

# Inspection Report

## Prospective HomeBuyers

**Property Address:**  
123 Serenity Lane  
NC



**Outlook Home Inspections, LLC**

**Jonathan Dyer**  
**outlookhi@gmail.com**  
**NC #3778**

# Table of Contents

<a href="#"><u>Cover Page.....</u></a>	<a href="#"><u>1</u></a>
<a href="#"><u>Table of Contents.....</u></a>	<a href="#"><u>2</u></a>
<a href="#"><u>Intro Page.....</u></a>	<a href="#"><u>3</u></a>
<a href="#"><u>1 Roofing.....</u></a>	<a href="#"><u>4</u></a>
<a href="#"><u>2 Exterior.....</u></a>	<a href="#"><u>8</u></a>
<a href="#"><u>3 Garage.....</u></a>	<a href="#"><u>10</u></a>
<a href="#"><u>4 Interiors.....</u></a>	<a href="#"><u>11</u></a>
<a href="#"><u>5 Structural Components.....</u></a>	<a href="#"><u>14</u></a>
<a href="#"><u>6 Plumbing System.....</u></a>	<a href="#"><u>15</u></a>
<a href="#"><u>7 Electrical System.....</u></a>	<a href="#"><u>17</u></a>
<a href="#"><u>8 Heating / Central Air Conditioning.....</u></a>	<a href="#"><u>18</u></a>
<a href="#"><u>9 Insulation and Ventilation.....</u></a>	<a href="#"><u>19</u></a>
<a href="#"><u>10 Built-In Kitchen Appliances.....</u></a>	<a href="#"><u>20</u></a>
<a href="#"><u>Summary.....</u></a>	<a href="#"><u>21</u></a>
<a href="#"><u>Invoice.....</u></a>	<a href="#"><u>30</u></a>
<a href="#"><u>Attachments.....</u></a>	<a href="#"><u>31</u></a>

<b>Date:</b> 9/2/2016	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b> 123 Serenity Lane NC	<b>Customer:</b> Prospective HomeBuyers	<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.

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**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.

