

TriMark Services, Inc.

home inspections

Date

"TriMark Reference#:

Inspection Performed for:

Subject Property:

Email/Fax:

Date of Inspection:

CC'd:

Inspection Type:

Home Inspector:

JT Boore

Fee for Home Inspection:

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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 North Carolina General Statutes & North Carolina Administrative Code pertaining to the North Carolina Home Inspector Licensure Board. Copies of the NC Home Inspector Licensure board Standards can be obtained via their web site: http://www.ncdoi.com/OSFM/Engineering/hilb/engineering_hilb_board_rules.asp

X = Observed, **S** = Satisfactorily operated or tested, **NA** = Not Applicable, **I** = Information
R = Repair or Replace - does not function as intended or adversely affects the habitability of the dwelling
W = watch - requires subsequent observation to determine if corrective action is required
M = maintenance indicate repair is not critical or urgent, **C** = Cosmetic
F = further investigation by a specialist to determine if corrective action is required

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 descriptions with checklist data, comment items and summary with ratings.

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,

JT Boore
NC Home Inspector License # 3990
Jim Anna
NC Home Inspector License # 56

Structure - Crawlspace Foundation									
	Est Yr. Bilt. 2020	Brick	Block V	Poured Conc.	Cracks W 1.011	Piers Masonry V	Metal Posts	Access S	Limitation
Floor Structure	Stick Frame	Truss	Wood I Beam V	Band V	Subfloor V	Mold/Mildew	Steel I beam	Steel Columns	
	Vapor Barrier V	Water Infiltration		Ponding Water		Moisture 11%	Positive Drain V	Ventilation S	Vents V
	Insulation V	Dryer Vent	Bath vent	Water Heater	HVAC V	Plumbing V	Electrical	Electrical light S	Receptacles
	Frame walls V	Dehumidifier	Wood Destroying Insects		Closed Crawl	Sump Pump	Addition Permits		

Exterior									
	Siding 1		Siding 2		Siding 3		Too Close	House Wrap	Limitation
	Brick V	Stone V	Fiber-cement V	R 2.011					
	Wood Deteriorated	Trim V	Soffit V	Fascia V	Gutter downspout V	Foundation V	Insulation Board	Paint V	
Front door V	Door Type Wood	Trim V	Door Bell S	Storm door	Screen door	Drip Caps	Paint V		
Back door V	Door Type Sliding Glass	Trim V	Door Bell	Storm door	Screen door F 2.021	Drip Caps	Paint		
Side door V	Door Type Metal	Trim V	Door Bell	Storm door	Screen door	Drip Caps	Paint V		
Deck	Flashing V	Bolts V	Bracing V	Railings S	Decking V	Covered	Screen	Steps V	Band V
Patio	Concrete Slab	Screens	Screen door	Railings	Covered				Limitation
Porch	Flashing	Bolts	Bracing	Railings S	Decking	Covered V	Concrete Slab V	Steps V	Columns V
Vents etc	Kitchen Vent V	Gas Vent	Bath Vent	Clothes dryer vent V	Water spigot S	Elect. Receptacles S	Lights S	Flood Lights	
Windows	Sills	Trim V	Drip Caps V	Screens V	Storm	Shutters V			Limitation
Garage	OHGD V	OHGD Opener S	Trim V	Slab W 2.411	Interior wall V	Interior Ceiling V	Steps V	Lights S	Limitation
Pedestrian door V	Door Type Wood	Trim V	Door Bell	Storm door	Screen door	Drip Caps	Paint V		
	Elect Recept S	GFCI Recept S	Utility Sink	Water Spigot					Limitation
Ext Closet	Door	Trim	Drip Caps	Interior	Elect Recept	Gas Meter V	Propane Tank		Limitation
Exterior Grounds	Foundation Drainage M 2.511		Lot Drainage	Detached Bldg	Fence	Septic System	Private Well	Buried Oil Tank	Limitation
	Driveway W 2.521	Walkway W 2.531	Retaining Wall	Gutter splashblocks V	Gutter drain pipes V	Vegetation			

Roof Exterior										
	Type Hip	Type 2 Gable	Type 3 Shed	Observed Drone	Est Age New	Fiberglass M 3.013*	Metal M 3.021	Membrane	Wood	Limitation
Gutter	Aluminum V	Galvanized	Copper	Vinyl	Guards	Debris				
Ventilation	Soffit V	Ridge V	Gable	Power Fan	Turbine	Roof vent	Chimney			
	Flashing V	Skylights	Plumbing Vent V	Gas Vent V	Bath Vent	Dryer Vent	Debris	Tree	Comment	

