

**NC-Choice Home Inspection Service  
4619 NC Highway 150 E  
PO Box 551 (invoice-billing)  
Browns Summit, NC 27214  
(336) 656-4821 Office/fax  
(336-558-5319) cell**

Doc #: 1110-1994

Dwelling Address: 1234 Hope St  
Any town, NC 27000

Client Name: James & Mary Smith

Inspector: Donald C. Bedner

Client's Agent: Susan Best



This summary is provided to highlight those findings that we believe are significant in nature and which evidence suggest are in immediate need of repair. These findings are also listed in the full report on the following pages. Photographs are provided of selected items to enhance client understanding. Not all items on this summary will have photographs. The full report also outlines more minor findings as well as comments regarding routine maintenance. This summary does not limit your ability to use the entire report in completing your transaction.

The NC Home Inspection Licensure Board has established the Summary Report to identify items which meet one of the following criteria. The system or component:

1. Does not function as intended.
2. Adversely affects the habitability of the dwelling.
3. Warrants further investigation by a specialist.
4. Requires subsequent observation.

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.

## **EXTERIOR**

1118. Exterior  
Comments

Recommendation. This is a condominium or townhouse. Exterior/common area items may be the responsibility of the Homeowners Association. At the client's request an exterior review was conducted. Recommend client review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

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### HEATING & A/C – MAIN UNIT

1901. Heating Recommendation. Unit is located at attic; fuel is gas, forced air, gas shut off and electrical shutoff noted. Filter size 20 x 20 x 1. Filter is dirty, recommend changing.

### KITCHEN

2305. Windows Recommendation. Condensation or haze was noted in the double insulated window pane at rear entry door. This indicates a broken seal that can reduce the visibility and insulating capability of the window. To restore visibility and regain insulating capability, replacement of this window/pane is required. Recommend maintenance/repair by a Licensed General Contractor.



2315. Stove/Cook Top/Oven Recommendation. Electric. Unit is not secured with an anti-tip bracket. Anti-tip bracket may not have been required when stove was installed. Recommend installing for safety. Recommend maintenance/repair by a qualified specialist.



Doc #: 1110-1994 Inspector: Donald C. Bedner  
Date: 10/24/2011  
Dwelling Address: 123 Hope St.  
Any town, NC 27000  
Client Name: James & Mary Smith  
Client's Agent: Susan Best Real Estate Company: Best Realty.

## GENERAL INFORMATION

A certified home inspector from NC-Choice Home Inspection Service prepared this report. Please read the report completely and if you have questions, contact the inspector at the phone number or address printed above.

This report is designed to comply with the standards established by The North Carolina Home Inspection Licensure Board, the International Association of Certified Home Inspectors, interNACHI, and NC-Choice, Inc., Browns Summit, North Carolina. A copy of the North Carolina Home Inspection Standards of Practice and Code of Ethics may be obtained by writing the Board at 1202 Mail Service Center, Raleigh, NC 27699-1202. As stated in your inspection agreement, this inspection is limited to visible and accessible components only. Examination of concealed or inaccessible portions of the property is beyond the scope of this inspection.

You are also advised to perform your own walk through of the property just prior to closing to ensure that all components are in good working order and that agreed-upon repairs have been performed properly. If possible, obtain repair receipts from the seller at or prior to closing. Your NC-Choice inspector is available to perform a re-inspection of repaired items. An additional fee is charged for this service. Not all conditions may become apparent at the time of inspection. For that reason, it is recommended that you obtain a Home Warranty Plan.

## DEFINITION OF TERMS

The following information is provided to assist you in using this report. Please read the entire report to facilitate your understanding of this property.

Serviceable-The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note Serviceable, such as a light fixture with no globe.

None-The item does not apply to this property.

Recommendation-Recommend is used to indicate when the inspector's evaluation leads him to believe action should be taken to address the item.

Suggestion-Suggest is used to indicate items the client may choose to address in the future to maintain, upgrade and/or improve the property.

## GENERAL CONDITIONS

MAJOR SYSTEMS - Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.**

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INTERIOR - Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window may not always be reported.

