



Inspection Report

John Smith

Property Address:
123 Main Street
Charlotte, NC 28269



Lake Norman Home Inspections, LLC

Skip Erwin
12610 Robert Walker Drive
Davidson, NC 28036
704-309-1185
NC License #2320

Matthew L. Erwin

Date: 2/19/2010	Time: 11:00 AM	Report ID: 507
Property: 123 Main Street Charlotte, NC 28269	Customer: John Smith	Real Estate Professional: Darrell Mullins Wilkinson and Associates Real Estate

All comments by the inspector should be considered before purchasing this property. All costs associated with further inspection fees and repair or replacement of items, components, systems or units should be considered before you purchase the property.

This report is a description of the property at the time of inspection only. The home inspector isn't required to and can't predict the life expectancy of any component or system. Also, the home inspector isn't required to and can't predict future conditions, including but not limited to failure of components.

Buyer Present:
No

Owner Present:
No

Realtor Present:
No

Residence Type:
Single Family

Outside Temperature:
55 Degrees

Weather:
Clear

Estimated Age:
2 Years

Inspection Cost:
\$425.00

Vacant:
Yes

Utilities On:
Yes

Approximate Square Footage:
3,650

1. Grounds and Landscaping

		IN	NI	NAP	NAC	R
1.0	GRADE/DRAINAGE	X				
1.1	LANDSCAPING/VEGETATION	X				
1.2	TREE LIMBS	X				
1.3	DRIVEWAY	X				
1.4	WALKS	X				
1.5	PATIOS/SLABS	X				
1.6	PORCHES/COVERS					X
1.7	DECKS			X		
1.8	BALCONIES			X		
1.9	STEPS/STOOPS	X				
1.10	RAILINGS			X		
1.11	MISCELLANEOUS			X		

IN NI NAP NAC R

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Comments:

1.6 The wood columns to the right and left of the front door are in contact with the ground. Wood columns in direct contact with the ground will deteriorate over time. Have a general contractor assess and correct.



1.6 Picture 1

2. Exterior

		IN	NI	NAP	NAC	R
2.0	SIDING/WALL CLADDING					X
2.1	TRIM	X				
2.2	VENTS	X				
2.3	WINDOWS	X				
2.4	ENTRYWAY DOORS	X				
2.5	DOOR WEATHER SEALS					X
2.6	OUTSIDE ELECTRICAL OUTLETS	X				
2.7	HOSE FAUCET(S)	X				
2.8	CAULK					X

IN NI NAP NAC R

Styles & Materials

Wall Cladding Material (Siding):

Vinyl
Brick Veneer
Synthetic Stone

Tool Used to Probe:

Awl

IN NI NAP NAC R

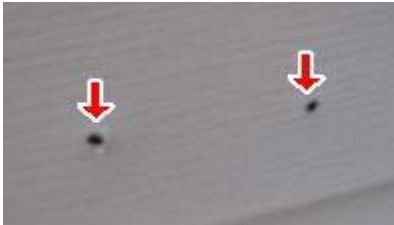
2.9	FUEL STORAGE SYSTEMS - ABOVE GROUND ONLY			X		
2.10	MISCELLANEOUS			X		

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Comments:

2.0 There are several small holes (4) in the siding on the right side of the house by the receptacle. Seal to prevent water intrusion.



2.0 Picture 1

2.5 The weather skirt underneath the front door is torn and approximately 5 inches of it is missing. It should be replaced to prevent water intrusion.



2.5 Picture 1

2.8 There needs to be caulk applied where the bottom right and left sides of the rear door trim meets the threshold (Picture 1 and Picture 2). There needs to be caulk applied where the bottom right and left sides of the front door trim meets the threshold.