Roof Attic									
Roof Structure	Truss F 1.611	Stick Framing	TJI	OSB	Plywood	Board	Radiant Sheathing V	Collar Ties	Limitation L 3.511
	Roof leak	Fire Stop	Sheetrock	Wind Tie Down	Bath Vent	Dryer Vent	Insulation V		
Access	Pull down S	Walk Up	Ceiling	Hatch	Insulation V				Limitation
Ventilation	Soffit V	Ridge V	Gable	Power Fan	Turbine	Gable Fan	Whole House Fan		
Attic Other	HVAC V	Water Heater V	Pest Intrusion	Light S					

Plumbing									
Water Supply	Source Municipal	Main shut off Closet	Type 1 Copper	Type 2	Type 3				Limitation
Waste	Exit to Sewer	PVC	Type 1	Type 2	Type 3		Ejector Pump	Clean Out	
	Whirlpool	Whirlp plumbing	Whirlpool GFCI	Exp Tank	Corrosion				

Laundry									
Sink V	Plumbing S	Dryer Vent V	Overflow pan/drain F 8.021	Laundry 220 Vac	Laundry Vent	Floor	Walls	Ceiling	Limitation
Cabinet	Elect Recept	GFCI Protection	Lights	Doors					

Water Heater									
Energy Source Gas	Gas Vent Type Standard	Plumbing	Gallons Instant	Type Tanless	Manufacturer Rinnia	Year Mfgd	Location Attic	Guard Stop	Overflow Pan V

Bathroom >										
	2nd level hall									
Sink V	Sink Plumbing S	Toilet V	Toilet Plumbing S	Bath tub V	Tub Plumbing S	Shower V	Shower Plumbing S	Window	Limitation	
Cabinet V	Elect Recept S	GFCI Protection S	Lights S	Mirror V	Floor V	Wall V	Ceiling V	Vent Fan S	Doors S	

Bathroom > Master									
Sink V	Sink Plumbing S	Toilet V	Toilet Plumbing S	Bath tub	Tub Plumbing	Shower V	Shower Plumbing S	Window S	Limitation
Cabinet V	Elect Recept S	GFCI Protection S	Lights S	Mirror V	Floor V	Wall V	Ceiling V	Vent Fan S	Doors S

Bathroom > 1st level half									
Sink V	Sink Plumbing R 4.021	Toilet V	Toilet Plumbing R 4.011	Bath tub	Tub Plumbing	Shower	Shower Plumbing	Window	Limitation
Cabinet V	Elect Recept S	GFCI Protection S	Lights S	Mirror V	Floor V	Wall V	Ceiling V	Vent Fan S	Doors S

Bathroom > 1st level bedroom									
Sink V	Sink Plumbing S	Toilet V	Toilet Plumbing S	Bath tub	Tub Plumbing	Shower V	Shower Plumbing S	Window S	Limitation
Cabinet V	Elect Recept S	GFCI Protection S	Lights S	Mirror V	Floor V	Wall M 8.081	Ceiling V	Vent Fan S	Doors S

Electrical									
Main Service V	Underground V	Overhead	Alum Conductor V	Copper Conductor	Volts AC	Est Amps 200	Ground Bond V	Meter box V	Limitation
Main Service Disc V	Location Exterior	Circuit Breakers V	Fuses	Disconnect 1 200	Disconnect 2	Disconnect 3	Disconnect 4	Disconnect 5	Disconnect 6
Distribution Panel Sub-panel	Location Garage/exterior	Circuit Breakers V	Fuses	GFCI Cbs V	Arc Fault Cbs S	Neutral/Grnd Isolated S	120 Branch Aluminum	Generator	
Receptacles	GFCI	2 prong	220 VAC	Low Voltage	Wiring				

Insulation									
Under Floor V	Type Fiberglass	Type 2	Attic V	Type Fiberglass	Type 2	Exterior walls NV	Type	Type 2	Limitation

Heating services: 1st level									
Furnace S	Gas Pack	Boiler	Hydro	Other	Gas Fuel V	Source Electric	Propane Fuel	Oil Fuel	Limitation
Manufacturer Lennox	Model CH35-30B-2F-3		Serial Number 6020A12346		Est Year Mfg 2020	Electrical V	Thermostat S	See AC	
Flue V	Draft Device	Filters V	Blower S	Overflow Pan	Cabinet V	Cond Drain V	Heat Exchanger V	Emerg/Aux Heat	
Unit location	Exterior	Attic	Crawlspace V	Closet	Basement	Ext Closet	Supply FR 6.011	Return V	

