

INVOICE



RON HOUGH
JOE MATTHEWS TERRY MURPHY
Inspecting Your Homes Since 1985

P.O. BOX 4746
GREENSBORO, NC 27404
336-668-3775
triadhomeinspections@gmail.com

DATE: September 1, 2017

CLIENT: Christy & Duff Meier

BUYER'S AGENT: Leslie Wales Hecht

AGENCY: BHHS

ADDRESS: 6625 Bobwhite Lane Browns Summit

FULL HOUSE INSPECTION..... \$400.00
SQUARE FEET 1800
RADON TEST..... \$110.00
WELL WATER BACTERIA & CHEMICAL TESTS FHA..... \$175.00

TOTAL DUE..... \$685.00

**PAYMENT IS DUE AT THE TIME OF THE INSPECTION UNLESS PRIOR
ARRANGEMENTS HAVE BEEN MADE FOR PAYMENT AT THE CLOSING.
THERE WILL BE A \$25 LATE FEE FOR PAYMENTS MADE AFTER SIXTY
DAYS.**



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DATE: September 1, 2017

CLIENT: Christy & Duff Meier

BUYERS AGENT: Leslie Wales Hecht BHHS

SELLERS AGENT:

SELLER:

WEATHER: 70 Light Rain

PROPERTY ADDRESS: 6625 Bobwhite Lane Browns Summit

PRESENT AT INSPECTION: Leslie Wales Hecht, Christy Meier

At the client's request, Triad Home Inspections™ Inc., at the above referenced address and on the above noted date, completed a "full house inspection" of only the residence at that address. Any detached garages and/or outbuildings are specifically excluded from this report. The purpose of the inspection is to only provide the client with a better understanding of the structural and mechanical conditions of the home, as observed at the time of the inspection. The inspection was performed in accordance with the Standards of Practice established by the American Society of Home Inspectors (ASHI) and the North Carolina Home Inspector Licensure Board. This inspection is a visual only inspection of the readily accessible and installed systems and components of the home with no disassembly of the inspected units and components. A representative sample of various building components was viewed only in areas that were accessible at the time of the inspection. No destructive testing, no dismantling of building components or systems, no engineering functions, and no code compliance inspections were performed at the time of the inspection. These findings are confidential to the client and intended for the client only. Please note that this home inspection report is intended to be viewed only in color. Our findings are as follows:

TRIAD HOME INSPECTIONS™, INC.

SUMMARY/AREAS REQUIRING FURTHER EVALUATION

IMPORTANT NOTE: PLEASE READ: The Summary is provided to the reader as a brief overview of the report. The Summary is not all encompassing. Reading the Summary alone is not a substitute for reading the report in its entirety. The entire Home Inspection Report, the Disclaimer and Terms of Inspection, and the Pre-inspection Contract must be carefully read to fully assess the findings of the home inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the Real Estate Contract should be clarified by consulting an attorney or a real estate agent. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the Inspection Report be evaluated/inspected and repaired as necessary by a licensed contractor/professional **PRIOR TO THE CLOSE OF THE SALE OF THE PROPERTY.** Further evaluation **PRIOR** to the close of the sale of the property is recommended so a properly licensed professional can further evaluate our concerns which may be outside our legal area of expertise or beyond the scope of the standard home inspection.

MOLD AND MILDEW REPORTING INTERPRETATIONS

The North Carolina Home Inspector Board is herein referred to as the Board

Home Inspectors are not required to determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise, and contaminants in the building or in soil, water, and air.

It is the interpretation of the Board that the presence of mold or mildew is considered to be a suspected adverse environmental condition of hazardous substance. Therefore, it is the interpretation of the Board that home inspectors are **NOT** required to report on the presence of mold and mildew.

However, for Structural Components and for Interiors, home inspectors shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

It is the interpretation of the Board that an organic growth such as mold or mildew may be a sign of abnormal or harmful water penetration into the building or a sign of abnormal or harmful condensation on building components.