MOLD - Your home inspection report may note the presence of mold, mildew, or fungus, on visible surfaces, however, even if mold, mildew, or fungus were undetected, they may become visible in the future, with the right conditions, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings. Any time we note the presence of staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition. We are not industrial hygienists and therefore lack the qualifications or ability to evaluate the mold to determine if it may carry any health risks. Should you have concerns regarding mold we suggest review by a qualified professional.

1001	INSPECTOR	Donald Bedner, Inspector, NC License #2291.
1002	CLIENT	Buyer. This confidential home inspection report has been prepared for the exclusive use of the buyer. Any use by unauthorized persons is prohibited.
1003	STRUCTURE TYPE	Town Home, wood frame, brick veneer.
1004	LEVELS	2 story structure.
1005	ESTIMATED AGE	Estimated construction date is 2002.
1006	WEATHER CONDITIONS	Clear. Cool. Temperature at time of inspection 50F.
1007	OCCUPANT STATUS	Owner occupied.
1008	ATTENDING INSPECTION	None.
1009	START/STOP TIME	Approximate inspection start time was 08:15am and inspection was completed at 11:00am

#### EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and are not a significant defect unless otherwise stated. The exterior wall cavities are typically not accessible and cannot be reviewed. The presence, absence and/or condition of screens are not within the scope of the inspection. If screens are a concern to the client, all screens should be reviewed prior to closing.

Step #	Component	Comments
1101	Driveway	Serviceable. Asphalt.
1102	Walkways	Serviceable. Concrete, common cracks observed.
1103	Fences/Gates	Serviceable. Wood
1104	Exterior Wall Cladding	Serviceable. Brick veneer, vinyl.
1105	Trim	Serviceable. Wood, vinyl, metal. When metal wrap is installed over wood trim no review of the wood behind the wrap is possible. Caulked joints should be maintained to prevent water entry and ensure continued serviceability.

1106	Windows & Frames	Serviceable. Vinyl single hung, fixed. Double-glazed insulated windows noted. The inspector was unable to determine if all double-glazed insulated windows in this property are completely intact and without broken seals. Conditions such as temperature, humidity and lighting limit the ability of the inspector to review these windows for broken seals. For more complete information on the condition of these windows, consult the seller prior to closing.
1107	Vegetation	Serviceable. Plants and shrubs are placed and trimmed to allow free air flow to help prevent moisture damage to the structure.
1108	Electrical Fixtures	Serviceable. Ground fault circuit interrupter (GFCI) noted.
1109	Gutters & Downspouts	Serviceable. Aluminum. The fascia and soffit boards behind and near gutters are not totally accessible. Client is advised that this is a limited review of these areas. Unless noted otherwise in this section evidence suggests these areas are functioning as intended.
1110	Outside Faucet - Hose bib	Serviceable. Front and rear.
1111	Sprinkler System	None.
1112	Bell/Chime	Serviceable. Front.
1113	Exterior Doors	Serviceable. Metal clad wood core, metal storm door.
1114	Chimney	None.
1115	Lot/Grade Drainage	Serviceable. Sloped lot. Water seepage and moisture penetration are common problems in usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. All soil should slope away from the foundation wall and all gutter downspouts should carry water away from the foundation wall.
1116	Gas Meter	Serviceable. Rear.
1117	Exposed Foundation	Serviceable. Brick. Slab foundation noted. Homes built with a slab construction may have heating ducts, plumbing, gas and electrical lines running beneath the slab. As it is impossible to determine the condition of these items by a visual inspection, they are specifically excluded from the scope of this inspection.
1118	Exterior Comments	Recommendation. This is a condominium or townhouse. Exterior/common area items may be the responsibility of the Homeowners Association. At the client's request an exterior review was conducted. Recommend client review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

#### PATIO/PORCH/BALCONY/AREA WAYS FRONT STOOP

Step #	Component	Comments
1201	Location/Type	Front Stoop.
1202	Cover	Serviceable. Vinyl.
1203	Enclosure	None.
1204	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
1205	Windows	None.
1206	Deck/Slab	Serviceable. Concrete, brick.
1207	Stairs/Stoops	Serviceable.
1208	Railing	None.
1209	Ceiling Fan	None.
1210	Comments	None.

#### PATIO/PORCH/BALCONY/AREA WAYS #2 REAR STOOP/PATIO

Step #	Component	Comments
1201.2	Location/Type	Rear Stoop, patio.
1202.2	Cover	None.
1203.2	Enclosure	None.
1204.2	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
1205.2	Windows	None.