2.8 Picture 1



2.8 Picture 2

3. Garage

IN NI NAP NAC R

3.0	CEILINGS	X				
3.1	WALLS (INCLUDING FIREWALL SEPARATION)	X				
3.2	FLOOR	X				
3.3	WINDOWS			X		
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				

IN NI NAP NAC R

IN NI NAP NAC R

3.5	GARAGE BAY DOOR (S)/SEAL	X				
3.6	GARAGE DOOR OPERATOR			X		
3.7	GARAGE DOOR AUTO-REVERSE			X		
3.8	REVERSING SENSORS			X		
3.9	ELECTRICAL OUTLETS	X				
3.10	SMOKE DETECTOR			X		
3.11	MISCELLANEOUS			X		

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Comments:

3.6 Not Present.

4. Roofing / Chimneys and Roof Structure / Attic

IN NI NAP NAC R

4.0	ROOF COVERINGS					X
4.1	FLASHING	X				
4.2	EAVES, SOFFITS, FASCIAS	X				
4.3	VENT PIPES/ROOF PENETRATIONS	X				
4.4	GABLE/RIDGE VENTS	X				
4.5	GUTTERS	X				
4.6	DOWNSPOUTS	X				
4.7	SPLASHBLOCKS	X				
4.8	SKYLIGHTS			X		
4.9	CHIMNEY			X		
4.10	FIRE PLACE/MANTLE/DAMPER			X		
4.11	ATTIC VENTILATION FAN(S)			X		
4.12	ATTIC INSULATION					X
4.13	ELECTRIC WIRING IN ATTIC	X				
4.14	ATTIC ELECTRIC OUTLETS	X				
4.15	ATTIC WALLS	X				
4.16	ATTIC WINDOWS			X		
4.17	ATTIC WOOD CONDITION	X				
4.18	JOISTS AND RAFTERS AND TRUSSES	X				
4.19	SHEATHING	X				
4.20	ATTIC DOOR/HATCH	X				
4.21	MISCELLANEOUS			X		

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Comments:

4.0 There are two damaged shingles on the front of the house below the left most gable (Picture 1). There is a lifted shingle at the rear left corner of the roof (Picture 2). The shingles on the front right side of the roof are drooping over the edge of the roof (Picture 3). Shingles should extend 1 and 1/2 inches over the edge of the roof. These shingles extend approximately 2 1/2 inches over the edge. Have a roofer assess and correct as necessary.

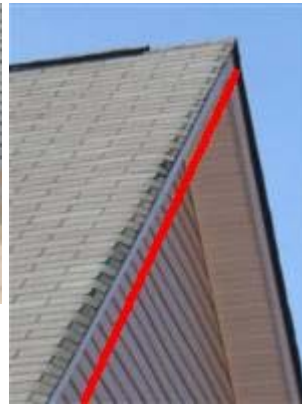
Styles & Materials
Method to Used to Inspect Roof:
 Binoculars
 Ground
Roof Covering Material:
 3 Tab Asphalt
Roof Structure:
 2 X 4 Trusses
Method Used to Observe Attics:
 Walked
Attic Insulation:
 Blown
 Batt
Tool Used in Attic:
 Flashlight



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3

4.12 The attic insulation is matted and shallow in several places to the left of the attic stairs. This significantly reduces its insulating value. Have an insulation specialist replace it as necessary.



4.12 Picture 1

5(A). Living Room

		IN	NI	NAP	NAC	R
5.0.A	CEILINGS	X				
5.1.A	WALLS	X				
5.2.A	FLOORS	X				
5.3.A	DOORS	X				
5.4.A	WINDOWS	X				
5.5.A	ELECTRICAL OUTLETS	X				
5.6.A	SMOKE DETECTOR			X		
5.7.A	CEILING FAN			X		
5.8.A	STEPS, STAIRWAYS, RAILINGS			X		
5.9.A	MISCELLANEOUS			X		

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5(B). Dining Room

IN NI NAP NAC R

5.0.B	CEILINGS	X				
5.1.B	WALLS	X				
5.2.B	FLOORS	X				
5.3.B	DOORS	X				
5.4.B	WINDOWS	X				
5.5.B	ELECTRICAL OUTLETS	X				
5.6.B	SMOKE DETECTOR			X		
5.7.B	CEILING FAN			X		
5.8.B	STEPS, STAIRWAYS, RAILINGS			X		
5.9.B	MISCELLANEOUS			X		

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5(C). Great Room

IN NI NAP NAC R

5.0.C	CEILINGS	X				
5.1.C	WALLS	X				
5.2.C	FLOORS	X				
5.3.C	DOORS	X				
5.4.C	WINDOWS				X	
5.5.C	ELECTRICAL OUTLETS	X				
5.6.C	SMOKE DETECTOR			X		
5.7.C	CEILING FAN	X				
5.8.C	STEPS, STAIRWAYS, RAILINGS			X		
5.9.C	MISCELLANEOUS			X		

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Comments:

5.4.C The top most rear windows (2) weren't accessible due to height.

