



301 Green Gate Lane



Home Inspection Carolina

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301 Green Gate Lane  
Charlotte, NC 28211

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 6-15-09. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### **REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

### **INSPECTION CONDITIONS**

***The summary section is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommend 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 point of reference of the report is the street looking at the front elevation of the house. For example: The front right crawl space would be at the front right of the house from the street not from the crawlspace door.

### **EXTERIOR - FOUNDATION - BASEMENT**

#### WALLS:

#### MATERIAL:

(1) Full Brick Veneer.

#### CONDITION:

- (a) There is a settlement cracked that needs to be pointed up (more mortar) above the front door, continue to monitor.
- (b) The 2nd story window right of the front door needs to be pointed up (more mortar) at the left side of the exterior brick window sill.
- (c) The front hose faucet needs to be sealed and secured to the home properly.
- (d) There are minor settlement cracks that need to be pointed up (more mortar) above the right corners of the garage.
- (e) There are minor settlement cracks that need to be pointed up (more mortar) above the left corners of the garage.

#### TRIM:

#### MATERIAL:

(2) Wood.

#### CONDITION:

- (a) The right side fascia has wood rot that needs repair.
- (b) There is wood rot that needs repair and sealant is need were the fascia meets the right side brick chimney on both sides.
- (c) The rear right corner 2nd story fascia is rotted and needs repair.

**BASEMENT/CRAWL SPACE:**

**ACCESSIBILITY:**

(3) Crawl space is fully accessible.

**CRAWL SPACE:**

(b) Insulation is missing and needs to be installed at the rear right corner of the home.

(c) The air duct is disconnected and needs to be re-attached at the rear right corner of the home.

(d) There is standing water under the air ducts throughout the crawl space.

(e) There were moisture readings from 20% to 24% throughout the crawl space. Moisture from the air ducts is a contributing factor and adding a foundation vent fan will help circulate the air, helping dry out the crawl space.

(f) There is a junction box that is installed upside down and needs to be capped at the rear left side of the home under the sunroom area, repairs needed.

(g) Note: There is a air duct capped and a register boot that has been seal by the wood floor above under the left side of the room with the pool table.

(h) There are heavy levels of moisture dripping off that air ducts in the crawl space. The temperature distribution may need to be adjusted or the ac unit is not functioning properly, have a licensed HVAC specialist evaluate and make repairs as needed.

(i) There is a wooden support column installed under the middle of the home. There is earth to wood contact which is conducive for termites. The wood support column may need to be replaced with a concrete or metal column, have a licensed general contractor evaluate and make repairs as needed.

(j) There is a open junction box that needs to be capped at the rear middle of the main home crawl space.

**CONDITION:**

(k) There are spliced wires that need to be installed in to a junction box.

(l) The dryer vent is not attached to an external exhaust and blowing lint into the crawl space repairs needed.

(m) There is a column at the left side rear of the home that is not supporting a floor joist, may want to have a licensed general contractor evaluate and make repairs as needed.

**ROOF SYSTEM**

**ATTIC AND INSULATION:**

**ACCESSIBILITY AND CONDITION:**

(4) Attic is full size, Conventional framing.

(a) There are spliced wires that need to be installed into a junction box at the rear right corner of the attic.

(b) There is a open junction box that needs to be capped at the left side of the attic.

**ROOF:**

**TYPE:**

(5) Composition shingles. - Asphalt or fiberglass roofing shingles generally have service lives of 10-15 years and 15 - 20 years respectively in this area of the country. Heavy duty shingles will often last 20 to 25 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.

### **Asphalt Shingles and the Passage of Time**

Just like people, asphalt shingles gradually change with the passage of time. Signs of this aging process may appear as early as the first couple of years, during what is often called the Curing Phase. At first, you may notice small surface cracks, or a few small blisters. These changes will not affect the ability of the asphalt shingles to protect your roof, and are an anticipated part of the aging process.

During the Stable Phase, these signs of aging will slow down dramatically. The duration of the stable phase may last 20-30 years, but is dependent on many factors? including the construction of the asphalt shingles, the condition of your roof and roofing ventilation, the slope of your roof, as well as the workmanship of your roofing contractor.

Near the end of the expected life of asphalt shingles, the aging process begins to speed up. This is what is called the Final Phase, during which most homeowners start to think about replacing their asphalt shingles.

#### **CURLING:**

One of the things you may notice is a slight curling of the shingles along the bottom edge, particularly during cold weather. This is a normal occurrence of asphalt shingles and results from the natural loss of the oils from the asphalt covering the felt. As the asphalt loses its oil, it slowly becomes more rigid, and may shrink at a quicker rate than the felt.

#### **SURFACE CRACKING:**

Just like skin that has been exposed to the scorching heat of the sun, the surface of asphalt shingles reacts in a similar fashion. Like your skin, asphalt shingles may develop small surface cracks. This is a result of asphalt shingles becoming more brittle over time. Thermal shock and deck movement may also increase the occurrence of surface cracking.

#### **BLISTERS:**

As asphalt shingles age, large bubble-like blisters may appear on the surface, some as large as a quarter. They may be open, exposing the asphalt, or closed. Blisters are more likely to appear when there is inadequate ventilation, or in areas where tree sap drips onto the shingles. Small "rash" blisters do not affect the performance of the shingles.

The subject home shows signs of surface cracking and curling, General condition appears serviceable with the signs of weathering/curling and aging. Regular maintenance and continual inspections are advised. Anticipate the need to replace the roof covering in the not too distant future. A licensed roofing contractor may be called to make further evaluation and repairs as needed.

