

I. Foundation, Basement and Structure

Foundation Type:

Thickness: 8 inches

Column or Pier Type:

Floor Structure Type: Wood; Joists

Wall Structure Type: 2x4

Method used to observe under floor crawlspaces: Visual and Entry

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|----|---------------------------|--------|----------|
| 1 | Grade at Foundation | S | |
| 2 | Walks/Driveway | S | |
| 3 | Retaining Walls | NA | |
| 4 | Foundation Walls | S | |
| 5 | Sill Plate | S | |
| 6 | Footing Drain Pipe | S | |
| 7 | Floor Joists or Girder | S | |
| 8 | Sub-flooring | S | |
| 9 | Column or Pier Conditions | S | |
| 10 | Insulation | S | |
| 11 | Cracks | S | |
| 12 | Ventilation | S | |
| 13 | Prior Water Infiltration | S | |
| 14 | Vapor Barrier | Yes | |
| 15 | Sump Pump | NA | |
| 16 | Chimney Foundation | NA | |
| 17 | Dist. 1st Wood to Ground | S | |

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor.

Comments:

Unsatisfactory Items:

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

Wall Structure Type: Frame; wood

Wall Cover Material:

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|----|------------------------|--------|----------|
| 1 | Siding Condition | S | |
| 2 | Cracks (Masonry) | S | |
| 3 | Vegetation | S | |
| 4 | Windows | S | |
| 5 | Doors | S | |
| 6 | Trim work | S | |
| 7 | Paint & Caulk | S | |
| 8 | Storm Doors & Windows | NA | |
| 9 | Porch | S | |
| 10 | Decks | | |
| 11 | Steps | S | |
| 12 | Balconies | NA | |
| 13 | Railings | S | |
| 14 | Attached Shed | NA | |
| 15 | Carport | NA | |
| 16 | Garage | | |
| 17 | Garage Door Rev. Mech. | | |

Comments and Notes:

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Comments:

Unsatisfactory Items:

III. Roof

Type of Roof:

Roof Structure: Sheathing Material:

Method used to observe Roof Surface:

Materials: Fiberglass

Layers:

Rain Gutters:

Attic Access Method:

Attic Ventilation:

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|----|--------------------------|--------|----------|
| 1 | Condition of Shingles | S | |
| 2 | Flashing & Joints | S | |
| 3 | Eaves, Soffits & Fascias | S | |
| 4 | Skylights | NA | |
| 5 | Vent Pipes | S | |
| 6 | Chimney | | |
| 7 | Gutters | | |
| 8 | Downspouts | | |
| 9 | Attic Ventilation | S | |
| 10 | Attic Water Infiltration | S | |
| 11 | Attic Insulation | S | |
| 12 | Attic Wood Condition | S | |
| 13 | Joists & Rafters | | |
| 14 | Sheathing | S | |
| 15 | Trusses | | |

Comments and Notes:

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Comments:

Unsatisfactory Items:

V. Electrical System

Main Service Capacity: 200 Amps 110 Volts 110/220 Volts

Service Entry Conductor Type:

Location of Main Panel: Overhead Underground Seal Intact

Weatherproofing of service entrance:

Main Panel Box Type: Additional Spaces Available:

Number of Disconnects to cut all power: (6 maximum.)

House Wiring: Copper

Other: Receptacles:

Polarity:

Ground Fault Circuit Interrupters (GFCI):

Operating:

Location of Distribution & Sub Panels:

Distribution of Receptacles: Adequate

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|---|--|--------|----------|
| 1 | Service Ground and Bonding Wires | S | |
| 2 | Main Service Cable Attached to House | S | |
| 3 | Service Panel Box | S | |
| 4 | Breaker/Fuse Condition | S | |
| 5 | Interior House Wiring | S | |
| 6 | Receptacles, Switches, & Fixtures | S | |
| 7 | Wiring to Central Heat/AC Systems | S | |
| 8 | Wiring to other Major Electrical Equipment | S | |
| 9 | Outside Receptacles and Fixtures | S | |

Comments and Notes:

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Comments:

Unsatisfactory Items:

VI. Central Heating System

Type: _____ **Power Source:** _____

Brand: _____ **Model:** _____

Tested System: _____

Condition: _____

Type of Ducts or Piping: _____

Size of Filters: _____

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|----|----------------------------|--------|-------------------|
| 1 | Flue Pipes | | |
| 2 | Chimneys | | |
| 3 | Slope | | |
| 4 | Joints | | |
| 5 | Oil Tank | NA | |
| 6 | Oil Tank Vent | NA | |
| 7 | Draft Device | | |
| 8 | Heat Exchanger | | |
| 9 | Furnace | | |
| 10 | Carbon Monoxide Detector | No | See Comment Below |
| 11 | Thermostat | S | |
| 12 | Heat Pump | | |
| 13 | Emergency/Aux. Heat Strips | | |
| 14 | Coil | S | |
| 15 | Evaporator | S | |
| 16 | Refrigerant Lines | S | |
| 17 | Outside Fan | S | |
| 18 | Air Ducts and Piping | S | |
| 19 | Supply / Return Plenums | S | |
| 20 | Registers | S | |
| 21 | Inside Fan | S | |
| 22 | Fireplaces | | |
| 23 | Gas Piping / Connection | | |

Comments and Notes:

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Comments:

1. Installation of a carbon monoxide detector is recommended.

Unsatisfactory Items:

VII Air Conditioning System

Type: _____ **Power Source:** _____

Brand: _____ **Model:** _____

Tested System: No, air temperature too cold to test system.

Condition: The air temperature was too cold to test the AC system at the time of inspection.

Type of Ducts or Piping:

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|---|---|--------|---|
| 1 | Filters | S | |
| 2 | Controls | S | |
| 3 | Fan | S | |
| 4 | Coil Fins | S | |
| 5 | Condensation Drain | S | |
| 6 | Temperature Drop Test 15 - 25 Degrees = normal | | The air temperature was too cold to test the AC system at the time of inspection. |

Comments and Notes:

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Comments:

Unsatisfactory Items:

VIII. Interior: Walls, Ceilings, Floors, Windows, & Doors

Ceiling Structure: Wood Joists

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|----|----------------------------|--------|----------|
| 1 | Walls | S | |
| 2 | Ceilings | S | |
| 3 | Floors | S | |
| 4 | Stairways | | |
| 5 | Steps | | |
| 6 | Closets | S | |
| 7 | Railings | | |
| 8 | Windows | S | |
| 9 | Doors | S | |
| 10 | Trim work | S | |
| 11 | Insulation | S | |
| 12 | Kitchen & Bath Cabinets | S | |
| 13 | Kitchen Counter Tops | S | |
| 14 | Locks | S | |
| 15 | Fire Alarms/Smoke Detector | S | |
| 16 | Ceiling Fans | S | |

Comments and Notes:

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Comments:

Unsatisfactory Items:

IX. Kitchen Appliances

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

| | Checkpoint | Rating | Comments |
|---|-----------------------|--------|---|
| 1 | Sinks | S | |
| 2 | Dishwasher | S | |
| 3 | Range | S | |
| 4 | Oven | S | |
| 5 | Microwave | | |
| 6 | Fan/Hood | S | Vent: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior |
| 7 | Garbage Disposal | | |
| 8 | Trash Compactor | NA | |
| 9 | Central Vacuum System | NA | |

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a qualified appliance repair technician.

Comments:

Unsatisfactory Items:

Summary Sheet for:

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. "For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." The summary page lists items that do not function as intended or adversely affects the habitability of the dwelling as well as items that appear to warrant further investigation by a specialist or subsequent observation. The complete report consists of this summary sheet and a nine part detailed home inspection checklist. The checklist portion contains individual component and system information, evaluation and testing conditions, and preventative maintenance comments.

If certain materials or items are found present in the structure, a listing of "Items for Further Investigation" may follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required.

This property was not inspected by Tim Wiggins Inspections for the presence or absence of health-related molds, mildew or fungi. Tim Wiggins Inspections is not qualified, authorized, nor licensed to inspect for health-related molds, mildew or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing proceedings.

It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals.

Items Considered to be Unsatisfactory

I. Foundation

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

II. Exterior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

III. Roof

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor or licensed roofing contractor unless noted otherwise.

IV. Plumbing

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a plumber unless noted otherwise.

V. Electrical

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed electrical contractor unless noted otherwise.

VI. Central Heating System

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed mechanical contractor unless noted otherwise.

VII. Air Conditioning System

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed mechanical contractor unless noted otherwise.

VIII. Interior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

IX. Appliances

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a qualified appliance technician unless noted otherwise.

Pictures:

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