It is the interpretation of the Board that home inspectors are not required to report on mold or mildew growth, unless evidence suggests to the home inspector that the mold or mildew growth is a sign of abnormal or harmful water penetration into the building or a sign of abnormal or harmful condensation on building components.

North Carolina Home Inspector Licensure Board



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THE SUMMARY

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

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

Per NCGS 143-151.58 effective October 1, 2009

DATE: September 1, 2017

CLIENT: Christy & Duff Meier

BUYERS AGENT: Leslie Wales Hecht BHHS

SELLERS AGENT:

WEATHER: 70 Light Rain

PROPERTY ADDRESS: 6625 Bobwhite Lane Browns Summit

ELECTRICAL.

1. In the service panel the GFCI circuit breaker was off and was not tested.
2. It was noted that the service panel is located in a bedroom clothes closet which is typically not acceptable.
3. It was noted that the service panel cover is improperly installed with sharp screws which are cutting into the insulation on the wires improperly installed directly behind the panel cover screw holes.



4. At the left side exterior of the home it was noted that a small section of the covering on the service entry wire is damaged.



5. It appears that the electrical system may not be properly grounded and needs to be checked.
6. The front exterior light did not work.
7. The front exterior pole light did not work.
8. The rear exterior light did not work.
9. The right side exterior light did not work.
10. The light above the kitchen sink did not work.
11. The foyer light did not work.
12. The left front bedroom lights did not work.
13. The smoke detector did not work.

14. In the kitchen cabinet above the range a receptacle cover plate is missing.



15. In the master bedroom closet the light cover is missing.



16. In the rear bedroom the light cover is missing.



17. At the front exterior pole light the light cover is missing.



18. There are three prong ungrounded receptacles in the rear bedroom and in the rear family room. Three prong ungrounded receptacles are shock hazards.
19. In the kitchen the range receptacle is damaged and open and needs to be replaced.



20. In the laundry room the clothes dryer receptacle is loose and needs to be properly secured.



21. In the hall bathroom the receptacle is incorrectly wired with the hot and neutral wires reversed. This condition is a shock hazard.



22. In the master bathroom it appears that the light fixture in the shower may not be a proper light fixture to be placed in a shower.



23. In the attic there are as many as fifteen open electrical cable splices that need to be placed in junction boxes. This condition is a shock and fire hazard.



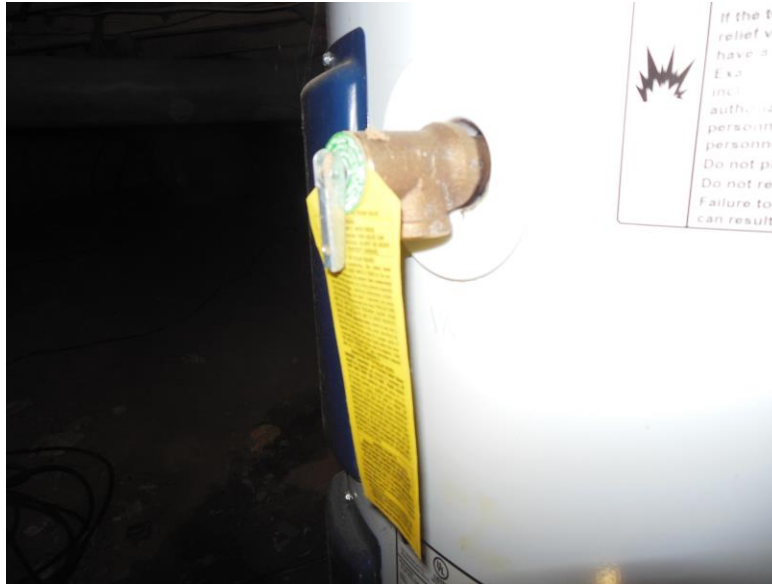


A licensed electrician needs to further evaluate the above noted items and take the necessary corrective action.

24. It was noted there is no carbon monoxide alarm installed.

PLUMBING.

1. At the hot water tank the temperature/pressure relief valve should be piped to the ground so that the scalding hot water or steam is discharged harmlessly if the hot water tank malfunctions and the relief valve opens.



