

TriMark Services, Inc.

home inspections

July 6, 2005

Inspection Performed for:

«Client_Name»

Subject Property Inspected:

«Client_Address»

Fax/Email:

«email_addr»

Inspection Date:

July 6, 2005

Copy to:

«cc_name»

TriMark Report #:

9999

Inspection Fee:

\$250.00

We are pleased to provide this report concerning our inspection of the subject property at the above address. A copy of the *Agreement for Home Inspection Services* was emailed to you or provided to you prior to or at the inspection. This report identifies our observations of the current general condition of the mechanical and structural systems based on our normal inspection procedures of readily accessible areas. The inspection was performed according to NC Licensed Home Inspector Board Standards. In an attempt to assist you in minimizing future problems, it is our general practice to be proactive in identifying maintenance aid items, which are not necessarily functional defects of the house at this time. The following pages contain checklist data and comment items with ratings. Those items rated "R & F" are based on the guidelines established by the NC Licensed Home Inspector Board: R = does not function as intended or adversely affects the habitability of the dwelling. Items rated F = those that warrant further investigation by a specialist or requires subsequent observation. M = maintenance indicate repair is not critical or urgent. M = monitor to determine if corrective action is required.

S = Satisfactory **R** = Repair or Replace **M** = Monitor/Maintenance **F** = Further Investigate

X = Observed **I** = Improvement **C** = Cosmetic **NA** = Not Applicable **NV** = Not Visible

NI = Not Inspected

For further details on any of the items identified in the inspection, please review the appropriate section of the home inspection manual given at the time of the inspection.

The last page(s) of this report are a summary, only those items rated R & F are listed according to NC Licensed Home Inspector Board Standards the remainder are information comments.

Thank you for selecting TriMark Services, Inc. as your home inspection company. If you should have any further questions, please feel free to contact us at any time.

Best Regards,

Phil Orndorff

NC Home Inspector License # A588

Jim Anna

NC Home Inspector License # 56

1. Roof

Roof Type	Gable	Flat	Hip	Shed	Gambrel	Other	Ref 1	Ref 2	Ref 3
Main Dwelling	X								
Other 1									
Observed	Walked	Eave	Ground						
Main Dwelling	X								
Other 1									
Exterior Materials	Est. Age	Fiberglass	Metal	Slate	Felt	Other			
Main Dwelling	10-Jan	R				R	1.10.29	1.10.7	0
Other 1									
Gutters	Aluminum	Galvanized	None	Other	Splashblocks				
Main Dwelling	R				X		1.7.2.1		
Other 1									
Ventilation	Soffit	Ridge	Gable	Power Fan	Turbine	Other			
Main Dwelling	X	0	X						
Other 1									
Construction	Truss	Stick	Plywood	Particle	Board	Other			
Main Dwelling	X			X		0			
Other 1									
Acces	Pull-down	Walk up	Ceiling	Other					
Main Dwelling			X						
Other 1									
	Chimney	Flashing	Skylights	Vent Pipes	Water Stains	Insulation			
Checkpoint	F	R	NA	X	F	X			
Reference	1.6.8	1.10.29			1.2.5				

2. Exterior: Siding, Windows, Doors, and Other Elements

Wall Structure	Frame	Masonry					Ref	Ref 2	Ref 3
Main Dwelling	X								
Other 1									
Siding	Hardboard	Vinyl	Brick	Cement	Wood	Alluminum			
Main Dwelling		X							
Other 1									
Front Door	Metal	Wood	Fiberglass	Other	Trim				
Main Dwelling	M						2.11.33		
Windows	Wood	Vinyl	Aluminum	Other	Insulated	Single Pane			
Main Dwelling		X			X				
Other 1									
Window Type	Dble Hung	Sngle Hung	Casement	Fixed	Sliding	Other			
Main Dwelling		X							
Other 1									
Exterior	Corner Bds	Handrails	Siding	Other	Other		2.11.5	2.11.5a	2.11.4
	X	R	M	M	F				
Deck	Flashing	Bolts	Bracing	Railings	Door Trim	Steps			
	NA	NA	NA	NA	NA	R	2.11.9		
Doors -	Drip Caps	Sills	Screens	Storm W	Storm D				
Windows	NA	NA	X	NA	NA				
Garage -	Garage	Carport	OHGD Trim	OHGD Opener	Ext. Closet				
Carport	M	NA	X	S	NA		2.11.12		