Heating services: 2nd level									
Furnace S	Gas Pack	Boiler	Hydro	Other	Gas Fuel V	Source Electric	Propane Fuel	Oil Fuel	Limitation
Manufacturer Lennox	Model CX35-24A-6F-20		Serial Number 1520F12677		Est Year Mfg 2020	Electrical V	Thermostat S	See AC	
Flue V	Draft Device	Filters V	Blower S	Overflow Pan V	Cabinet V	Cond Drain V	Heat Exchanger V	Emerg/Aux Heat	
Unit location	Exterior	Attic V	Crawlspace	Closet	Basement	Ext Closet	Supply V	Return V	

Air Conditioning services: 1st level									
Exterior unit	Manufacturer Lennox	Model ML14XC15024-230A03	Serial Number 1920H38230	Est Year Mfg 2020	Electrical V	Ext Coil V	Limitation L 7.011		
Interior unit	Manufacturer	Model	Serial Number	Est Year Mfg	Electrical	A Coil	Outside Temp 40		
Filters V	Blower	Overflow Pan	Cabinet V	Cond Drain V	Refrigerant Lines S	Thermostat 1	Temp at Return	Temp at Supply	Temp Differential 0
Unit location	Exterior V	Split	Attic	Crawlspace	Closet	Basement	Ext Closet	Supply Ducts V	Returns V
Thermostat 2	Temp at Return	Temp at Supply	Temp Differential 0	Thermostat 3	Zone Control	Thermostat 3			

Air Conditioning services: 2nd level									
Exterior unit	Manufacturer Lennox	Model ML14XC15024-230A03	Serial Number 1920H38012	Est Year Mfg 2020	Electrical V	Ext Coil V	Limitation L 7.011		
Interior unit	Manufacturer	Model	Serial Number	Est Year Mfg	Electrical	A Coil	Outside Temp 40		
Filters V	Blower	Overflow Pan	Cabinet V	Cond Drain V	Refrigerant Lines S	Thermostat 1	Temp at Return	Temp at Supply	Temp Differential 0
Unit location	Exterior V	Split	Attic	Crawlspace	Closet	Basement	Ext Closet	Supply Ducts V	Returns V
Thermostat 2	Temp at Return	Temp at Supply	Temp Differential 0	Thermostat 3	Zone Control	Thermostat 3			

Kitchen >									
Sink V	Plumbing Sink S	Faucet S	Spray Hose S	Garb Disposal R 8.421	Trash Compactor	Microwave S	Dishwasher S		Limitation
Oven Range	Range/ Cook Top V	Gas Burners S	Electric Burner	Anti Tilt	Oven S	Oven Type Electric	Vent Interior	Vent Exterior S	Vent Light S
Cabinets F 8.411	Counter Top V	Elect Receptacle S	GFCI Protection S	GFCI Receptacle S	Refrigerator	Freezer	Ice Maker	Door Ice Disp	Door Water Disp
Floor V	Walls V	Ceiling V	Light S	Elect Switch S					

Interior										
1st level >	Walls V	Floor M 8.071	Ceiling V	Doors M 8.051	Trim F 8.011	v	Closet	Smoke detector S	Carbon Monoxide S	Limitation
	Windows 1 S	Window Type Single Hung Insualted	Window Material Vinyl	Windows 2 V	Window Type Fixed Insulated		Window Material Vinyl	Windows 3	Window Type	Window Material
	Lights R 5.011	Elect Switch M 5.021	Elect Receptacles S	Cabinets	Stairs V		Handrails S	Ceiling Fan	Radon	Limitation
2nd level >	Walls M 8.031	Floor V	Ceiling V	Doors S	Trim V	v	Closet	Smoke detector S	Carbon Monoxide S	Limitation
	Windows 1 R 8.041	Window Type Single Hung Insualted	Window Material Vinyl	Windows 2 V	Window Type Fixed Insulated		Window Material Vinyl	Windows 3	Window Type	Window Material
	Lights S	Elect Switch S	Elect Receptacles S	Cabinets	Stairs V		Handrails M 8.061	Ceiling Fan	Radon	Limitation

NORTH CAROLINA GENERAL STATUTES . 1103 PURPOSE AND SCOPE (d) requires home inspections of three or more systems shall include a separate section labeled "Summary" that includes any system or component that: **R** = repair or replace - does not function as intended or adversely affects the habitability of the dwelling, **F** = further investigation by a specialist to determine if corrective action is required, **W** = watch - requires subsequent observation to determine if corrective action is required. The following is the summary of all comments of the inspection report, only items rated "R, F & W" are considered part of the "**Summary**" based on the NC General Statutes stated above. The summary does not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations. Comments that are not part of the summary are those rated: **M** = maintenance indicate repair is not critical or urgent, **C** = Cosmetic and **I** = Information. This summary and additional comments are 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.