2. In the crawl space area under the bathrooms there are sections of white PVC plastic drain pipes improperly glued to sections of black ABS drain pipe.



3. In the crawl space area under the bathrooms it appears that some of the drain pipes are improperly installed without correct connectors.



4. In the hall bathroom the bathtub faucet leaks at the handle, there is a leak at the drain pipe under the sink, the mechanical stopper at the bathtub did not work, and the operation of the whirlpool bathtub could not be tested.



5. In the master bathroom one of the shower faucets did not work, there is a leak at the drain pipe under the sink, and the mechanical stopper for the sink is missing.



A licensed plumbing contractor needs to further evaluate the above noted items and take the necessary corrective action.

APPLIANCES.

1. At the range the anti-tip bracket, which prevents the range from tipping over if a small child stands on the oven door, is not installed as required by the warning label and description on the oven door.
2. The dishwasher drain hose is improperly installed as the drain hose should have a high loop to a level above the sink drain. This condition may result in waste water unknowingly improperly draining back into the dishwasher.



3. The oven light did not work.
4. At the range hood/microwave oven combination the fan filters are not properly installed.



An appliance repair contractor needs to further evaluate the above noted items and take the necessary corrective action.

HEATING AND COOLING.

1. It was noted that there is no heat source for the rear family room.
2. It was noted that there is no installed cooling system for the rear addition.
3. It appears that the wall mounted electric heating units in the rear bedrooms are not properly sufficient.
4. In the crawl space area under the bathrooms one air supply duct appears to be improperly closed and covered.



A licensed mechanical contractor needs to further evaluate the above noted items and take the necessary corrective action.

5. At the fireplace the ash dump door is missing and a section of the damper frame is damaged.



6. At the chimney some of the brickwork is spalling and damaged.



A chimney sweep needs to further evaluate the above noted items and take the necessary corrective action.

ROOF AND ATTIC.

1. The roof shingles show signs of age with some moss growth on the roof shingles, a loss of adhesion, and deterioration along the edges of the roof shingles.





2. At the rear section of the roof the plumbing vent pipe flashing is damaged with an active roof leak.



3. In the left rear section of the attic there is an active roof leak with water stained roof sheathing.



4. At the chimney some of the roof flashing is loose.



A roofing contractor needs to further evaluate the condition of the roof shingles, check the above noted items, and take the necessary corrective action.

5. In the attic area above the master bathroom some of the insulation is missing and needs to be replaced.



6. A thermostatically controlled attic fan was not on at the time of the inspection as the fan is not electrically connected.

FOUNDATION.

1. In the rear section of the crawl space there are signs of minor water penetration of the foundation wall with puddles of standing water. The crawl space area needs to stay relatively dry as high humidity levels may cause damage to the wood floor structure. Standing water may cause damage to the foundation walls and improper settlement of the foundation walls. The gutters need to be kept clean. The downspouts may need to be extended. The landscaped areas adjacent to the foundation walls need to be properly sloped downward away from the foundation walls. The crawl space area and the drainage of the downspouts need to be checked under heavy rain conditions to make sure that the rain water drains safely away from the foundation walls and that the crawl space stays relatively dry.



2. In the crawl space many sections of the floor insulation have fallen and/or are damaged and need to be replaced.



3. In the crawl space area under the bathrooms some of the floor framing has been water stained and damaged with some repairs that do not appear to be properly completed.



4. In the rear section of the crawl space a small section of the band and sill near the chimney are damaged.



5. In the crawl space area under the rear exterior patio door section of the band, sections of the sill, and the ends of the floor joists are damaged and need to be repaired.



The above noted structural damage needs to be further evaluated and repaired as necessary by a licensed general contractor. It is suggested that any structural repairs be completed under the supervision of the local municipal building inspector and/or a licensed structural engineer.

EXTERIOR.

1. It was noted that the driveway is cracked and damaged.



2. At the front steps small sections of the brickwork mortar are missing.



3. At the right rear exterior of the home it was noted that the garage has been converted to a family room and two bedrooms. It appears that the conversion has been completed without proper permits and inspections. It was noted that the level of the exterior of the wall with the vinyl siding is the same as the level of the interior floor which may allow water to seep under the wall framing.