## Styles & Materials

**Roof Covering:**

Architectural

**Viewed roof covering from:**

Ladder

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

Metal Flue Pipe

## Items

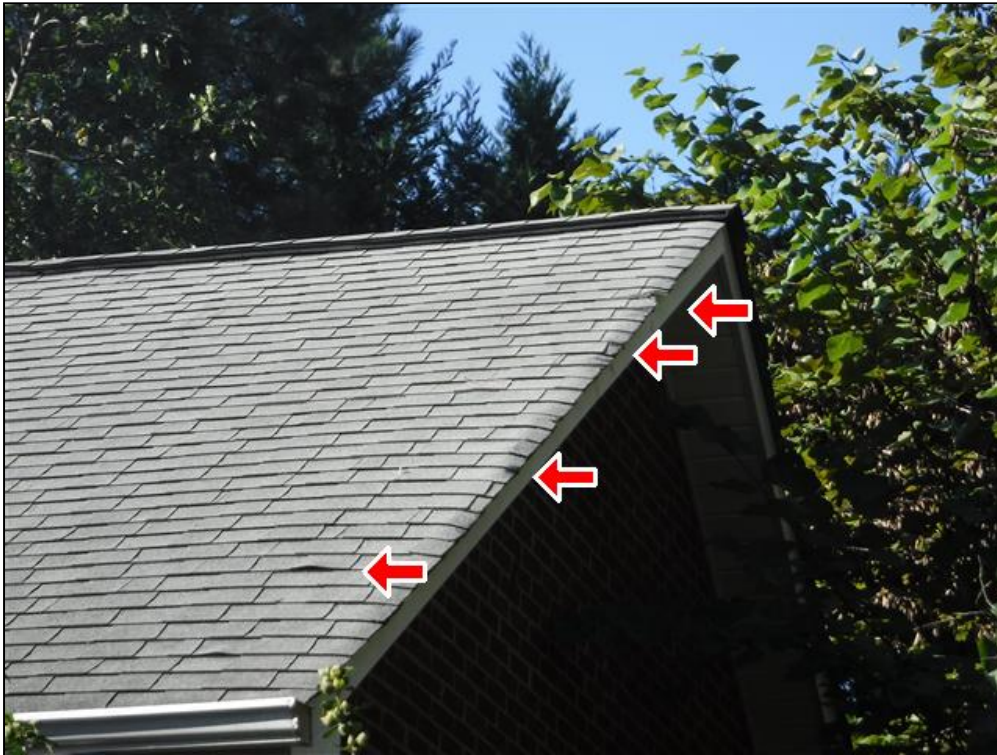
### 1.0 Roof Coverings

**Comments:** Repair or Replace

Loose and/or damaged shingle tabs were located at the rear gable located just above the master bedroom. A licensed roofing contractor should be consulted for evaluation and repair.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

**1.1 Flashings**

Comments: Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

Comments: Inspected

**1.3 Roof Drainage Systems**

Comments: Repair or Replace

(1) Water stains on brick suggest that water is overflowing the gutter system in place above the right side of the garage door. A kickout flashing should be installed to prevent water intrusion and eventual damage to the masonry. A licensed roofing contractor should be consulted for evaluation and repair.



1.3 Item 1(Picture)

(2) Section of the gutter located at the rear, right side of the home has pulled away from the fascia. Water penetration that could result in damage could occur if not repaired. A qualified contractor or tradesman should perform repair.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

---

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.

**Styles & Materials**

<b>Siding Style:</b> Brick	<b>Siding Material:</b> Brick veneer	<b>Exterior Entry Doors:</b> Wood
<b>Appurtenance:</b> Deck with steps	<b>Driveway:</b> Concrete	

**Items**

**2.0 Wall Cladding Flashing and Trim**

**Comments:** Repair or Replace

Measurable crack located in the brick veneer just to the right of the garage door entrance should be sealed to prevent moisture intrusion. A licensed general contractor should be consulted for further evaluation and to make necessary repair(s).



2.0 Item 1(Picture)

**2.1 Doors (Exterior)**

**Comments:** Inspected

**2.2 Windows**

**Comments:** Inspected



**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Not Inspected

The underside of the deck was inaccessible due to decorative lattice trim that blocked any possible entrance.

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Comments:** Inspected

**2.5 Eaves, Soffits and Fascias**

**Comments:** Repair or Replace

Piece of soffit located above far, right window in front of house is loose and needs to be reattached or replaced in order to prevent moisture and pest intrusion. A qualified contractor or tradesman should perform repair.



2.5 Item 1(Picture)

---

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**

**Styles & Materials**

<b>Garage Door Type:</b> One automatic	<b>Garage Door Material:</b> N/A	<b>Auto-opener Manufacturer:</b> N/A
---	-------------------------------------	---

**Items**

**3.0 Garage Ceilings**

**Comments:** Inspected

**3.1 Garage Walls (including Firewall Separation)**

**Comments:** Inspected

**3.2 Garage Floor**

**Comments:** Inspected

**3.3 Garage Door (s)**

**Comments:** Inspected

Garage door opens stops and reverses when met with reasonable resistance.

**3.4 Occupant Door (from garage to inside of home)**

**Comments:** Repair or Replace

Weather stripping around door is damaged. Repair/replacement is recommended in order to provide adequate seal from outdoor elements. Repair should be made by qualified contractor or tradesman.