#### *ROOF COVERING STATUS:*

- (a) There are exposed nails that need to be sealed at the exhaust boots.
- (b) There is a cracked shingle that needs to be repaired at the rear apex above the pool table room.
- (c) There are several shingles that are missing, cracking or pop up from nail pops. May want to have a licensed roofer evaluate and make repairs as needed.
- (d) There are cracked shingles along the left side roof edged that need repair or replacement.
- (e) There is a damaged shingle tab that needs repair above the garage area.

#### EXPOSED FLASHINGS:

##### TYPE AND CONDITION:

- (f) The flashing needs to be sealed around the chimney.
- (g) The flashing needs to be sealed along the top of the garage roof where it meets the second story wall.

### **HEATING - AIR CONDITIONING**

#### HEATING SYSTEM CONDITION:

*AIR FILTERS:*

(6) Recommend replacing the air filters after moving in. Note: The air filter is a 17x27x5.

AIR CONDITIONING:

*SYSTEM CONDITION:*

(7) The upstairs unit is not producing an adequate air temperature drop. The temperature differentials should be between 15 and 20 degrees. The differentials were at 14 degrees. Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor.

*ADDITIONAL AIR CONDITIONING SYSTEMS CONDITION:*

The unit needs to be leveled properly. The exterior AC units have lubricants that flow through the unit, if the unit is not level it will not be properly lubricated and may not work as efficiently.

**ELECTRICAL SYSTEM**

ELECTRICAL PANELS:

*SUB PANEL NOTES:*

(8) Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Call a licensed electrician to further evaluate and repair.

**INTERIOR**

DOORS:

*MAIN ENTRY DOOR:*

(9) There is a crack at the bottom of the left sidelite at the front door and the front door rubs and needs adjustment at the bottom.

*OTHER EXTERIOR DOORS:*

(10) The rear door has damage from dogs and needs new weather stripping installed around it.

(11) The top of the left sidelite is cracked and has a small hole, replacement needed.

*INTERIOR DOORS:*

(12) The door stop is missing behind the master bathroom door.

(13) Insulation needs to be installed behind the attic access doors. The doors are hollow core door and the insulation factor is minimal.

(14) The strike plate needs to be adjusted at the laundry room door.

WINDOWS:

*TYPE & CONDITION:*

(15) The following window(s) or sashes were found to have a bad seal. Recommend all windows be further reviewed by the professional who comes to repair these windows to ensure that no more seals are bad as some windows were dirty or possibly blocked by furniture.

The kitchen window above the sink.

The laundry room window.

The right window in the rear left bedroom.

(16) The blinds were not functioning (opening or closing) at the time of inspection. They appear to be connected to a switch that opens and closes them. Ask the seller if the blinds are meant to open and close by a switch. If so have them open and close the blinds to ensure that they work properly. The Note: Unable to determine if the sky lights have broken seals due to them being dirty. Have the seller clean the windows to ensure that the seals are not broken.

CEILINGS:

*TYPE & CONDITION:*

(17) The ceiling fan in the master needs to be balanced.

## **GARAGE - CARPORT**

### FLOOR:

#### *CONDITION:*

(18) Weather stripping is missing at the bottom left side of the garage door if facing the garage door from the exterior of the home.

### GARAGE DOOR(S):

#### *CONDITION:*

(19) ADJUST AUTO-REVERSE SWITCH ON GARAGE DOOR: Most electric garage door openers now have an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.

### MISCELLANEOUS:

(20) The auto reverse sensors are installed too high off the ground and need to be installed 4 to 6 inches above the garage slab.

## **KITCHEN - APPLIANCES - LAUNDRY**

### KITCHEN SINK:

(21) An improper S-trap is noted, A licensed plumber should be called to make further evaluation and repairs as needed.

(22) The right side shelf is missing at the pull down draw under the kitchen sink.

## **BATHROOMS**

### BATHROOM AREA:

#### *BATH LOCATION:*

(23) Hall, Downstairs.

#### *CONDITION OF SINK:*

(a) Caulking and/or re-grouting is needed to prevent water intrusion along the back of the sink.

### BATHROOM AREA:

#### *BATH LOCATION:*

(24) Hall, Upstairs.

#### *TUB/SHOWER PLUMBING FIXTURES:*

(a) Caulking and/or re-grouting is needed to prevent water intrusion around the base of the tub faucet.

### BATHROOM AREA:

#### *BATH LOCATION:*

(25) Master bedroom.

#### *CONDITION OF SINK:*

(a) The right sink has a minor leak, repairs needed.

## **GROUNDS**

### EXTERIOR STAIRS/STOOPS:

#### *CONDITION:*

(26) The mortar joints need pointing up at the front steps.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

# INSPECTION CONDITIONS



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301 GreenGate Lane.



## CLIENT & SITE INFORMATION:

**DATE OF INSPECTION:** 6/15/09.  
**TIME OF INSPECTION:** 10:00 am.  
**CLIENT NAME:** Kathryn McCoy.  
**INSPECTION SITE:** 301 GreenGate Lane.  
**INSPECTION SITE CITY/STATE/ZIP:** Charlotte, NC 28211.  
**INSPECTOR:** Chip Sprague.



