

# General Summary



**Lake Norman Home Inspections, LLC**

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

**Customer  
John Smith**

**Property Address  
123 Main Street  
Charlotte, NC 28269**

This Summary is not the entire report. The full report may include additional information of interest or concern to the client. It's strongly recommended that the client read the complete report. For information regarding the negotiability of any item in this report under a real estate contract, contact your North Carolina real estate agent or an attorney. All repairs in the General Summary should be evaluated and corrected by a licensed General Contractor or qualified professional. 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 summary 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.

## **1 Grounds and Landscaping**

### **1.6 PORCHES/COVERS**

#### **Not Functioning or in Need of Repair**

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.

## **2 Exterior**

### **2.0 SIDING/WALL CLADDING**

#### **Not Functioning or in Need of Repair**

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

### **2.5 DOOR WEATHER SEALS**

#### **Not Functioning or in Need of Repair**

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.

### **2.8 CAULK**

#### **Not Functioning or in Need of Repair**

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.

#### **4 Roofing / Chimneys and Roof Structure / Attic**

##### **4.0 ROOF COVERINGS**

###### **Not Functioning or in Need of Repair**

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.

##### **4.12 ATTIC INSULATION**

###### **Not Functioning or in Need of Repair**

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.

#### **5(E) Bedroom - First Level**

##### **5.4.E WINDOWS**

###### **Not Functioning or in Need of Repair**

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(H) Bedroom - Front Right**

##### **5.3.H DOORS**

###### **Not Functioning or in Need of Repair**

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

#### **7 Kitchen and Appliances**

##### **7.17 GARBAGE DISPOSAL**

###### **Not Functioning or in Need of Repair**

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.

##### **7.18 REFRIGERATOR**

###### **Not Functioning or in Need of Repair**

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)**

##### **8.15.A CAULK**

###### **Not Functioning or in Need of Repair**

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(B) Master Bath(s)**

##### **8.10.B TOILETS**

###### **Not Functioning or in Need of Repair**

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.

## **10 Plumbing System**

### **10.3 WASTE PIPING**

#### **Not Functioning or in Need of Repair**

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.

## **11 Electrical System**

### **11.6 DISTRIBUTION PANEL WIRING**

#### **Not Functioning or in Need of Repair**

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.

## **12 Heating System**

### **12.3 AIR DUCTS**

#### **Not Functioning or in Need of Repair**

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.

### **12.10 GAS/LP FIRELOGS**

#### **Not Functioning or in Need of Repair**

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 MISCELLANEOUS**

#### **Not Functioning or in Need of Repair**

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

## **14 Lighting**

### **14.1 Interior Lighting**

#### **Not Functioning or in Need of Repair**

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.

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