3.4 Item 1(Picture)

**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

**Comments:** Inspected

**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.

**Styles & Materials**

---

**Ceiling Materials:**

Sheetrock

**Wall Material:**

Gypsum Board

Plaster

**Window Types:**

Double-hung

**Items**

---

**4.0 Ceilings**

**Comments:** Inspected

**4.1 Walls**

**Comments:** Inspected

**4.2 Floors**

**Comments:** Inspected

**4.3 Steps, Stairways, Balconies and Railings**

**Comments:** Inspected

**4.4 Counters and Cabinets (representative number)**

**Comments:** Inspected

**4.5 Doors (representative number)**

**Comments:** Inspected, Repair or Replace

Weather stripping around both doors that exit to the exterior is damaged. Light from outside is clearly visible. This may lead to less efficiency of systems and general exposure to outer elements such as pests and moisture. A licensed contractor or qualified tradesman should be consulted for evaluation and repair.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

**4.6 Windows (representative number)**

Comments: Inspected

---

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.

**Styles & Materials**

---

<p><b>Foundation:</b> Masonry block Brick</p>	<p><b>Method used to observe Crawlspace:</b> Crawled</p>	<p><b>Floor Structure:</b> Wood joists</p>
<p><b>Columns or Piers:</b> Brick piers Masonry block</p>	<p><b>Ceiling Structure:</b> Not visible</p>	<p><b>Roof Structure:</b> Engineered wood trusses</p>
<p><b>Roof-Type:</b> Gable Hip</p>	<p><b>Method used to observe attic:</b> Walked</p>	<p><b>Attic info:</b> Pull Down stairs</p>

**Items**

---

**5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Inspected

**5.1 Walls (Structural)**

**Comments:** Inspected

**5.2 Columns or Piers**

**Comments:** Inspected

**5.3 Floors (Structural)**

**Comments:** Inspected

**5.4 Ceilings (Structural)**

**Comments:** Inspected

**5.5 Roof Structure and Attic**

**Comments:** Inspected

---

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.

**Styles & Materials**

<b>Water Source:</b> Public	<b>Water Filters:</b> (We do not inspect filtration systems)	<b>Plumbing Water Supply (into home):</b> PVC
<b>Plumbing Water Distribution (inside home):</b> PVC	<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Water Heater Capacity:</b> Unknown	<b>Water Heater Location:</b> Garage	<b>WH Manufacturer:</b> APOLLO

**Items**

**6.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Inspected

**6.1 Plumbing Water Supply, Distribution System and Fixtures**

**Comments:** Repair or Replace

Hose bib located at rear of the home near the crawl space entrance has become detached from the wall. Repair needed to secure hose bib in place. A licensed plumbing contractor should perform repair.



6.1 Item 1(Picture)

**6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Comments:** Inspected

**6.3 Main Water Shut-off Device (Describe location)**

**Comments:** Inspected

Main Shutoff located in crawlspace

**6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Inspected

**6.5 Main Fuel Shut-off (Describe Location)**

**Comments:** Inspected

**6.6 Sump Pump**

**Comments:** Inspected

---

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.

**Styles & Materials**

<p><b>Electrical Service Conductors:</b>                  Below ground                  Aluminum                  220 volts</p>	<p><b>Panel Capacity:</b>                  200 AMP</p>	<p><b>Panel Type:</b>                  Circuit breakers</p>
<p><b>Branch wire 15 and 20 AMP:</b>                  Copper</p>	<p><b>Wiring Methods:</b>                  Romex</p>	

**Items**

**7.0 Service Entrance Conductors**

**Comments:** Inspected

**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Comments:** Inspected

**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Inspected

**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)**

**Comments:** Inspected

**7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Comments:** Inspected

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected

**7.6 Location of Main and Distribution Panels**

**Comments:** Inspected

**7.7 Smoke Detectors**

**Comments:** Inspected

**7.8 Carbon Monoxide Detectors**

**Comments:** Repair or Replace

Permanently installed and properly functioning carbon monoxide detectors are vital to the safety of homes where gas appliances are in use. No CO detectors were located during the time of the inspection. Installation is recommended.

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.