Rtg	Ref. #	Description
W	1.011	Foundation masonry wall exterior wall finish has cracks which do not appear significant at this time, monitor for changes in size or deflection of 1/4" or more.
F	1.611	Structural roof manufactured engineered truss damaged and repaired, repairs/modifications to manufactured truss should be accompanied by documentation stating repairs/modifications have been designed and approved by a registered professional engineer: back right and left side of the main attic.
R	1.621	Structural framing anchor bolts secure exterior walls at sill plate to the foundation, bolts should be installed within 12" from ends or breaks in sill plate and within 6' on center, anchor bolts not installed, at least the following locations: break in the sill on the left side of the crawlspace under the 1st level bedroom bath.
R	2.011	Exterior fiber-cement siding cracked, susceptible to water infiltration, at least the following locations: back of the house above 1st level windows (2 Locations) and the left side of the house above the 2nd level front window.
F	2.021	Exterior screen door is not installed: back sliding glass door. Recommend further review of the building plans for the requirements.
W	2.411	Garage concrete slab floor has cracks which do not appear significant at this time, monitor for changes in size or deflection of 1/4" or more.
M	2.511	Exterior grounds foundation drainage is compromised by a condensation drain line for AC system empties along the foundation wall, lines should be extended away from the foundation wall to minimize soil saturation at the foundation footing.
W	2.521	Exterior grounds driveway concrete has cracks that do not appear significant at this time, seal, and monitor.
W	2.531	Exterior grounds walkway has cracks which do not appear significant at this time, seal and monitor: near front porch steps handrail post.
R	3.011	Roof exterior shingle(s) do not lay flat, sticking up and susceptible to damage/leak - probable nail not set properly below shingle: right side of the main roof near the back corner.
R	3.012	Roof exterior shingle(s) damaged, susceptible to leak: front left shed roof near the gutter.
M	3.013	Roof exterior shingle(s) have trades damage, at least the following locations: front right shed roof (shingles).
M	3.021	Roof exterior metal roof has construction debris, that has not been cleaned off: front porch roof.
L	3.511	Attic inspection limited, areas of the attic limited access due to limited height at the following locations: front gables.
R	4.011	Plumbing toilet does not function properly. The toilet tank flapper valve does not fully close and water runs from the tank into the bowl: 1st level half bath.

- R 4.021 Plumbing sink drain stop(s) do not operate properly: 1st level half bath.
- R 5.011 Electrical light fixture bulb not installed: foyer (1 of 4).
- M 5.021 Electrical switch (rocker) is upside down: back deck light switch (back right corner of the living room).
- FR 6.011 Heating supply has low airflow, a temperature difference of 10 - 12 degrees: 2nd level bonus room. Recommend further review by a licensed HVAC contractor for evaluation and repairs.
- L 7.011 Air conditioning systems were not operated, the outside temperature too cool to operate the air conditioner without possible damage to the compressor. Air distribution was checked during the heating system functional check.
- F 8.011 Interior trim (window casing) is not painted: garage. Recommend further review of the building plans for the requirements.
- F 8.021 Interior laundry closet clothes washer does not have an overflow pan or drain installed. Recommend further review of the building plans for the requirements.
- M 8.031 Interior wall sheetrock has a crack(s), that does not appear significant, at least in the following locations: front left corner of the back 2nd level hall.
- R 8.041 Interior window glass is cracked: back right window in the 2nd level back right bedroom (bottom right corner of the top sash).
- M 8.051 Interior door has not been painted: closet at the bottom of the stairs.
- M 8.061 Interior handrail spindle bottom trim is loose: multiple locations on the handrail of the stairs and 2nd level.
- M 8.071 Interior floor stain has an uneven finish: left side of the foyer.
- M 8.081 Interior wall sheetrock has nail pops, at least the following locations: 1st level bedroom bath above the door.
- F 8.411 Kitchen cabinet shelf is not installed: below the cooktop. Recommend further review of the building plans for the requirements.
- R 8.421 Kitchen garbage disposal contains debris.