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1206.2	Deck/Slab	Serviceable. Concrete. Common cracks noted.
1207.2	Stairs/Stoops	Serviceable.
1208.2	Railing	None.
1209.2	Ceiling Fan	None.
1210.2	Comments	None.

### ROOF-Main Structure

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the water-tight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified Licensed Roofing Contractor.

Step #	Component	Comments
1301	Roofing Type & Materials	Sloped asphalt composition shingle. Observed from ground with binoculars.
1302	Flashings	Serviceable.
1303	Conditions	Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were noted; evidence suggests roof is functioning properly. This is a VISUAL inspection only. No certification, warranty or guarantee is given as to the water tight integrity of the roof. Inspectors cannot determine the water tight integrity of roofs by a visual inspection nor can they predict future leaks or if installed according to manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a qualified Licensed Roofer prior to closing.
1304	Skylights	None.
1305	Roof Penetrations	Serviceable.
1306	Roof Comments	None.

### ATTIC

The attic review is visual with the attic being entered if safely possible. The attic area was inspected using a standard flashlight and a small probe. Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. When insulation thickness is less than currently required a suggestion to add insulation is typically made. Generally, the greater the thickness the more resistance there is to heat loss.

Step #	Component	Comments
1401	Access	Serviceable. Attic access provided by pull down stairs at hall. Attic was accessed unless noted otherwise in this section.
1402	Framing	Serviceable. Trusses, Rafters.
1403	Sheathing	Serviceable. Wafer board.
1404	Insulation	Serviceable. Blown-in fiberglass insulation approximately 8-10 inches.
1405	Ventilation	Serviceable. Soffit vents, ridge vents.
1406	Electrical	Serviceable.
1407	HVAC Ducts	Serviceable.
1408	Duct Insulation	Serviceable.
1409	Windows	None.
1410	Attic Comments	None.

### LAUNDRY AREA

The operation of washers and dryers are not within the scope of this inspection. If these appliances are a part of the clients purchase we suggest the client verify operation with owners prior to closing.

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Step #	Component	Comments
1600	Location	Laundry area is located at 2 <sup>nd</sup> story hall.
1601	Floor	Serviceable. Vinyl.
1602	Walls & Ceiling	Serviceable. Painted.
1604	Doors	Serviceable.
1605	Windows	None.
1606	Electrical	Serviceable.
1607	Heat Source	None.
1608	Cabinets	None.
1609	Laundry Sink/Tub	None.
1610	Washer Hook-ups	Suggestion. The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance. No test was performed on the washer drain line to determine if the line is draining properly. This was a visual inspection of this area only. No guarantee, warranty, or certification is given as to the future draining capabilities, as drain lines can become blocked at any time without warning. Suggest installing pan under washer to prevent damage to floor to prevent damage to floor should leak occur. .
1611	Dryer Hook-ups	Suggestion. Electric 240 volt. Suggest cleaning dryer vent as needed for safety. .
1612	Laundry Area Comments	None.

#### UTILITY ROOM

Step #	Component	Comments
1650	Location	Utility area is located at rear exterior.
1651	Floor	Serviceable. Concrete.
1652	Walls & Ceiling	Serviceable. Drywall.
1653	Doors	Serviceable.
1654	Windows	None.
1655	Cabinets	None.
1656	Electrical	Serviceable.
1657	Utility Room Comments	Limited review due to storage items.

#### HEATING & A/C – MAIN UNIT

The inspection of the heating & AC system is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing. The visual review of the duct system is limited. Ducts in walls, under insulation or otherwise obstructed from view are not within the scope of this inspection.

Step #	Component	Comments
1901	Heating	Recommendation. Unit is located at attic; fuel is gas, forced air, gas shut off and electrical shutoff noted. Filter size 20 x 20 x 1. Filter is dirty, recommend changing.
1902	Conditions	Serviceable.
1903	Exhaust Venting	Serviceable.
1904	Thermostat	Serviceable. Thermostat located at living room.
1905	Ducting	Serviceable. Flex and sheet metal duct.