**INSPECTOR'S  
PHONE #** 704.453.6269.

**CLIMATIC CONDITIONS:**

**WEATHER:** Clear.  
**SOIL  
CONDITIONS:** Dry.  
**APPROXIMATE  
OUTSIDE  
TEMPERATURE:** 75 Degrees.

**BUILDING CHARACTERISTICS:**

**ESTIMATED AGE  
OF HOUSE:** 30 Yrs.  
**BUILDING TYPE:** 1 family.  
**STORIES:** 2  
**SPACE BELOW  
GRADE:** Slab.

**UTILITY SERVICES:**

**WATER SOURCE:** Public.  
**SEWAGE  
DISPOSAL:** Public.  
**UTILITIES  
STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** Medearis.  
**HOUSE  
OCCUPIED?** Yes.  
**CLIENT  
PRESENT:** Yes.

**PAYMENT INFORMATION:**

**TOTAL FEE:** \$495.00.  
**PAID BY:** Due at closing.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

# EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## WALLS:

**MATERIAL:**

(1) Full Brick Veneer.

**CONDITION:**

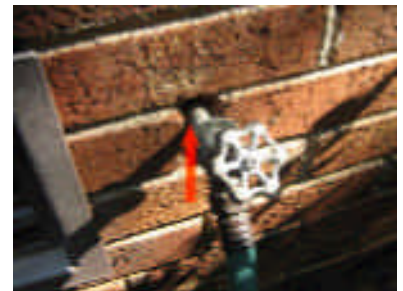
(a) There is a settlement cracked that needs to be pointed up (more mortar) above the front door, continue to monitor.



(b) The 2nd story window right of the front door needs to be pointed up (more mortar) at the left side of the exterior brick window sill.



(c) The front hose faucet needs to be sealed and secured to the home properly.



Note: This home has termite bait stations installed around the perimeter of the home.



(d) There are minor settlement cracks that need to be pointed up (more mortar) above the right corners of the garage.



(e) There are minor settlement cracks that need to be pointed up (more mortar) above the left corners of the garage.



**TRIM:**

**MATERIAL:**

(2) Wood.

**CONDITION:**

(a) The right side fascia has wood rot that needs repair.



(b) There is wood rot that needs repair and sealant is need were the fascia meets the right side brick chimney on both sides.



(c) The rear right corner 2nd story fascia is rotted and needs repair.



**CHIMNEY:**

**MATERIAL:** Brick.  
**CONDITION:** Performing th function for which intended.



**BASEMENT/CRAWL SPACE:**

**ACCESSIBILITY:** (3) Crawl space is fully accessible.

**Method used to inspect the crawl space.** (a) Crawled it with flash light, moisture meter and probing tool.

**CRAWL SPACE:** (b) Insulation is missing and needs to be installed at the rear right corner of the home.



(c) The air duct is disconnected and needs to be re-attached at the rear right corner of the home.



(d) There is standing water under the air ducts throughout the crawl space.



(e) There were moisture readings from 20% to 24% throughout the crawl space. Moisture from the air ducts is a contributing factor and adding a foundation vent fan will help circulate the air, helping dry out the crawl space.



(f) There is a junction box that is installed upside down and needs to be capped at the rear left side of the home under the sunroom area, repairs needed.



(g) Note: There is a air duct capped and a register boot that has been seal by the wood floor above under the left side of the room with the pool table.



(h) There are heavy levels of moisture dripping off that air ducts in the crawl space. The temperature distribution may need to be adjusted or the ac unit is not functioning properly, have a licensed HVAC specialist evaluate and make repairs as needed.



Note: There have been two support beams installed under the front or main part of the home. Has the seller the reason the additional support was installed, may want to have a licensed general contractor evaluate to ensure proper installation.



(i) There is a wooden support column installed under the middle of the home. There is earth to wood contact which is conducive for termites. The wood support column may need to be replaced with a concrete or metal column, have a licensed general contractor evaluate and make repairs as needed.



(j) There is a open junction box that needs to be capped at the rear middle of the main home crawlspace.





**CONDITION:**

(k) There are spliced wires that need to be installed in to a junction box.



**BEAMS:**

The floor joist support beam may be undersized and in need of additional support under the rear room where the pool table is located. The support beam is a 6x6 and may not be what is required. Recommend having a licensed general contractor evaluate and make repairs as needed.



**OTHER OBSERVATIONS:**

Note: There are signs of previous termite treatment in the crawl space by drill holes in the support columns and walls. The drill holes are used to spray termite treatment in the cinder block voids to treat all areas of the home and foundation that is touching the ground.



(l) The dryer vent is not attached to an external exhaust and blowing lint into the crawl space repairs needed.



(m) There is a column at the left side rear of the home that is not supporting a floor joist, may want to have a licensed general contractor evaluate and make repairs as needed.



Note: The ban sill behind the front porch was performing the function for which intended at the time of inspection.





# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## ATTIC AND INSULATION:

### ACCESSIBILITY AND CONDITION:

(4) Attic is full size, Conventional framing.



(a) There are spliced wires that need to be installed into a junction box at the rear right corner of the attic.



Signs of past/present leakage at the front right corner of the attic. Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.



(b) There is a open junction box that needs to be capped at the left side of the attic.



Note: Unable to fully view the far left side of the attic due to low elevation.



Signs of past/present leakage behind the fascia at the rear attic access behind the bonus room. Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.



**INSULATION  
TYPE AND  
CONDITION:  
DEPTH AND R-  
FACTOR:**

Fiberglass- Blown.  
13 inches, R-30.