**Styles & Materials**

<b>Heat Type:</b> Furnace	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> APOLLO	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> One	<b>Central Air Brand:</b> RHEEM	

**Items**

**8.0 Heating Equipment**

**Comments:** Inspected

**8.1 Normal Operating Controls**

**Comments:** Inspected

**8.2 Automatic Safety Controls**

**Comments:** Inspected

**8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Inspected

**8.4 Presence of Installed Heat Source in Each Room**

**Comments:** Inspected

**8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Comments:** Inspected

**8.6 Cooling and Air Handler Equipment**

**Comments:** Repair or Replace

Water was noted to be pooling on the ground inside the crawlspace just beneath the air handler cabinet. Moisture could be indicative of a potential equipment problem. A licensed HVAC contractor should be consulted for evaluation of the system and to outline necessary repair(s).

**8.7 Normal Operating Controls**

**Comments:** Inspected

**8.8 Presence of Installed Cooling Source in Each Room**

**Comments:** Inspected

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.

**Styles & Materials**

---

**Attic Insulation:**

Batt

**Ventilation:**

Ridge vents  
Soffit Vents

**Dryer Power Source:**

220 Electric

**Floor System Insulation:**

Batts

**Items**

---

**9.0 Insulation in Attic**

**Comments:** Inspected

**9.1 Insulation Under Floor System**

**Comments:** Inspected

**9.2 Vapor Retarders (in Crawlspace or basement)**

**Comments:** Inspected

**9.3 Ventilation of Attic and Foundation Areas**

**Comments:** Inspected

**9.4 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Inspected

**9.5 Ventilation Fans and Thermostatic Controls in Attic**

**Comments:** Inspected

---

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.

### Items

---

#### 10.0 Dishwasher

**Comments:** Inspected

#### 10.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

#### 10.2 Range Hood (s)

**Comments:** Inspected

#### 10.3 Microwave Cooking Equipment

**Comments:** Inspected

---

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.