1906	Air Conditioning System	Suggestion. Outside temperature at time of inspection was below 60 degrees. To prevent damage to the air conditioning system, manufacturers warn against operating units when the outside temperature is less than 60 degrees. Therefore, this unit was not tested. Suggest client verify operation of this unit with seller prior to closing.
1907	A/C Temperature Differences	Not inspected.
1908	Heating & A/C Comments	None.

### PLUMBING

Shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut off valves/angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. The plumbing supply, drains, waste, and vent piping materials are only visible in the attic, crawlspace and basement areas (if present) and at interior fixture locations. Material identification was based upon visible piping in these areas.

Step #	Component	Comments
2001	Plumbing Supply System	Suggestion. Property is connected to a public system. Water shutoff at utility room and water pressure was 65psi at time of inspection. Normal pressure is between 40 – 90psi.
2002	Plumbing Waste System	Serviceable. Property is connected to a public waste system.
2003	Supply Pipes	Serviceable. Copper, Pex (Polyethylene.) Where visible.
2004	Drain, Waste & Vent Pipes	Serviceable. PVC, Where visible.
2005	Ejector Pump	None.
2006	Water Heater	Serviceable. Gas-40-gallon capacity, located in utility room. Cold water shut off valve is installed and a temperature/pressure relief valve is installed as a safety feature. Hot water was noted at all tested plumbing fixtures indicating the water heater was functioning properly at the time of inspection. No warranty, guarantee or certification is given as to future failures.
2007	Water Temperature	Serviceable. The hot water temperature was measured at a faucet during the inspection and was observed to be 117F. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heater temperature settings to 120F to reduce or eliminate the risk of most tap water scald injuries. Client is advised that a 120F setting may not provide adequate hot water for all clothing and dish washing machines and a higher setting may be required. Suggest lowering the hot water temperature to the lowest setting that will satisfy the hot water needs and protect against scald injuries due to the elevated water temperature observed
2008	Water Heater Exhaust Venting System	Serviceable. Roof vent.
2009	Sump Pit	None.
2010	Cross Connections	None.
2011	Plumbing System Comments	None.

### ELECTRICAL SYSTEM

Step #	Component	Comments
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2101 Electrical Main Box Serviceable. The main panel is located at utility room. The main electrical service is approximately 125 amps and 220 volts. Service entrance is underground. Overload protection is provided by breakers. Main disconnect noted. Main conductor is aluminum. Low amperage (15 & 20 amp) branch circuit conductor is copper. Visible wiring type is non metallic sheathed. Evidence suggests system is properly grounded.



2102 Additional Main Panel Comments None.

2103 General System Comments None.

2104 Smoke Detectors Serviceable. Smoke detector(s) located at hall and bedrooms. When smoke detectors are installed client is advised that Underwriters Laboratories (UL) states that smoke detectors usually should be replaced after 10 years of service if electric and after 5 years of service if battery-run. The inspector is not able to determine age of installed unit(s). Suggest review with owner regarding date of installation. Periodic testing is suggested to ensure proper operation.

2105 Carbon Monoxide Detector None. Suggest installing carbon monoxide detectors throughout the home as needed for safety.

2106 Electrical System Comments None.

**KITCHEN / DINING**

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
2301	Floor	Serviceable. Wood.
2302	Walls	Serviceable. Painted
2303	Ceiling	Serviceable.
2304	Doors	Serviceable.
2305	Windows	Recommendation. Condensation or haze was noted in the double insulated window pane at rear entry door. This indicates a broken seal that can reduce the visibility and insulating capability of the window. To restore visibility and regain insulating capability, replacement of this window/pane is required. Recommend maintenance/repair by a Licensed General Contractor.
2306	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
2307	Heat Source	Serviceable. Forced air register observed.
2308	Counter Tops	Serviceable. Laminate
2309	Cabinets	Serviceable.
2310	Sinks	Serviceable.
2311	Faucets	Serviceable.
2312	Traps/Drain System	Serviceable.

2313	Disposal	Serviceable. Appliance Brand: badger.
2314	Dishwasher	Serviceable. Appliance Brand: Kenmore. Dishwasher was tested using normal operating controls. Unit functioned properly at time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on the 'normal wash' cycle only.
2315	Stove/Cook Top/Oven	Recommendation. Electric. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee or certification is given as to future failure. Unit is not secured with an anti-tip bracket. Anti-tip bracket may not have been required when stove was installed. Recommend installing for safety. Recommend maintenance/repair by a qualified specialist.
2316	Oven-Separate Unit	None.
2317	Hood/Fan	Serviceable. Vented to interior.
2318	Microwave	Serviceable. Appliance Brand Kenmore. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by a qualified technician prior to closing.
2319	Trash Compactor	None.
2320	Ceiling Fan	None.
2321	Kitchen Comments	None.