An appropriate technician or contractor needs to further evaluate the above noted items and take the necessary corrective action.

INTERIOR.

1. In the kitchen the cabinet doors near the window it the window sill.



2. It was noted that the material between the panes of glass are deformed in the kitchen, in the left front bedroom, in the right front bedroom, in the master bedroom, and in the living room.



3. In the laundry room the floor trim is missing.



4. In the foyer closet the floor trim is missing.



5. In the master bathroom the cabinet drawer slide is loose.



6. The hall closet door did not latch.
7. The right front bedroom closet door is off the track.

8. The left front bedroom entry door is damaged at the lower section of the door.



9. In the living room one window has a disconnected window spring.
10. The master bathroom fan is vented to the attic and should be vented to the outside.

An appropriate technician or contractor needs to further evaluate the above noted items and take the necessary corrective action.

END OF SUMMARY

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ELECTRICAL: The electrical system of this home was inspected for proper operation and general condition with the objective of identifying major visible or operational deficiencies. It should be noted electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of the outlets and light fixtures were tested. The inspection does not include observation of low voltage systems such as security systems, heat detectors, and/or carbon monoxide detectors. The inspection also does not include telephone systems, security systems, cable TV systems, intercom systems, or any other ancillary wiring that is not part of the primary electrical distribution system for the home. Our findings are as follows:

This home is equipped with an aluminum 150 amp-240 volt overhead service supply in a 150 amp breaker box service panel located in the rear bedroom closet with copper wired branch circuits to the switches and receptacles. The general type of wires is non-metallic sheathed cable.

1. In the service panel the GFCI circuit breaker was off and was not tested.
2. It was noted that the service panel is located in a bedroom clothes closet which is typically not acceptable.
3. It was noted that the service panel cover is improperly installed with sharp screws which are cutting into the insulation on the wires improperly installed directly behind the panel cover screw holes.

4. At the left side exterior of the home it was noted that a small section of the covering on the service entry wire is damaged.
5. It appears that the electrical system may not be properly grounded and needs to be checked.

A licensed electrician needs to further evaluate the above noted items and take the necessary corrective action.

All else appeared to be in adequate condition and properly installed.

1. The front exterior light did not work.
2. The front exterior pole light did not work.
3. The rear exterior light did not work.
4. The right side exterior light did not work.
5. The light above the kitchen sink did not work.
6. The foyer light did not work.
7. The left front bedroom lights did not work.
8. The smoke detector did not work.
9. In the kitchen cabinet above the range a receptacle cover plate is missing.
10. In the master bedroom closet the light cover is missing.
11. In the rear bedroom the light cover is missing.
12. At the front exterior pole light the light cover is missing.
13. There are three prong ungrounded receptacles in the rear bedroom and in the rear family room. Three prong ungrounded receptacles are shock hazards.
14. In the kitchen the range receptacle is damaged and open and needs to be replaced.
15. In the laundry room the clothes dryer receptacle is loose and needs to be properly secured.
16. In the hall bathroom the receptacle is incorrectly wired with the hot and neutral wires reversed. This condition is a shock hazard.
17. In the master bathroom it appears that the light fixture in the shower may not be a proper light fixture to be placed in a shower.

18. In the attic there are as many as fifteen open electrical cable splices that need to be placed in junction boxes. This condition is a shock and fire hazard.

A licensed electrician needs to further evaluate the above noted items and take the necessary corrective action.

19. It was noted there is no carbon monoxide alarm installed.

All else appeared to be adequate as a representative sample of all other accessible receptacles, switches, Ground Fault Circuit Interrupter devices [if present], and light fixtures were tested and found to be in adequate condition and functional. It was noted that there are no Arc Fault Circuit Interrupter devices installed at the service panel. It was noted that there are no other GFCI devices installed. It should be noted that it is recommended that smoke alarms be replaced every ten years and that carbon monoxide alarms be replaced every five years.

