7.8 CARBON MONOXIDE DETECTORS**

#### **Not Present, Repair or Replace**

There is no carbon monoxide detectors in house as they were not required when house was built. Would recommend adding carbon monoxide detector as a safety upgrade.

## 8. Heating / Central Air Conditioning

### **8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

#### **Inspected, Repair or Replace**

Couldn't inspect chimney flue or damper because pellet stove was in fireplace. Recommend having fireplace, flue and pellet stove inspected, cleaned and serviced by a qualified professional prior to using.

### **8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

#### **Inspected, Repair or Replace**

Couldn't inspect fireplace because of pellet stove in fireplace. Recommend inspection, cleaning and service prior to using.

## 9. Insulation and Ventilation

### **9.1 INSULATION UNDER FLOOR SYSTEM**

#### **Inspected, Repair or Replace**

There are several areas in crawlspace at sub floor that has missing or loose insulation. Recommend further evaluation and repair.

### **9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

#### **Inspected, Repair or Replace**

There are five foundation vents that are missing screen or have holes in vent screen (1 at rear, 3 on right side and 1 in garage). There are no vent covers to close vents in winter months at foundation vents. Recommend further evaluation and repairs.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## CB Carter Home Inspections

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