## Summary

### Outlook Home Inspections, LLC

outlookhi@gmail.com  
NC #3778

**Customer**  
Prospective HomeBuyers

**Address**  
123 Serenity Lane  
NC

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

## 1. Roofing

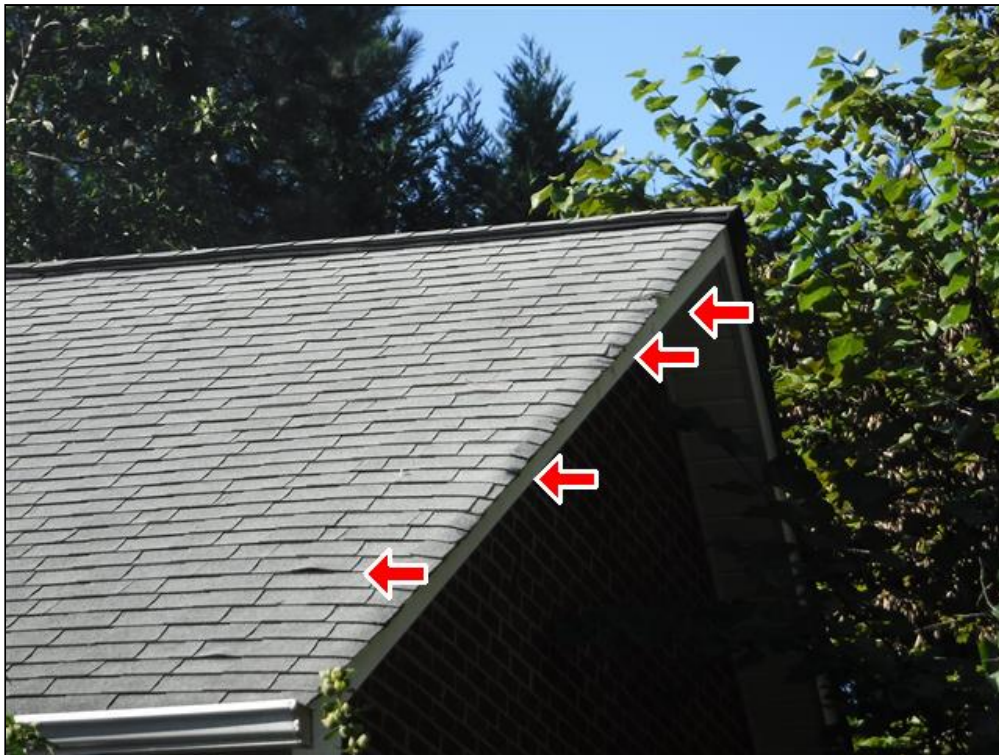
### 1.0 Roof Coverings

#### Repair or Replace

Loose and/or damaged shingle tabs were located at the rear gable located just above the master bedroom. A licensed roofing contractor should be consulted for evaluation and repair.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

### 1.3 Roof Drainage Systems

#### Repair or Replace

(1) Water stains on brick suggest that water is overflowing the gutter system in place above the right side of the garage door. A kickout flashing should be installed to prevent water intrusion and eventual damage to the masonry. A licensed roofing contractor should be consulted for evaluation and repair.



1.3 Item 1(Picture)

(2) Section of the gutter located at the rear, right side of the home has pulled away from the fascia. Water penetration that could result in damage could occur if not repaired. A qualified contractor or tradesman should perform repair.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

## 2. Exterior

### 2.0 Wall Cladding Flashing and Trim

#### Repair or Replace

Measurable crack located in the brick veneer just to the right of the garage door entrance should be sealed to prevent moisture intrusion. A licensed general contractor should be consulted for further evaluation and to make necessary repair(s).





2.0 Item 1(Picture)

**2.5 Eaves, Soffits and Fascias**

**Repair or Replace**

Piece of soffit located above far, right window in front of house is loose and needs to be reattached or replaced in order to prevent moisture and pest intrusion. A qualified contractor or tradesman should perform repair.



2.5 Item 1(Picture)

### 3. Garage

#### 3.4 Occupant Door (from garage to inside of home)

##### Repair or Replace

Weather stripping around door is damaged. Repair/replacement is recommended in order to provide adequate seal from outdoor elements. Repair should be made by qualified contractor or tradesman.



3.4 Item 1(Picture)

### 4. Interiors

#### 4.5 Doors (representative number)

##### Inspected, Repair or Replace

Weather stripping around both doors that exit to the exterior is damaged. Light from outside is clearly visible. This may lead to less efficiency of systems and general exposure to outer elements such as pests and moisture. A licensed contractor or qualified tradesman should be consulted for evaluation and repair.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

## 6. Plumbing System

- 6.1 Plumbing Water Supply, Distribution System and Fixtures  
Repair or Replace

Hose bib located at rear of the home near the crawl space entrance has become detached from the wall. Repair needed to secure hose bib in place. A licensed plumbing contractor should perform repair.



6.1 Item 1(Picture)

## 7. Electrical System

### 7.8 Carbon Monoxide Detectors

#### Repair or Replace

Permanently installed and properly functioning carbon monoxide detectors are vital to the safety of homes where gas appliances are in use. No CO detectors were located during the time of the inspection. Installation is recommended.

## 8. Heating / Central Air Conditioning

### 8.6 Cooling and Air Handler Equipment

#### Repair or Replace

Water was noted to be pooling on the ground inside the crawlspace just beneath the air handler cabinet. Moisture could be indicative of a potential equipment problem. A licensed HVAC contractor should be consulted for evaluation of the system and to outline necessary repair(s).

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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jonathan Dyer*

# INVOICE

Outlook Home Inspections, LLC  
 outlookhi@gmail.com  
 NC #3778  
 Inspected By: Jonathan Dyer

Inspection Date: 9/2/2016  
 Report ID:

<b>Customer Info:</b>	<b>Inspection Property:</b>
Prospective HomeBuyers 123 Justsome Place NC	123 Serenity Lane NC
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			<b>Total Price \$0.00</b>

Payment Method:  
 Payment Status:  
 Note:

Outlook Home Inspections, LLC

outlookhi@gmail.com  
NC #3778

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Contract](#)