**ROOF:**

**STYLE:  
TYPE:**

Gable.  
(5) Composition shingles. - Asphalt or fiberglass roofing shingles generally have service lives of 10-15 years and 15 - 20 years respectively in this area of the country. Heavy duty shingles will often last 20 to 25 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.



**Asphalt Shingles and the Passage of Time**

Just like people, asphalt shingles gradually change with the passage of time. Signs of this aging process may appear as early as the first couple of years, during what is often called the Curing Phase. At first, you may notice small surface cracks, or a few small blisters. These changes will not affect the ability of the asphalt shingles to protect your roof, and are an anticipated part of the aging process.

During the Stable Phase, these signs of aging will slow down dramatically. The duration of the stable phase may last 20-30 years, but is dependent on many factors? including the construction of the asphalt shingles, the condition of your roof and roofing ventilation, the slope of your roof, as well as the workmanship of your roofing contractor.

Near the end of the expected life of asphalt shingles, the aging process begins

to speed up. This is what is called the Final Phase, during which most homeowners start to think about replacing their asphalt shingles.

**CURLING:**

One of the things you may notice is a slight curling of the shingles along the bottom edge, particularly during cold weather. This is a normal occurrence of asphalt shingles and results from the natural loss of the oils from the asphalt covering the felt. As the asphalt loses its oil, it slowly becomes more rigid, and may shrink at a quicker rate than the felt.

**SURFACE CRACKING:**

Just like skin that has been exposed to the scorching heat of the sun, the surface of asphalt shingles reacts in a similar fashion. Like your skin, asphalt shingles may develop small surface cracks. This is a result of asphalt shingles becoming more brittle over time. Thermal shock and deck movement may also increase the occurrence of surface cracking.

**BLISTERS:**

As asphalt shingles age, large bubble-like blisters may appear on the surface, some as large as a quarter. They may be open, exposing the asphalt, or closed. Blisters are more likely to appear when there is inadequate ventilation, or in areas where tree sap drips onto the shingles. Small "rash" blisters do not affect the performance of the shingles.

The subject home shows signs of surface cracking and curling, General condition appears serviceable with the signs of weathering/curling and aging. Regular maintenance and continual inspections are advised. Anticipate the need to replace the roof covering in the not too distant future. A licensed roofing contractor may be called to make further evaluation and repairs as needed.

**ROOF ACCESS:  
ROOF COVERING  
STATUS:**

Walked on roof, Viewed from ground with binoculars.

(a) There are exposed nails that need to be sealed at the exhaust boots.



(b) There is a cracked shingle that needs to be repaired at the rear apex above the pool table room.



(c) There are several shingles that are missing, cracking or pop up from nail pops. May want to have a licensed roofer evaluate and make repairs as needed.



Trees are touching or overhanging the roof. Damage is possible



(d) There are cracked shingles along the left side roof edged that need repair or replacement.



(e) There is a damaged shingle tab that needs repair above the garage area.



**EXPOSED FLASHINGS:**

**TYPE AND  
CONDITION:**

Metal. Performing the function for which intended.

(f) The flashing needs to be sealed around the chimney.



(g) The flashing needs to be sealed along the top of the garage roof where it meets the second story wall.



**GUTTERS & DOWNSPOUTS:**

**TYPE &**

**CONDITION:**

Full, Performing the function for which intended.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## MAIN LINE:

**MATERIAL:** Copper.  
**CONDITION:** Performing the function for which intended.  
**Location of main water cut off** Under the home at the front right side of the crawl space.



## SUPPLY LINES:

**MATERIAL:** Copper.  
**CONDITION:** Performing the function for which intended.

## WASTE LINES:

**MATERIAL:** Plastic.  
**CONDITION:** Performing function for which intended.

## HOSE FAUCETS:

**Location and operation** Front of the house, performing the function for which intended.  
 Rear of house, performing the function for which intended.

## WATER HEATER:

**TYPE:** Electric.  
**SIZE:** 50 Gallons.  
**LOCATION:** In the closet under the stairs.



**CONDITION:  
WATER  
TEMPERATURE**

Performing the function for which intended.

The water temperature at the time of inspection was 130 degrees. NOTE: Water temperatures above 125 degrees can burn or scald. If temperatures are above 125 degrees, it can easily be adjusted at the thermostat on the front of the water heater.





# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

**NOTE:** Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## HEATING SYSTEM DESCRIPTION:

**LOCATION OF PRIMARY UNIT:** Attic.



**LOCATION OF Unit 2:** Crawl space.



**SYSTEM TYPE:** Forced Air.

**FUEL TYPE AND NOTES:** Natural Gas.

**LOCATION OF GAS METER:** The gas meter is on the right side of the house.





### HEATING SYSTEM CONDITION:

**PRIMARY UNIT:**

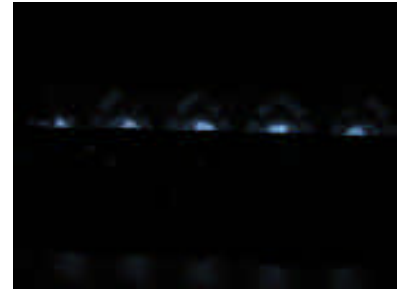
Performing the function for which intended.

Heating recommendations:

- a. Recommend the system be cleaned by a licensed Heat Contractor.
- b. Heating system should be placed under a maintenance contract.
- c. Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve fuel.

**BURNERS/HEAT EXCHANGERS:**

Performing th function for which intended. Burner Flame(s) appear typical, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.



**PUMP/BLOWER FAN:**

Performing the function for which intended.