5(D). Sun Room

IN NI NAP NAC R

5.0.D	CEILINGS	X				
5.1.D	WALLS	X				
5.2.D	FLOORS	X				
5.3.D	DOORS	X				
5.4.D	WINDOWS	X				
5.5.D	ELECTRICAL OUTLETS	X				
5.6.D	SMOKE DETECTOR			X		
5.7.D	CEILING FAN	X				

IN NI NAP NAC R

IN NI NAP NAC R

5.8.D	STEPS, STAIRWAYS, RAILINGS			X		
5.9.D	MISCELLANEOUS			X		

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Comments:

5.0.D There is separation in the sheetrock seam at the rear of the room. It's considered cosmetic in nature.

5(E). Bedroom - First Level

IN NI NAP NAC R

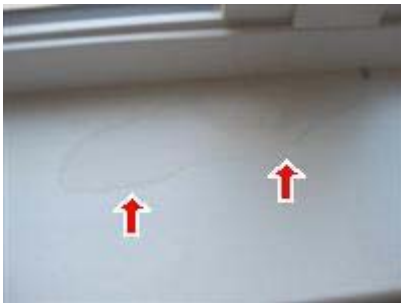
5.0.E	CEILINGS	X				
5.1.E	WALLS	X				
5.2.E	FLOORS	X				
5.3.E	DOORS	X				
5.4.E	WINDOWS					X
5.5.E	ELECTRICAL OUTLETS	X				
5.6.E	SMOKE DETECTOR	X				
5.7.E	CEILING FAN			X		
5.8.E	STEPS, STAIRWAYS, RAILINGS			X		
5.9.E	MISCELLANEOUS			X		

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Comments:

5.4.E There is a water stain on the center of the threshold beneath the rear windows. The stain measured dry at the time of inspection. Monitor and if necessary repair.



5.4.E Picture 1

5(F). Master Bedroom

IN NI NAP NAC R

5.0.F	CEILINGS	X				
5.1.F	WALLS	X				
5.2.F	FLOORS	X				
5.3.F	DOORS	X				
5.4.F	WINDOWS	X				

IN NI NAP NAC R

IN NI NAP NAC R

5.5.F	ELECTRICAL OUTLETS	X				
5.6.F	SMOKE DETECTOR	X				
5.7.F	CEILING FAN	X				
5.8.F	STEPS, STAIRWAYS, RAILINGS			X		
5.9.F	MISCELLANEOUS			X		

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5(G). Bedroom - Rear Right

IN NI NAP NAC R

5.0.G	CEILINGS	X				
5.1.G	WALLS	X				
5.2.G	FLOORS	X				
5.3.G	DOORS	X				
5.4.G	WINDOWS	X				
5.5.G	ELECTRICAL OUTLETS	X				
5.6.G	SMOKE DETECTOR	X				
5.7.G	CEILING FAN			X		
5.8.G	STEPS, STAIRWAYS, RAILINGS			X		
5.9.G	MISCELLANEOUS			X		

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5(H). Bedroom - Front Right

IN NI NAP NAC R

5.0.H	CEILINGS	X				
5.1.H	WALLS	X				
5.2.H	FLOORS	X				
5.3.H	DOORS					X
5.4.H	WINDOWS	X				
5.5.H	ELECTRICAL OUTLETS	X				
5.6.H	SMOKE DETECTOR	X				
5.7.H	CEILING FAN			X		
5.8.H	STEPS, STAIRWAYS, RAILINGS			X		
5.9.H	MISCELLANEOUS			X		

IN NI NAP NAC R

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Comments:

5.3.H The left closet door won't latch. Adjust and repair as necessary to return to proper operation.