3. Foundation, Basement and Structure

Foundation Type	Slab	Crawlspace	Basement	Other	Est.Yr.Blt.	Ref	Ref 2	Ref 3
Main Dwelling		X			1995			
Other 1								
Foundation Material	Brick	Block	Concrete	Other	Thickness	Cracks		
Main Dwelling	X	X				M	3.8.4	
Other 1								
Observed	Visual	NA	Other					
Main Dwelling	X							
Other 1								
Checkpoint	Rating	Reference						
Grade at Foundation	X							
Walks/Driveway	X							
Retaining Walls	NA							
Sill Plate	X							
Footing Drain Pipe	R	3.8.58						
Floor Joists	X							
Below ext. doors	X							
Subfloor at plumbing	X							
Band at deck	NA							
Beam Supports	X							
Insulation	X							
Ventilation	X							
Moisture Content	M	3.2.2						
Water Infiltration	X							
Vapor Barrier	X							
Sump Pump	NA							
Chimney Foundation	NA							

4. Plumbing System

Water Supply	Well	Municipal					Ref	Ref 2	Ref 3
		X							
Waste Disposal	Septic	Municipal	Pump						
		X							
Supply Pipe	Pex	Polybutylene	CPVC	Copper	Galvanized	Other			
		F		X			4.1.5.3		
Waste Pipe	PVC	ABS	Cast	Copper	Galvanized	Other			
	X					F	4.9.27		
Water Heater 1	Electric	Gas	Mfr	Gallons	RUUD				
Water Heater 2		X	Jun-05	50	X				
Location	Garage	Crawlspace	Attic	Closet	Ext. Closet	Other			
Water Heater 1	X								
Water Heater 2									
Main water shut off	Closet	Crawlspace	Pantry	Other	Meter				
	X								
Checkpoint	Rating	Reference							
Exterior spigots	S								
Water Pressure	X								
Vent pipe to exterior	X								
Kitchen Fixtures	X								
Bathroom Fixtures	R	4.9.6							
Toilets	R	4.9.51							
Bathroom Tile Grout	NA								
Shower Pans	NA								
Whirlpool	NA								
Laundry Tubs	NA								
Bar Sinks	NA								
Water Storage Tanks	NA								
Exterior Location Well	NA								
Exterior Location Septic	NA								
Water Softener	NA								
Water Filter	NA								

5. Electrical System

Main Service	200 amp X	150 amp	100 amp	110/220V X	110 Volts	Ref	Ref 2	Ref 3
Service Entry	Aluminum X	Copper	Underground X	Overhead				
Location Main Disc.	Exterior	Garage X	Laundry	Other	CBs X	Fuses		
Location Dist. panel		X			X			
Main Disconnects	200							
GFCI Receptacles	Kitchen S2	Exterior S-GARAGE	Garage S1	Baths S-HALF				
120vac branch wire	Copper X	Aluminum	CU-Clad Alum					
Receptacles	Grounded S	2-wire						

Checkpoint	Rating	Reference
Service Ground Bonding	X	
Subpanel neutral isolated	X	
Dist. Panel addit. Spaces	X	
Breaker/Fuse Condition	X	
Interior House Wiring	X	
Fixtures	X	
Switches	F	5.9.34
Wiring to HVAC	X	
Wiring to other Major	NA	
Outside Rec.& Fixtures	R	5.9.35
Smoke Detectors	S	1UP 1DN
Door bells	S	