**COMBUSTION**

Performing the function for which intended.

**AIR:**

Performing the function for which intended.

**VENTING:**

Performing the function for which intended.

**AIR PLENUM:**

(6) Recommend replacing the air filters after moving in. Note: The air filter is a 17x27x5.

**AIR FILTERS:**



**NORMAL CONTROLS:**

Performing the function for which intended.

**HEAT SUPPLY TEMPERATURE**

110 Degrees Upstairs - 109 Degrees Downstairs



**HEAT RETURN  
TEMPERATURE**

83 Degrees Upstairs - 85 Degrees Downstairs



**DIFFERENCE IN  
HEAT  
TEMPERATURE  
GENERAL  
SUGGESTIONS:**

27 Degrees Upstairs - 24 Degrees Downstairs.

There were no carbon monoxide leaks detected in the system at the time of inspection. Readings were taken from the closest register to the units location.



**AIR CONDITIONING:**

**TYPE:**

Central.

Central air condition maintenance and precautions:

- a. Properly balance the system. Consult with a licensed Air Condition Contractor.
- b. Keep compressor clean of shrub and debris in a 3 to 6 foot radius.
- c. Keep compressor unit level.
- d. Clean the compressor coil each season before using system.
- e. Replace filter monthly or more often if it becomes dirty.
- f. Lubricate fan motor with a non-detergent motor oil.
- g. Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.
- h. Do not run system if exterior temperature is below 55 degrees.
- i. Have a licensed Air Condition Contractor check the amount of Freon and the possibility of Freon leaks in the system.
- j. Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.
- k. If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

**POWER  
SOURCE:**

220 Volt.

**COMPRESSOR  
AGE IN YEARS:**

One Unit is 8 years old and the other is 9 years old.



**CAPACITY OF  
UNIT:**

Two 3 ton Units.



**RETURN AIR  
TEMPERATURE:**

74 Degrees Upstairs - 73 Degrees Downstairs



**SUPPLY AIR  
TEMPERATURE:**

60 Degrees Upstairs - 56 Degrees Downstairs.



**AIR  
TEMPERATURE  
DROP:  
SYSTEM  
CONDITION:**

14 Degrees Upstairs - 17 Degrees Downstairs.

(7) The upstairs unit is not producing an adequate air temperature drop. The temperature differentials should be between 15 and 20 degrees. The differentials were at 14 degrees. Further evaluation and repair or replacement will be needed by a qualified air conditioning contractor.

**NORMAL  
CONTROLS:**

Performing the function for which intended.

**ADDITIONAL AIR  
CONDITIONING  
SYSTEMS  
CONDITION:**

The unit needs to be leveled properly. The exterior AC units have lubricants that flow through the unit, if the unit is not level it will not be properly lubricated and may not work as efficiently.



**DUCTWORK:**

**TYPE:  
DUCTS/AIR  
SUPPLY:**

Flexible Round.

A licensed mechanical contractor should be called to make further analysis of the ductwork system.

# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE:

### TYPE AND

### CONDITION:

Underground, 110/220 Volt, Circuit breakers, Performing the function for which intended.

## ELECTRICAL PANELS:

### MAIN PANEL

### LOCATION AND

### NOTES:

Exterior Location.



### SUBPANEL #1

### LOCATION:

Garage.



### SUB PANEL

### NOTES:

(8) Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. Call a licensed electrician to further evaluate and repair.



**CONDUCTORS:**

**ENTRANCE**

**CABLES:**

Copper, Aluminum- OK.

**BRANCH**

**WIRING:**

Copper, Appears serviceable.

**SWITCHES & OUTLETS:**

**CONDITION:**

The outlets that we were able to test were ok. Note: We were unable to test outlets behind stored items, furniture, or boxes. If an outlet is not working first check the light switch or GFCI. Outlets are controlled by a light switches and protected by GFCI's.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

### MAIN ENTRY DOOR:

(9) There is a crack at the bottom of the left sidelite at the front door and the front door rubs and needs adjustment at the bottom.

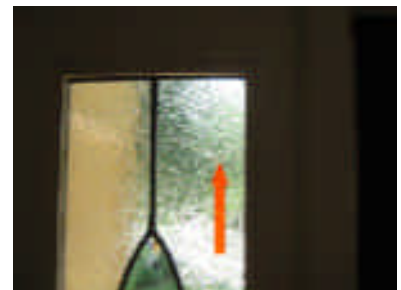


### OTHER EXTERIOR DOORS:

(10) The rear door has damage from dogs and needs new weather stripping installed around it.

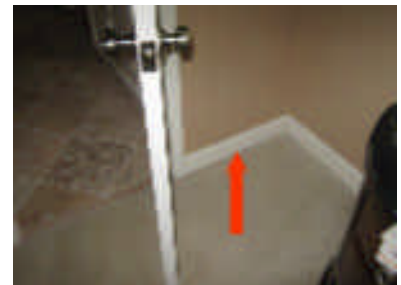


(11) The top of the left sidelite is cracked and has a small hole, replacement needed.



### INTERIOR DOORS:

(12) The door stop is missing behind the master bathroom door.



(13) Insulation needs to be installed behind the attic access doors. The doors are hollow core door and the insulation factor is minimal.



(14) The strike plate needs to be adjusted at the laundry room door.



**WINDOWS:**

**TYPE &  
CONDITION:**

Vinyl, Single-hung, Tilt-in's, Insulated glass.