5.3.H Picture 1

5(I). Bonus Room

		IN	NI	NAP	NAC	R
5.0.I	CEILINGS	X				
5.1.I	WALLS	X				
5.2.I	FLOORS	X				
5.3.I	DOORS	X				
5.4.I	WINDOWS	X				
5.5.I	ELECTRICAL OUTLETS	X				
5.6.I	SMOKE DETECTOR	X				
5.7.I	CEILING FAN			X		
5.8.I	STEPS, STAIRWAYS, RAILINGS			X		
5.9.I	MISCELLANEOUS			X		

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5(J). Hallway and Other Rooms

		IN	NI	NAP	NAC	R
5.0.J	CEILINGS	X				
5.1.J	WALLS	X				
5.2.J	FLOORS	X				
5.3.J	DOORS	X				
5.4.J	WINDOWS	X				
5.5.J	ELECTRICAL OUTLETS	X				
5.6.J	SMOKE DETECTOR	X				
5.7.J	CEILING FAN			X		
5.8.J	STEPS, STAIRWAYS, RAILINGS	X				
5.9.J	MISCELLANEOUS			X		

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6. Laundry Room

IN NI NAP NAC R

6.0	VENT PIPE/DUCT	X				
6.1	DRIP PAN			X		
6.2	FAUCETS/PIPES	X				
6.3	CEILINGS	X				
6.4	WALLS	X				
6.5	FLOORS	X				
6.6	DOORS	X				
6.7	WINDOWS			X		
6.8	ELECTRICAL OUTLETS	X				
6.9	SINK			X		
6.10	MISCELLANEOUS			X		

IN NI NAP NAC R

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7. Kitchen and Appliances

IN NI NAP NAC R

7.0	CEILINGS	X				
7.1	WALLS	X				
7.2	FLOORS	X				
7.3	DOORS	X				
7.4	WINDOWS	X				
7.5	PANTRY/CLOSET	X				
7.6	CABINETS	X				
7.7	COUNTERTOPS	X				
7.8	FAUCET	X				
7.9	SINK/SPRAYER	X				
7.10	CAULK	X				
7.11	PLUMBING DRAIN AND WASTE SYSTEMS	X				
7.12	PLUMBING WATER SUPPLY	X				
7.13	ELECTRICAL OUTLETS	X				
7.14	DISHWASHER	X				
7.15	RANGES/OVENS/COOKTOPS	X				
7.16	RANGE HOOD			X		
7.17	GARBAGE DISPOSAL					X
7.18	REFRIGERATOR					X
7.19	PERMANENTLY INSTALLED MICROWAVE	X				
7.20	TRASH COMPACTOR			X		
7.21	MISCELLANEOUS			X		

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Comments:

7.17 The stress relief clamp is missing from the point where the electrical wiring connects to the bottom of the garbage disposal. The stress relief clamp prevents the electrical line from being pulled loose. A stress relief clamp should be

installed.



7.17 Picture 1

7.18 The water dispenser and the ice dispenser aren't functioning. The water supply might not be connected to the refrigerator or it may be off. The unit should be serviced by an appliance repair professional.

8(A). Hall Bath(s)

		IN	NI	NAP	NAC	R
8.0.A	CEILINGS	X				
8.1.A	WALLS	X				
8.2.A	FLOORS	X				
8.3.A	DOORS	X				
8.4.A	WINDOWS			X		
8.5.A	CABINETS	X				
8.6.A	COUNTERTOPS	X				
8.7.A	FIXTURES AND FAUCETS	X				
8.8.A	SHOWER/TUB	X				
8.9.A	SINK	X				
8.10.A	TOILETS	X				
8.11.A	PLUMBING DRAIN AND WASTE SYSTEMS	X				
8.12.A	PLUMBING WATER SUPPLY	X				
8.13.A	ELECTRICAL OUTLETS	X				
8.14.A	EXHAUST FAN(S)	X				
8.15.A	CAULK					X
8.16.A	MISCELLANEOUS			X		

IN NI NAP NAC R

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Comments:

8.15.A There needs to be caulk applied, where the second level hallway bathroom sink backsplash meets the left side of the countertop, to prevent water intrusion.



8.15.A Picture 1

8(B). Master Bath(s)

		IN	NI	NAP	NAC	R
8.0.B	CEILINGS	X				
8.1.B	WALLS	X				
8.2.B	FLOORS	X				
8.3.B	DOORS	X				
8.4.B	WINDOWS	X				
8.5.B	CABINETS	X				
8.6.B	COUNTERTOPS	X				
8.7.B	FIXTURES AND FAUCETS	X				
8.8.B	SHOWER/TUB	X				
8.9.B	SINK	X				
8.10.B	TOILETS					X
8.11.B	PLUMBING DRAIN AND WASTE SYSTEMS	X				
8.12.B	PLUMBING WATER SUPPLY	X				
8.13.B	ELECTRICAL OUTLETS	X				
8.14.B	EXHAUST FAN(S)	X				
8.15.B	CAULK	X				
8.16.B	MISCELLANEOUS			X		

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Comments:

8.10.B The master bathroom toilet bowl water doesn't flow well when the toilet is flushed. It may clog easily. Have a licensed plumber assess and correct.