The installation of additional electrical safety devices such as Ground Fault Circuit Interrupter devices and Arc Fault Circuit Interrupter devices should be considered.

PLUMBING: The plumbing system of this home including the interior water supply and distribution system, the interior waste drain and venting system, and the hot water systems, was inspected for proper operation and general condition with the objective of identifying major visible or operational deficiencies. Portions of the plumbing system concealed by finished surfaces and/or stored articles, by inaccessible areas below the structure, and by being underground, were not inspected. The inspection does not include water conditioning systems, fire and lawn sprinkler systems, spas, swimming pools, solar hot water systems, or on-site water supply systems or on-site waste disposal systems. Our findings are as follows:

This home is equipped with a private water supply with a plastic water service entry pipe and copper water supply distribution pipes and PVC plastic, ABS plastic, and cast iron waste drain pipes that appeared to be in adequate condition and properly installed with an ABS plastic waste vent pipe system.

The hot water tank is of some age and a long life should not be expected.

1. At the hot water tank the temperature/pressure relief valve should be piped to the ground so that the scalding hot water or steam is discharged harmlessly if the hot water tank malfunctions and the relief valve opens.
2. In the crawl space area under the bathrooms there are sections of white PVC plastic drain pipes improperly glued to sections of black ABS drain pipe.
3. In the crawl space area under the bathrooms it appears that some of the drain pipes are improperly installed without correct connectors.
4. In the hall bathroom the bathtub faucet leaks at the handle, there is a leak at the drain pipe under the sink, the mechanical stopper at the bathtub did not work, and the operation of the whirlpool bathtub could not be tested.
5. In the master bathroom one of the shower faucets did not work, there is a leak at the drain pipe under the sink, and the mechanical stopper for the sink is missing.

A licensed plumbing contractor needs to further evaluate the above noted items and take the necessary corrective action.

All else appeared to be adequate as the water pressure was adequate, no other leaks were detected, the other faucets and fixtures appeared to be in adequate condition and all drains flowed freely with water. A 38 gallon electric fired hot water tank, located in the crawl space, otherwise appeared to be in adequate condition and performed properly. It was noted that the hot water temperature was 132 degrees. It is suggested that the hot water temperature be maintained at a level less than 120 degrees. It was noted that the water shut-off valve is located at the well equipment in the crawl space.

BUILT-IN APPLIANCES: Range burners were operated on high settings only to verify burner operation. The top and bottom elements of the oven were operated only to verify element operation. Clocks, timers, and thermostats were not checked for calibration or automatic operation. The dishwasher and/or other built-in kitchen appliances, if present, were operated through the normal cycle only. Refrigerators, washing machines, and clothes dryers are typically not considered to be built-in appliances and were not inspected. Our findings are as follows:

1. At the range the anti-tip bracket, which prevents the range from tipping over if a small child stands on the oven door, is not installed as required by the warning label and description on the oven door.
2. The dishwasher drain hose is improperly installed as the drain hose should have a high loop to a level above the sink drain. This condition may result in waste water unknowingly improperly draining back into the dishwasher.
3. The oven light did not work.
4. At the range hood/microwave oven combination the fan filters are not properly installed.

An appliance repair contractor needs to further evaluate the above noted items and take the necessary corrective action.

All other units appeared to be in adequate condition and performed as they should. Built-in appliances tested included the range, the range hood/microwave oven combination, and the dishwasher.

HEATING AND COOLING: The heating and/or cooling systems of this home were inspected for proper operation and general condition with the objective of identifying major visible and/or major operational deficiencies. The inspection of the heating and cooling systems is general and cursory. This inspection is not technically exhaustive and is limited to observations of those areas readily accessible with no disassembly of the units. A detailed evaluation of the furnace heat exchanger and of the size/adequacy of the heating and cooling systems is beyond the scope of this inspection. Our findings are as follows:

This home is equipped with a masonry fireplace and chimney that appeared to be in adequate condition. This home is equipped with an electric air to air type heat pump system with electric emergency heat strips that generally and physically appeared to be in adequate condition. The rear bedroom of this home are equipped with an wall mounted electric heating units that generally and physically appeared to be in adequate condition and performed properly using normal operating controls. This home is equipped with metal ductwork and flexible plastic ductwork.