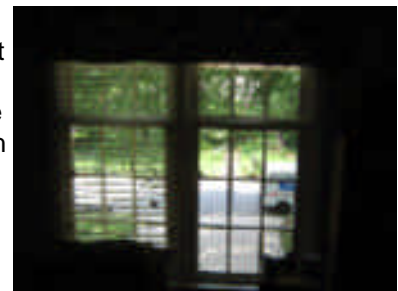
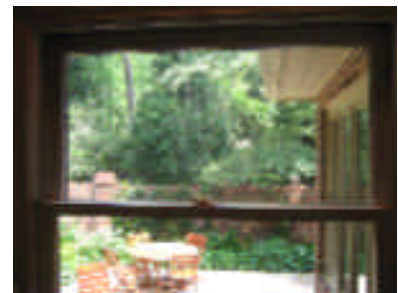
(15) The following window(s) or sashes were found to have a bad seal. Recommend all windows be further reviewed by the professional who comes to repair these windows to ensure that no more seals are bad as some windows were dirty or possibly blocked by furniture. •

The kitchen window above the sink.

The laundry room window.

The right window in the rear left bedroom.

Many of the upper or lower sashes throughout the home are painted shut or would not open at the time of inspections. Not performing the function which intended. (Due to not being able to open the window a full inspection of the sash cords / counter springs could not be tested. Have the seller un-stick all the windows to prove that they function as intended before closing)



(16) The blinds were not functioning (opening or closing) at the time of inspection. They appear to be connected to a switch that opens and closes them. Ask the seller if the blinds are meant to open and close by a switch. If so have them open and close the blinds to ensure that they work properly. The Note: Unable to determine if the sky lights have broken seals due to them being dirty. Have the seller clean the windows to ensure that the seals are not broken.





**INTERIOR WALLS:**

**MATERIAL &  
CONDITION:**

Drywall, Performing the function for which intended.

**CEILINGS:**

**TYPE &  
CONDITION:**

Drywall, Performing the function for which intended.  
(17) The ceiling fan in the master needs to be balanced.



**FLOORS:**

**TYPE &  
CONDITION:**

Carpet, Wood, Tile, Performing the function for which intended.

**STAIRS & HANDRAILS:**

**CONDITION:**

Performing the function for which intended.

**FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION -  
TYPE -  
CONDITION:**

The gas logs are performing the function for which intended.



Living Room - Gas Logs - General condition appears serviceable.



**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

Smoke alarm(s) responded to test button operation.

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

**LOCATION:** Attached, Two car. FYI - this home is equipped with an automatic garage door opener, yet the manual door locks are still installed. In many cases people manually lock them before going on vacation and forget when they return that they are locked. They hit the button by habit and cause damage to the door / opener because of the door still being locked. Recommend removing manual locking lever.



**ROOF:**

**CONDITION:** Appears serviceable.

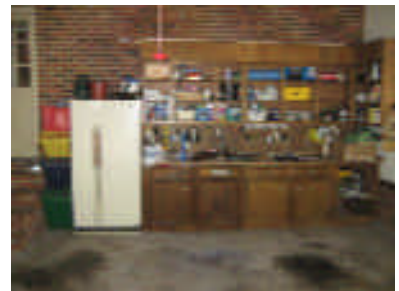
**FLOOR:**

**CONDITION:** (18) Weather stripping is missing at the bottom left side of the garage door if facing the garage door from the exterior of the home.



**FIRE WALL:**

**CONDITION:** Unable to fully view the rear wall and the left attached room on the garage, due to stored items.



**GARAGE DOOR(S):****CONDITION:**

(19) ADJUST AUTO-REVERSE SWITCH ON GARAGE DOOR: Most electric garage door openers now have an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.

**MISCELLANEOUS:**

(20) The auto reverse sensors are installed to high off the ground and need to be installed 4 to 6 inches above the garage slab.



# KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## KITCHEN SINK:

### TYPE AND CONDITION:

Stainless Steel, Performing the function for which intended.



(21) An improper S-trap is noted, A licensed plumber should be called to make further evaluation and repairs as needed.



(22) The right side shelf is missing at the pull down draw under the kitchen sink.



## RANGE/COOK TOP AND OVEN:

### TYPE/ CONDITION:

Electric, Performing the function which intended.



**VENTILATION:**

**TYPE AND  
CONDITION:** Internal.

**DISHWASHER:**

**CONDITION:** Performing the function for which intended.



**GARBAGE DISPOSAL:**

**CONDITION:** Performing the function for which intended.



**OTHER BUILT-INSPECTED:**

**MICROWAVE:** Performing the function for which intended.

**INTERIOR COMPONENTS:**

**COUNTERS AND  
CABINETS:**

Counters are granite, Cabinets are wood, Performing the function for which intended.