6. Central Heating System

Type	Heat Pump	Gas Pack	Furnace	Hydro	Other	Ref	Ref 2	Ref 3
1st Floor		X						
2nd Floor								
Other								
Brand/Model/SN	Carrier	Bryant	Ruud	Rheem	Goodman	Model/SN		
1st Floor Model	X					90GG123456789		
1st Floor SN						1234A56789		
2nd Floor Model								
2nd Floor SN								
Other Model								
Other SN								
Location/Mfr Date	Exterior	Split	Attic	Garage	Closet	Mfr. Date		
1st Floor	X					1999		
2nd Floor								
other								
Checkpoint	1st Floor	2nd Floor	other	Ref	Ref 2	Ref 3		
Flue Pipe Routing	NA							
Slope/Joints	NA							
Draft Device	NV							
Heat Exchanger	NV							
Furnace	X							
Carbon Monoxide	X			10PPM	CO	GAS PACK		
Thermostat	S							
Emergency/Aux. Strips	NA							
Air Supply Ducts	X	X						
Return Plenums	1	1						
Inside Fan	S							
Filters	X	X						
Chimneys	X							
Fireplaces	X							
Gas Piping	X							
Oil Tank	NA							

7. Air Conditioning System

Type	Heat Pump	Central AC	Gas Pack	Window	Other	Ref	Ref 2	Ref 3
1st Floor			X					
2nd Floor								
Other								
Brand/Model/SN	Carrier	Bryant	Ruud	Rheem	Goodman	Model/SN		
1st Floor Model	X					90GG123456789		
1st Floor SN						1234A56789		
2nd Floor Model								
2nd Floor SN								
Other Model								
Other SN								
Location/Mfr. Date	Exterior	Split	Attic	Garage	Closet	Mfr. Date		
1st Floor	X					1999		
2nd Floor								
other								
Checkpoint	1st Floor	2nd Floor	other	Ref	Ref 2	Ref 3		
Air Supply Ducts	X	X						
Return Plenums	1	1						
Thermostat/Controls	S							
Filters	X	X						
Inside Fan	S							
Evaporator	NV							
Refrigerant Lines	NV							
Outside Fan	X							
Coil Fins	X							
Condensate Pump	NA							
Condensation Drain	X							
Temp Drop – 1st floor	S			72-59	TEMP	DROP		
Temp Drop – 2nd floor								

8. Insulation

Type & R value	Fiberglass	Cellulose	Rockwool	Other	R Value	Ref	Ref 2	Ref 3
Floor	X				19			
Ceiling	X				30			
Exterior Walls	NV							

9. Interior & Appliances

	Electric	Gas	Propane	Ref	Ref 2	Ref 3
Range Burners		S				
Oven		S		F	9.9.3	
	Interior	Exterior	Hood	Downdraft	None	
Range Vent	X			S		
Checkpoint	Rating	Reference				
Oven Anti-tilt	X					
Microwave	S					
Spray Hose	S					
Garbage Disposal	X					
Kitchen GFCI	S2					
Trash Compactor	NA					
Refrigerator	X		ICE/WATE	AT DOOR		
Counter/Cabinets	X		R			
Dishwasher	S					
Bath vents	X					
Clothes Washer/Dryer	X		WASHER	RAN	DRYER	HOT
Central Vac Sys	NA		CYCLE	GOT		
Doors	R	9.10.19				
Windows	R	9.10.23				
Walls/Ceilings	M	9.10.21				
Floors	F	9.11.1				
Handrails	X					

The following is a separate summary of items identified in the inspection report noted for review. Items rated "R & F" are based on the guidelines established by the NC Licensed Home Inspector Board: R = does not function as intended or adversely affects the habitability of the dwelling. Items rated F = those that warrant further investigation by a specialist or requires subsequent observation. M = maintenance indicate repair is not critical or urgent. M = monitor to determine if corrective action is required. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

R = Repair or Replace **M** = Monitor/Maintenance **F** = Further Investigate **I** = Improvement **C** = Cosmetic
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Summary Comments:

Rtg	Ref. #	Description
R	1.10.29	Cracks and splits in plumbing waste vent boots at roof: at back roof.
R	1.10.29a	Flashing: gaps between flashing and trim at upper corners of front porch roof where it meets house, should be repaired to prevent water infiltration.
R	1.10.7	Ridge shingles of roof cracked/split at end peaks: at left end of main roof, right end of garage roof, and about three feet from main house on roof ridge, should be repaired/replace to prevent water infiltration. Lifted nail coming up through exterior shingle on back of garage roof just below vent.
F	1.2.5	Water stain noted, no moisture detected: below left end gable vent in attic. Some water appears to enter through gable vent during rain storms.
FR	1.6.8	Metal chimney flue in attic has insulation touching it, possible fire safety issue. Unable to locate a label on pipe to determine clearances, check manufacturers suggestion on clearance.
R	1.7.2.1	Gutter down spout missing elbow at front left corner of house, gutters are full of debris and clogged – some holding water.
M	2.1.2.1	Vegetation growing or touching exterior which can damage or promote deterioration through moisture: at front porch, left side of house adjacent to gas meter and gas pack.
M	2.11.12	Crack in concrete: garage floor adjacent to garage door, does not appear to be significant at this time. Monitor for further separation, vertical displacement or changes in size of more than ¼ " .
M	2.11.33	Exterior door at front of house has some surface damage.
M	2.11.4	Exterior paint/caulk failing: gap in trim at front door. Gaps where trim meets front porch deck, should be sealed to prevent water infiltration.
R	2.11.5	Exterior wood deteriorated: bottom of railings at front porch, about 2 feet to left of steps, at right end about 3 feet from end of porch, bottom left corner of door frame at back door. Damage to wood fascia trim at left end of main roof.
F	2.11.5a	Sheathing at gable ends of attic has damage/holes at both ends - not significant.
R	2.11.9	Steps have some planks loose: at back stairs, top three steps, should be secured to prevent trip/fall hazard.
M	3.2.2	Evidence of prior water seeping into crawlspace: some negative drainage at front of crawlspace. Moisture level at time of inspection acceptable below 15%.
MF	3.8.4	Crack in foundation wall: cracks are in exterior brick and interior block, it does not appear significant at this time. Monitor for further separation, vertical displacement or changes in size of more than ¼ " You may request that a Professional Engineer be consulted to evaluate the foundation to determine the cause of the crack and if corrective measures are needed.
R	3.8.58	Positive drain pipe is at back left corner of house in crawlspace, pipe is exposed, it should be covered with gravel to promote drainage as well as keep varmints out.
F	4.1.5.3	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 metal fittings. For further details contact the Consumer Plumbing Recovery Center at 1-800-392-7591 or visit its Website at: http://www.pbpipe.com

R	4.9.27	Waste type plumbing line is at surface of grade in back right yard, appears to be waste line from neighbors house.
R	4.9.51	Toilet(s) loose, not secured to floor: hall bath upstairs, did detect moisture in floor adjacent to toilet using a moisture meter.
R	4.9.6	Small leak detected at trap of waste line in hall bath upstairs, sink in hall and master drain slow, master sink does not drain through overflow opening.
M	4.9.6a	Gap in caulking around shower control in hall bath, should be sealed to prevent water infiltration.
F	5.9.34	Unable to determine function of electrical switches: one of three at front door.
R	5.9.34a	Switches for dining room light are not wire properly, only able to activate light if switch adjacent to front door is on.
R	5.9.35	Light fixture(s) do not function: unable to activate light above garage door.
R	9.10.19	Doors do not align in frame properly or latch shut: bedroom over garage, middle back bedroom, laundry doors drag on floor and one door is off track. Door stop broken in bedroom over garage.
M	9.10.21	Trim: base board trim has gaps along the top at least at the following locations, family room, master bedroom, hallway upstairs. Crown molding is loose in dining room. Trim adjacent to back door on latch side is loose from wall. Trim in stairway has gaps in and is pulling loose at the bottom.
R	9.10.23	Window fits in frame tightly and is rubbing frame, in front right bedroom upstairs.
F	9.11.1	Creak in floor at closet area in front right bedroom upstairs, in hallway upstairs at top of stairs.
F	9.9.3	Gas oven vents over 20 ppm of carbon monoxide into kitchen when oven is on. OSHA indicates over 50 ppm of carbon monoxide is a health risk. Recommend following manufacturer's operating instructions and install a carbon monoxide detector in house.