1. It was noted that there is no heat source for the rear family room.
2. It was noted that there is no installed cooling system for the rear addition.
3. It appears that the wall mounted electric heating units in the rear bedrooms are not properly sufficient.
4. In the crawl space area under the bathrooms one air supply duct appears to be improperly closed and covered.

A licensed mechanical contractor needs to further evaluate the above noted items and take the necessary corrective action.

5. At the fireplace the ash dump door is missing and a section of the damper frame is damaged.
6. At the chimney some of the brickwork is spalling and damaged.

A chimney sweep needs to further evaluate the above noted items and take the necessary corrective action.

The air filter, located in the cold air return, was clean.

All else appeared to be adequate as the heat pump system otherwise performed properly using normal operating controls, the rest of the ductwork appeared to be intact, the cooling air temperature differential was fifteen degrees, the air supply to each of the front rooms was good, and all else appeared to be properly installed.

ROOF, ATTIC, GUTTERS, & DOWNSPOUTS: The accessible areas of the roof and attic were inspected for visible evidence of water penetration and for general condition, as well as for the presence of visible damage to the sheathing and/or the roof rafters resulting from water leaks, poor ventilation, obstructed gutters, and/or improper flashing. Our findings are as follows:

1. The roof shingles show signs of age with some moss growth on the roof shingles, a loss of adhesion, and deterioration along the edges of the roof shingles.
2. At the rear section of the roof the plumbing vent pipe flashing is damaged with an active roof leak.
3. In the left rear section of the attic there is an active roof leak with water stained roof sheathing.
4. At the chimney some of the roof flashing is loose.

A roofing contractor needs to further evaluate the condition of the roof shingles, check the above noted items, and take the necessary corrective action.

5. In the attic area above the master bathroom some of the insulation is missing and needs to be replaced.
6. A thermostatically controlled attic fan was not on at the time of the inspection as the fan is not electrically connected.

This home is equipped with a single layered asphalt-fiberglass shingled sloped roof that when viewed from the roof and from the ground, appeared to be in less than adequate condition. The rest of the roof flashings, gutters, and downspouts appeared to be in adequate condition. The roof structure consists of roof rafters with board sheathing and wood ceiling joists. The rest of the roof sheathing and the roof framing appeared to be in adequate condition and properly structured. The attic was accessed by the pull down stairs in the hall. The visible area of the attic was limited by the roof structure and by the attic insulation. The visible areas of the attic as viewed from entering the attic appeared to be well built, properly structured, properly insulated with 4-6 inches of loose fiberglass insulation, and well ventilated with attic vents. The installation of additional attic insulation should be considered.

FOUNDATION, CRAWL SPACE, & BASEMENT: A representative sampling of the visible and accessible foundation components were inspected using a flashlight and screwdriver probe for major visible deficiencies in the physical condition of the structural components which would affect their load bearing capacity and for major visible deficiencies in the structural assembly or sub-assemblies. The structural components obstructed by finished surfaces and/or insulation or in areas where dangerous or adverse situations are suspected were not inspected. The basement and/or the crawl space were also checked for visible signs of recurring water penetration of the foundation walls. Our findings are as follows:

The crawl space was accessed by the entry at the left side exterior of the home. The visible areas of the crawl space were limited by pipes, by the ductwork, by the mechanical equipment, by the floor insulation, and by the floor structure. This home is equipped with a block and brick foundation with masonry piers. The floor structure consists of wood girders and wood floor joists.