9. Foundation, Basement, and Structure

		IN	NI	NAP	NAC	R
9.0	FOUNDATION WALLS	X				
9.1	SILL PLATE				X	
9.2	FLOOR JOISTS/I BEAMS	X				
9.3	SUB FLOORING				X	
9.4	COLUMNS/PIERS			X		
9.5	WOOD MOISTURE LEVEL				X	
9.6	CHIMNEY/FIREPLACE FOUNDATION				X	
9.7	CRACKS	X				
9.8	CRAWL SPACE VAPOR BARRIER			X		
9.9	CRAWL SPACE VENTILATION			X		
9.10	BASEMENT/CRAWLSPACE INSULATION			X		
9.11	BASEMENT/CRAWLSPACE ELECTRICAL WIRING			X		

IN NI NAP NAC R

Styles & Materials

Foundation:
Poured Concrete

Floor Structure:
Slab
Not Accessible

Wall Structure:
Not Accessible

Columns/Piers:
Not Applicable

Ceiling Structure:
2 X 4
Not Accessible

Method used to observe under floor crawlspace:
No Crawlspace

Basement/Crawlspace Insulation:
No Crawlspace

Tools Used:
Awl
Flashlight

IN NI NAP NAC R

9.12	BASEMENT/CRAWLSPACE ELECTRICAL OUTLETS			X		
9.13	BASEMENT/CRAWLSPACE DOORS			X		
9.14	BASEMENT/CRAWLSPACE WINDOWS			X		
9.15	ABSENCE OF WOOD DEBRIS ON CRAWLSPACE FLOOR			X		
9.16	BASEMENT CEILING			X		
9.17	RETAINING WALLS (AS THEY PERTAIN TO STRUCTURE OF THE HOUSE)			X		
9.18	MISCELLANEOUS			X		

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10. Plumbing System

IN NI NAP NAC R

10.0	MAIN WATER SHUTOFF VALVE	X				
10.1	WATER PRESSURE	X				
10.2	WATER PIPING	X				
10.3	WASTE PIPING					X
10.4	PIPING SUPPORTS	X				
10.5	VENT PIPES TO EXTERIOR	X				
10.6	WATER HEATER AND ASSOCIATED COMPONENTS	X				
10.7	SUMP PUMP			X		
10.8	MISCELLANEOUS			X		

IN NI NAP NAC R

Styles & Materials

Main Water Shutoff Valve:
Garage - Rear Wall

Water Piping:
PEX

Waste Piping:
PVC

Water Heater Manufacturer:
Rheem

Water Heater Energy Source:
Gas

Water Heater Capacity:
50 Gallons

Water Heater Location:
Garage

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Comments:

10.3 I could smell waste by the washer drain line in the laundry room. This could be caused by a drain line trap that is dry due to the house being vacant, or there isn't a trap. Have a licensed plumber ensure that there is a trap for the washer drain line.



10.3 Picture 1

11. Electrical System

IN NI NAP NAC R

11.0	MAIN SERVICE GROUNDING	X				
11.1	SERVICE ATTACHED TO HOUSE	X				

IN NI NAP NAC R

Styles & Materials

Service Entry Type:
Below Ground

Service Voltage:
120/240

Main Service Capacity:
200 Amp

		IN	NI	NAP	NAC	R
11.2	SERVICE ENTRANCE CONDUCTORS	X				
11.3	SERVICE PANEL BOX	X				
11.4	MAIN SERVICE CUTOFF	X				
11.5	DISTRIBUTION PANEL BOX	X				
11.6	DISTRIBUTION PANEL WIRING					X
11.7	DISTRIBUTION PANEL BREAKER CONDITION	X				
11.8	DISTRIBUTION PANEL BREAKERS LABELED	X				
11.9	SUB PANEL BOX			X		
11.10	SUB PANEL WIRING			X		
11.11	SUB PANEL BREAKER CONDITION			X		
11.12	SUB PANEL BREAKERS LABELED			X		
11.13	AFCI	X				
11.14	GFCI	X				
11.15	DOOR BELL(S)	X				
11.16	CARBON MONOXIDE DETECTOR	X				
11.17	EXTERIOR WIRING	X				
11.18	MISCELLANEOUS			X		