Note: The refrigerator was not tested at the time of inspection and could not be moved due to it possibly damage caused to the floor when moving. Unable to view the floor and or (ice maker line) under and behind the refrigerator. Recommend viewing that area during the final walk through prior to closing and ask the seller if there is any history of leaks at the ice maker line if one is installed.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

**LOCATION:** Hall closet.

**WASHER AND DRYER:**

**CLOTHES  
DRYER:**

Electric - Note: This house is equip with a 3 prong dryer outlet.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. All tile shower surrounds should have a tile and grout sealer installed yearly. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

**BATHROOM AREA:**

**BATH LOCATION:** (23) Hall, Downstairs.

**CONDITION OF SINK:** (a) Caulking and/or re-grouting is needed to prevent water intrusion along the back of the sink.



**CONDITION OF TOILET:** Appears serviceable.

**BATH VENTILATION:** Appears serviceable.

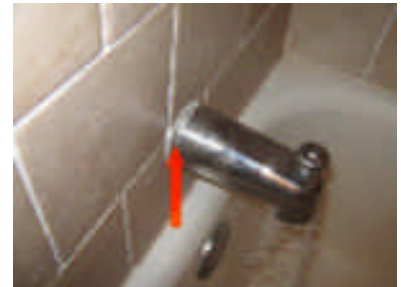
**BATHROOM AREA:**

**BATH LOCATION:** (24) Hall, Upstairs.

**CONDITION OF SINK:** Appears serviceable.

**CONDITION OF TOILET:** Appears serviceable.

**TUB/SHOWER PLUMBING FIXTURES:** (a) Caulking and/or re-grouting is needed to prevent water intrusion around the base of the tub faucet.



**TUB/SHOWER AND WALLS:** Tub and shower areas appear serviceable.

**BATH VENTILATION:** Appears serviceable.



**BATHROOM AREA:**

**BATH LOCATION:**

(25) Master bedroom.

**CONDITION OF**

**SINK:**

(a) The right sink has a minor leak, repairs needed.



**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER PLUMBING FIXTURES:**

Appears serviceable.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable.

**BATH**

**VENTILATION:**

Appears serviceable.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

**CONDITION:** Performing the function for which intended. Cracks noted are typical.

## SIDEWALKS:

**TYPE:** Performing the function for which intended. Concrete

## LANDSCAPING:

**CONDITION:** Maintained.

## GRADING:

**SITE:** Grade at foundation appears serviceable.

## PATIO:

**TYPE:** Concrete.

**CONDITION:** Performing the function for which intended.

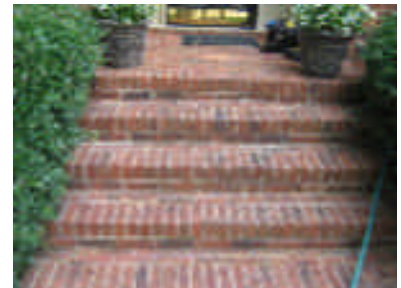
## PATIO/PORCH COVER:

**TYPE:** Open design, Same as structure.

**CONDITION:** Performing the function for which intended.

## EXTERIOR STAIRS/STOOPS:

**CONDITION:** (26) The mortar joints need pointing up at the front steps.



## FENCES & GATES:

**TYPE:** Wood, Aluminum, Brick.

**CONDITION:**

Performing the function for which intended.



This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

## OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator have not made any inspection of such hidden areas or of such areas not readily accessible. **This is not a warranty as to the total absence of wood-destroying insects or damage from same.** The inspection described herein was made on the basis of visible evidence. **This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.**

|   |
|---|
| 1. Seller's Name(s) _____   |
| Buyer's Name(s) <u>McCoy</u> _____  |
| Address of Property <u>301 Green Gate Lane, Charlotte, NC 28211</u>                               |
| Structure(s) Inspected: A. Main Residence Only <input checked="" type="checkbox"/> B. Other _____ |

### FINDINGS

2. Areas of the property, which are deemed to be obstructed or inaccessible:  Storage at garage walls  Floor Insulation  
 Attic  Other (specify) Unable to view the rear wall and left attached room in the garage due to stored items.

---

**Note:** Certain areas of all structures are obstructed or inaccessible (see numbers 2 & 3 on reverse side for conditions governing this report).

If there is evidence of a previous or an active infestation of subterranean termites and/or other wood-destroying insects **in the wooden members**, it must be assumed that there is some damage to the **wooden members caused** by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purpose of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)

| 3. Inspection revealed visible evidence of:  | Location of visible evidence of infestation: |
|--|--|
| <input type="checkbox"/> A. Subterranean termites:<br><input type="checkbox"/> 1. Control measures were performed.<br><input type="checkbox"/> 2. No control measures were performed.<br><input type="checkbox"/> 3. Visible evidence of a previously treated infestation, which now appears to be inactive. |  |
| <input type="checkbox"/> B. Powder post Beetles:<br><input type="checkbox"/> 1. Control measures were performed.<br><input type="checkbox"/> 2. No control measures were performed.<br><input type="checkbox"/> 3. An infestation which now appears to be inactive.  |  |
| <input type="checkbox"/> C. Old House Borers:<br><input type="checkbox"/> 1. Control measures were performed.<br><input type="checkbox"/> 2. No control measures were performed.<br><input type="checkbox"/> 3. An infestation which now appears to be inactive.   |  |
| <input type="checkbox"/> D. Others:<br><input type="checkbox"/> 1. Control measures were performed.<br><input type="checkbox"/> 2. No control measures were performed.<br><input type="checkbox"/> 3. An infestation which now appears to be inactive.   |  |

**4. No visible evidence of infestation from wood-destroying insects was observed.**

**5. The following conditions conducive to subterranean termites were noted in this Property: There were moisture readings from 20 – 24% throughout the crawlspace. There is wood to earth contact on a column installed under the middle of the home.**

FIRM: Home Inspection Carolina PCO Lic No. 1557W Date: 6-15-09  
 ADDRESS: PO Box 77313, Charlotte, NC 28271 Telephone: 704-542-6575  
 Signature of Authorized Company Rep: Chip Sprague TITLE: INSPECTOR  
**Purchaser's signature is required on reverse side. OVER**

## **CONDITIONS GOVERNING THIS REPORT**

1. This report is based on observations and opinions of the inspector. It must be noted that all buildings have some structural wood members, which are not visible or accessible for inspection. It is not always possible to determine the presence of infestations without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling have not been performed.
2. This inspection and report are made on the basis of what was visible at the time of inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles; or any portion of the structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceilings, etc. were not moved for inspection purposes.
3. Inspection did not include any area to which visible access would require the use of ladders or drills. Such areas are not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this inspection report unless specifically noted.
5. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

### **REMARKS**

This space should be used to clarify any statement made above.