1. In the rear section of the crawl space there are signs of minor water penetration of the foundation wall with puddles of standing water. The crawl space area needs to stay relatively dry as high humidity levels may cause damage to the wood floor structure. Standing water may cause damage to the foundation walls and improper settlement of the foundation walls. The gutters need to be kept clean. The downspouts may need to be extended. The landscaped areas adjacent to the foundation walls need to be properly sloped downward away from the foundation walls. The crawl space area and the drainage of the downspouts need to be checked under heavy rain conditions to make sure that the rain water drains safely away from the foundation walls and that the crawl space stays relatively dry.
2. In the crawl space many sections of the floor insulation have fallen and/or are damaged and need to be replaced.

3. In the crawl space area under the bathrooms some of the floor framing has been water stained and damaged with some repairs that do not appear to be properly completed.
4. In the rear section of the crawl space a small section of the band and sill near the chimney are damaged.
5. In the crawl space area under the rear exterior patio door section of the band, sections of the sill, and the ends of the floor joists are damaged and need to be repaired.

The above noted structural damage needs to be further evaluated and repaired as necessary by a licensed general contractor. It is suggested that any structural repairs be completed under the supervision of the local municipal building inspector and/or a licensed structural engineer.

All else appeared to be adequate as the visible areas of the crawl space as viewed from entering the crawl space otherwise appeared to be properly built, properly structured, properly insulated with batt insulation, and well ventilated with foundation vents. There were no other signs of recurring water penetration of the foundation walls in the crawl space. It was noted that there is a vapor barrier installed.

GENERAL EXTERIOR: The general exterior such as the wall cladding, flashing, trim, decks, steps, porches, windows, and doors were inspected for general condition. Detached buildings or structures and recreational facilities such as but not limited to tennis courts, swimming pools, and playground equipment, were not inspected. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls were inspected only with respect to their effect on the condition of the building. Our findings are as follows:

This is a wood frame home with brick veneer and vinyl siding. Visible areas of the exterior were limited by vegetation and stored articles.

1. It was noted that the driveway is cracked and damaged.
2. At the front steps small sections of the brickwork mortar are missing.
3. At the right rear exterior of the home it was noted that the garage has been converted to a family room and two bedrooms. It appears that the conversion has been completed without proper permits and inspections. It was noted that the level of the exterior of the wall with the vinyl siding is the same as the level of the interior floor which may allow water to seep under the wall framing.

An appropriate technician or contractor needs to further evaluate the above noted items and take the necessary corrective action.

The rest of the exterior brickwork, the exterior siding, the exterior wood trim, and exterior attachments appeared to be in adequate condition.

GENERAL INTERIOR: The general interior such as the walls, ceilings, floors, cabinets, windows, and doors were inspected for general condition. Items of a minor nature that do not affect the habitability of the structure are not reported. Such items include but is not limited to hairline cracks in plaster, small cracks in concrete where evidence of water penetration is not noted, condition of decorative finishes (such as paint, vinyl, window treatments, wallpaper, and carpeting), and evaluation of locks and other security devices. Our findings are as follows:

1. In the kitchen the cabinet doors near the window it the window sill.
2. It was noted that the material between the panes of glass are deformed in the kitchen, in the left front bedroom, in the right front bedroom, in the master bedroom, and in the living room.
3. In the laundry room the floor trim is missing.
4. In the foyer closet the floor trim is missing.
5. In the master bathroom the cabinet drawer slide is loose.
6. The hall closet door did not latch.
7. The right front bedroom closet door is off the track.
8. The left front bedroom entry door is damaged at the lower section of the door.
9. In the living room one window has a disconnected window spring.
10. The master bathroom fan is vented to the attic and should be vented to the outside.

An appropriate technician or contractor needs to further evaluate the above noted items and take the necessary corrective action.

It was noted that there are normal settlement cracks in the ceilings and walls. The rest of the interior walls, ceilings, floors, windows, and doors appeared to be in adequate condition.

OVERVIEW: The overall condition of this home reflects a need for some additional good care. The electrical system needs to be checked and corrected as necessary. The plumbing system needs to be checked and corrected as necessary. The heating/cooling system needs to be checked and corrected as necessary. The condition of the roof shingles needs to be checked and corrected as necessary. The damage to the floor structure needs to be checked and corrected as necessary. The other noted incidentals are relatively minor in nature and easily corrected. Basically, this appears to be a well built home whose overall condition reflects some lack of good care. With the noted items corrected, good care, and proper maintenance; this home should provide you with much useful service and protection. It has been a pleasure serving you. If we can be of any further assistance, please call. Thank you.