Service Entry Conductor Type:
Aluminum

Distribution Panel Location:
Garage - Right Wall

Distribution Wiring:
Copper
Multi-Strand Aluminum

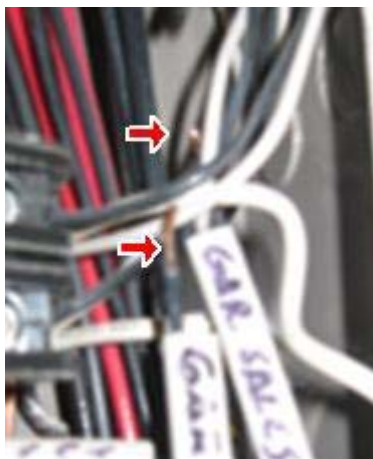
Receptacles:
Grounded
Ungrounded

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Comments:

11.6 There are two wires in the distribution box that aren't terminated. Wires that aren't terminated can come in contact with electrically active points inside the panel and create a safety hazard. Have the wires terminated with wire nuts. The panel is located in the garage.



11.6 Picture 1

12. Heating System

		IN	NI	NAP	NAC	R
12.0	AIR FILTER	X				
12.1	FLUES, PIPES, VENTS	X				
12.2	SUPPLY/RETURN PLENUMS	X				

Styles & Materials
Manufacturer:
Goodman

Heating System:
Forced Air

Energy Source (Fuel Type):
Natural Gas

IN NI NAP NAC R

IN NI NAP NAC R

12.3	AIR DUCTS					X
12.4	THERMOSTAT	X				
12.5	TEMPERATURE INCREASE	X				
12.6	HEAT PUMP			X		
12.7	AUX/EMERGENCY STRIP			X		
12.8	PRESENCE OF HEAT SOURCE IN HABITABLE SPACES	X				
12.9	FURNACE SERVICE CUTOFF	X				
12.10	GAS/LP FIRELOGS					X
12.11	WOOD STOVE			X		
12.12	MISCELLANEOUS					X

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Comments:

12.3 There isn't any air flowing from the supply register, on the left side of the foyer, while the heat is operated. There are several ducts in the attic, above this area, that aren't connected to anything (Picture 1). Have a licensed HVAC professional assess and correct.



12.3 Picture 1

12.10 The gas log igniter is sparking, but the gas log pilot won't light. Have the gas logs serviced by a licensed HVAC professional.

12.12 The left clip that holds the return grate (in the kitchen) in place isn't attached to the grate. Replace and repair as necessary.



12.12 Picture 1

13. Air Conditioning System

IN NI NAP NAC R

13.0	CONDENSER/COMPRESSOR	X				
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Styles & Materials

Manufacturer:
Goodman

Air Conditioning:
Central

System Type:

IN NI NAP NAC R

IN NI NAP NAC R

Split

Energy Source (Fuel Type):
Electric

		IN	NI	NAP	NAC	R
13.1	OUTSIDE FAN		X			
13.2	REFRIGERANT LINES	X				
13.3	ELECTRICAL CONDUIT ATTACHED TO HOUSE	X				
13.4	CONDENSER/COMPRESSOR SERVICE CUTOFF	X				
13.5	CONDENSATION DRAINS	X				
13.6	TEMPERATURE DECREASE		X			
13.7	SUPPLY/RETURN PLENUM	X				
13.8	AIR DUCTS	X				
13.9	PRESENCE OF COOLING SOURCE IN HABITABLE SPACES	X				
13.10	DRIP PAN	X				
13.11	MISCELLANEOUS			X		

IN NI NAP NAC R

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Comments:

13.1 The air conditioner wasn't operated due to temperature. This item wasn't inspected.

13.6 The outside temperature was below 65 degrees at the time of inspection. Operating an air conditioner below this temperature can damage the unit. This item wasn't inspected.

14. Lighting

IN NI NAP NAC R

		IN	NI	NAP	NAC	R
14.0	Exterior Lighting	X				
14.1	Interior Lighting					X

IN NI NAP NAC R

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Comments:

14.1 The light by the water heater (in garage) isn't functioning. Replace bulb and make sure there is a switch to turn the light on.



14.1 Picture 1