The house has been previously treated and there are bait stations installed. There is standing water in the crawlspace.

**IT IS THE RESPONSIBILITY OF THE CLOSING AGENT TO OBTAIN PROPER SIGNATURES.**

Purchaser's Signature(s) \_\_\_\_\_ Date Acknowledged \_\_\_\_\_  
\_\_\_\_\_



# Home Inspection Carolina

PO Box 77313

Charlotte, NC 28271

(704) 542-6575

[HICarolina@carolina.rr.com](mailto:HICarolina@carolina.rr.com)

[www.homeinspectioncarolina.com](http://www.homeinspectioncarolina.com)

## 90 DAY TERMITE WARRANTY CERTIFICATE

Customer: McCoy

Property Address: 301 Green Gate Lane

City, State, Zip: Charlotte, NC 28211 Date: 6-15-09

### Eastern Subterranean Termite Infestation

Home Inspection Carolina has inspected the building noted above for the purpose of determining visible evidence of Wood Destroying Insects, as defined by the North Carolina Structural Pest Control Board. Home Inspection Carolina has provided a written report of its findings to the customer.

That report and the Limited Warranty are subject to the terms and conditions of the Inspection Agreement and the scope and limitations of the Limited Warranty. The parties agree that the liability of Home Inspection Carolina is as follows: If termites are visually observed while the 90 Day Termite Warranty is in good standing, Home Inspection Carolina will have the infestation treated at a \$250 deductible determined by the terms of the 90 Day Termite Warranty plus any applicable taxes .

**GENERAL TERMS, SCOPES AND LIMITATIONS ARE SET FORTH ON THE  
REVERSE SIDE OF THIS CERTIFICATE**



# Home Inspection Carolina

PO Box 77313

Charlotte, NC 28271

(704) 542-6575

[HICarolina@carolina.rr.com](mailto:HICarolina@carolina.rr.com)

[www.homeinspectioncarolina.com](http://www.homeinspectioncarolina.com)

This warranty is intended solely for the customer and address listed on limited warranty certificate. The 90-day warranty is issued without charge to the customer. As set forth on the limited warranty certificate, the treatment of the building shall be the treatment which **Home Inspection Carolina** in their judgment and opinion deems necessary to properly control the applicable termites. If the building cannot be safely and effectively treated in the opinion of **Home Inspection Carolina** then **Home Inspection Carolina** shall refund the Wood Destroying Insect Inspection and pay the deductible of any termite plan that may be in place, whichever is less. The customer agrees to notify **Home Inspection Carolina** by telephone and in writing of any item in question and to allow a company representative access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with **Home Inspection Carolina** relieves said company of any and all liability. If a follow-up Wood Destroying Insect Report is requested or desired by the customer, **Home Inspection Carolina** will charge the normal and customary Wood Destroying Insect Report fee. In the event that the house is treated for termites by other means other than this warranty, this warranty will be terminated to be replaced by a service agreement from the treating company.

**This warranty does not extend to or include or intend to be applicable to:**

1. Consequential and/or secondary damages;
2. Hidden, latent or concealed damages;
3. All cosmetic damages and/or any damages visible or not visible at the time of the original inspection;
4. Termites in outbuildings such as but not limited to: detached garages, carports, tool sheds, barns, fences, etc;
5. Formosan, drywood, and other termite species other than Eastern Subterranean Termites are excluded as well as powder post beetles and other forms of wood destroying insects.
6. Changes, alterations, remodeling or additions made to the building after the date of the inspection;
7. Costs of shelter, transportation, food, moving, storage, or other incidental expenses related to inconvenience or relocation during treatment;
8. Any request for warranty performance not filed in a manner as set forth heretofore.



Home Inspection Carolina  
 PO Box 77313  
 Charlotte NC 28271  
 704-542-6575

# Invoice

| DATE      | INVOICE # |
|-----------|-----------|
| 6/16/2009 | 5993      |

| BILL TO   | SHIP TO               |
|---|-----------------------|
| McCoy<br>301 Green Gate Lane<br>Charlotte, NC 28211 | TO BE PAID AT CLOSING |

| DUE DATE  | P.O. NUMBER |
|-----------|-------------|
| 7/16/2009 |             |

| ITEM                           | DESCRIPTION                     | QTY | RATE   | AMOUNT |
|--------------------------------|---------------------------------|-----|--------|--------|
| home inspection 3500-4000 sq f | home inspection 3500-4000 sq ft | 1   | 410.00 | 410.00 |
| Over 20 Years Old              |                                 | 1   | 25.00  | 25.00  |
| Termite Letter                 |                                 | 1   | 85.00  | 85.00  |

|                              |              |               |
|------------------------------|--------------|---------------|
| Thank you for your business! | Subtotal     | 520.00        |
|                              | 0% Tax       |               |
|                              | <b>Total</b> | <b>520.00</b> |