### INTERIORS

Review of the interior areas of walls, columns, chimney chases and the areas between ceilings and the flooring above are not possible. These areas may contain piping, electrical wires, ducts, structural components and other systems. This inspection is visual and non-destructive. By definition any area that is not accessible is not visible. Therefore these areas are excluded from this report.

Step #	Component	Comments
2351	Comments	Wood floors. Most gaps in floors are normally caused by seasonal fluctuations in humidity- the floor expands from high humidity and contracts during periods with low humidity. This type of expansion and contraction is considered to be normal and expected for solid wood floors. In solid wood floors, gaps may be the thickness of a dime (1/32) or wider. Wider boards may have even wider gaps. Square edged floors show gaps more than beveled floors, and light colored floors show gaps more than darker colored floors.

### LIVING ROOM

Step #	Component	Comments
2501	Floor	Serviceable. Wood.
2502	Walls	Serviceable. Painted.
2503	Ceiling	Serviceable.
2504	Doors	Serviceable.
2505	Windows	Serviceable.
2506	Electrical	Serviceable.
2507	Heat Source	Serviceable. Forced air register observed.
2508	Fireplace	Suggestion. Pre-fabricated fireplace. Gas logs installed. Pilot was not lit and unit was not tested. Suggest review appliance with owner of have reviewed by a Qualified Specialist prior to using. This is a non vented fireplace and client should review instructions prior to using.
2509	Ceiling Fan	Serviceable.

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2510 Living Room None.  
Comments

#### ENTRY

Step #	Component	Comments
2701	Floor	Serviceable. Wood.
2702	Walls	Serviceable. Painted.
2703	Ceiling	Serviceable.
2704	Doors	Serviceable.
2705	Windows	Serviceable.
2706	Electrical	Serviceable.
2707	Heat Source	Serviceable. Forced air register observed.
2708	Entry Comments	None.

#### HALLS/STAIRS

Step #	Component	Comments
2800	Location	Located at 1st and 2nd story at center of home.
2801	Floor	Serviceable. Carpet.
2802	Walls	Serviceable. Painted.
2803	Ceiling	Serviceable.
2804	Doors	Serviceable.
2805	Electrical	Serviceable.
2806	Stairs	Serviceable.
2807	Railing	Serviceable.
2808	Whole House Fan	None.
2809	Comments	None.

#### BATHROOM - MASTER

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Minor cosmetic issues such as common rust, corrosion and stains may not always be reported.

Step #	Component	Comments
3000	Location	Bathroom is located at 2 <sup>nd</sup> story front.
3001	Floor	Serviceable. Vinyl.
3002	Walls	Serviceable. Painted.
3003	Ceiling	Serviceable.
3004	Doors	Serviceable.
3005	Windows	None.
3006	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
3007	Heat Source	Serviceable. Forced air register observed.
3008	Exhaust Fan	Serviceable.
3010	Tub/Surround	Serviceable. Fiberglass one piece unit. Bathtubs are not filled to test the overflow valves for leaks at the time of inspection due to time consumption and waste of water. This is a visual inspection only for stains or other signs of leaks. Many leaks are concealed and not visible to the inspector at the time of inspection. No visible leaks noted at time of inspection, though leaks may occur at anytime without warning. No guarantee, warranty or certification is given as to future leaks.
3011	Tub Enclosure	None.
3012	Tub Faucet	Serviceable. Shower head noted.

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3013	Shower/Surround	None.
3014	Shower Door	None.
3015	Shower Faucet	None.
3016	Sink	Serviceable.
3017	Sink Faucet	Serviceable.
3018	Traps/Drain Supply	Serviceable.
3019	Toilet	Serviceable.
3020	Counter/Cabinets	Serviceable.
3021	Spa Tub	None.
3022	Bathroom Comments	None.

**BATHROOM #2 2<sup>nd</sup> STORY HALL**

<b>Step #</b>	<b>Component</b>	<b>Comments</b>
3000.2	Location	2 <sup>nd</sup> story Hall.
3001.2	Floor	Serviceable. Vinyl.
3002.2	Walls	Serviceable. Painted.
3003.2	Ceiling	Serviceable.
3004.2	Doors	Serviceable.
3005.2	Windows	None.
3006.2	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
3007.2	Heat Source	Serviceable. Forced air register observed.
3008.2	Exhaust Fan	Serviceable.
3010.2	Tub/Surround	Serviceable. Fiberglass one piece unit. Bathtubs are not filled to test the overflow valves for leaks at the time of inspection due to time consumption and waste of water. This is a visual inspection only for stains or other signs of leaks. Many leaks are concealed and not visible to the inspector at the time of inspection. No visible leaks noted at time of inspection, though leaks may occur at anytime without warning. No guarantee, warranty or certification is given as to future leaks.
3011.2	Tub Enclosure	None.
3012.2	Tub Faucet	Serviceable. Shower head noted.
3013.2	Shower/Surround	None.
3014.2	Shower Door	None.
3015.2	Shower Faucet	None.
3016.2	Sink	Serviceable.
3017.2	Sink Faucet	Serviceable.
3018.2	Traps/Drain Supply	Serviceable.
3019.2	Toilet	Serviceable.
3020.2	Counter/Cabinets	Serviceable.
3021.2	Spa Tub	None.
3022.2	Bathroom Comments	None.

**BATHROOM-Half**

<b>Step #</b>	<b>Component</b>	<b>Comments</b>
3100	Location	Bathroom is located at 1 <sup>st</sup> story center of home.
3101	Floor	Serviceable. Wood.
3102	Walls	Serviceable. Painted.
3103	Ceiling	Serviceable.
3104	Doors	Serviceable.

3105	Windows	None.
3106	Electrical	Serviceable. Ground fault circuit interrupter (GFCI) noted.
3107	Heat Source	Serviceable. Forced air register observed.
3108	Exhaust Fan	Serviceable.
3110	Sink	Serviceable.
3111	Sink Faucet	Serviceable.
3112	Traps/Drain Supply	Serviceable.
3113	Toilet	Serviceable.
3114	Counter/Cabinets	None.
3116	Bathroom Comments	None.

### BEDROOM MASTER

Step #	Component	Comments
3200	Location	Bedroom is located at 2 <sup>nd</sup> story front.
3201	Floor	Serviceable. Carpet.
3202	Walls	Serviceable. Painted.
3203	Ceiling	Serviceable.
3204	Doors	Serviceable.
3205	Windows	Serviceable.
3206	Electrical	Serviceable.
3207	Heat source	Serviceable. Forced air register observed.
3208	Closets/Wardrobe	Serviceable.
3209	Fireplace	None.
3210	Ceiling Fan	Serviceable.
3211	Comments	None.

### BEDROOM #2 2<sup>nd</sup> STORY LEFT REAR

Step #	Component	Comments
3200.2	Location	2 <sup>nd</sup> story left rear.
3201.2	Floor	Serviceable. Carpet.
3202.2	Walls	Serviceable. Painted.
3203.2	Ceiling	Serviceable.
3204.2	Doors	Serviceable.
3205.2	Windows	Serviceable.
3206.2	Electrical	Serviceable.
3207.2	Heat source	Serviceable. Forced air register observed.
3208.2	Closets/Wardrobe	Serviceable.
3209.2	Fireplace	None.
3210.2	Ceiling Fan	Serviceable.
3211.2	Comments	None.

### BEDROOM #3 2<sup>nd</sup> STORY RIGHT REAR

Step #	Component	Comments
3200.3	Location	2 <sup>nd</sup> story right rear.
3201.3	Floor	Serviceable. Carpet.
3202.3	Walls	Serviceable. Painted.
3203.3	Ceiling	Serviceable.
3204.3	Doors	Serviceable.

3205.3	Windows	Serviceable.
3206.3	Electrical	Serviceable.
3207.3	Heat source	Serviceable. Forced air register observed.
3208.3	Closets/Wardrobe	Serviceable.
3209.3	Fireplace	None.
3210.3	Ceiling Fan	Serviceable.
3211.3	Comments	None.