A handwritten signature in black ink that reads "Ron Hough". The signature is written in a cursive, flowing style.

Ron Hough President

N.C. Home Inspectors License #323

THIS REPORT IS NOT COMPLETE WITHOUT THE DISCLAIMER AND TERMS OF INSPECTION SHEET

TRIAD HOME INSPECTIONS INC.

DISCLAIMER AND TERMS OF THE HOME INSPECTION

The objective of this inspection is to identify certain conditions and defects of the major systems and components of the home as these conditions exist at the time of the home inspection. The inspection is not intended to be a technically exhaustive detailed analysis of every system or component of the home. The inspection report is relevant only to the stated date on the inspection report.

This report is based only upon a visual inspection of the systems and components of this home without disassembly of any portion of the property and/or its systems and components. This report is only an opinion of Triad Home Inspections Inc. Its opinion does not include any defects of adverse condition which might have been discoverable upon an internal inspection of the components which were not open, not readily accessible, or visible at the time of the home inspection.

This report states the condition of the systems based only on a visual inspection of the systems on the day of the inspection. Under no circumstances should the inspection report be construed as a warranty or a guarantee of any type of extended coverage, as to the remaining useful life or future functionality of any heating system, any cooling system, the plumbing system, the electrical system, the appliances, the roof coverings, or structural composition or capability of the home. All warranties, expressed or implied, including any implied warranty of habitability, marketability, or fitness for use of a particular purpose on the systems inspected are hereby disclaimed. The company and its agents assume no liability for any errors or omissions made by its employees or agents.

The inspection is based only on a visual inspection of the readily accessible areas encompassing the electrical system, the interior plumbing system, the built-in appliances, the heating and cooling systems, the roof, the attic structure, the floor and foundation structure, and the general interior and exterior structure of the home. The inspection specifically excludes swimming pools, telephone systems, intercom systems, security systems, self cleaning cycles of the ovens, sprinkler systems, solar heating systems, the interior of chimney flues, heating system accessories such as humidifiers, air purifiers, motorized dampers or reclaimers, stereo systems, fuel tanks, sump pumps, clocks or timing devices, cosmetics such as drapes, carpets, and paint, and usual maintenance. Also specifically excluded without special prior arrangements are well systems, septic systems, and environmental assessments such as asbestos, radon, mold, lead paint, and/or other toxins.

The inspection report shall not be construed as any type of "code compliance inspection" of any governmental or non-governmental building codes or regulations.

The inspection report is for the sole benefit of the client named and such person agrees to hold harmless and indemnify the company and employees and agents of the company from and against all and any claims, actions, liabilities, damages, whether direct, indirect, or consequential, costs and expenses (including, without limitation, all reasonable attorneys' fees, costs, and expenses incurred) asserted against, imposed upon or incurred by the company as a result of or arising from or relating to the inspection or this agreement.

TRIAD HOME INSPECTIONS INC.

P.O. Box 4746 Greensboro, NC 27404

Phone 336-668-3775 E-mail: triadhomeinspections@gmail.com

HOME INSPECTION AUTHORIZATION AND CONTRACT FOR SERVICES

Name of Client : _Christy & Duff Meier_ Date of Inspection _9-1-17_

Inspection address: _6625 Bobwhite Lane Browns Summit_

Type of inspection

X Standard General Inspection (Complies with North Carolina Standards) \$350 and up.

_____ Comprehensive Specialist Inspection (Exceeds North Carolina Standards with inspections performed by specialists in each area with guarantee and warranty.) \$2500 and up.

_____ Well Test Bac/Chem _____ Radon Test _____ Detached Building _____ Other (specify)

PURPOSE OF THIS CONTRACT: The North Carolina Home Inspectors Licensure Board requires that the client be provided with a written contract describing the Terms, Conditions, and Limitations of the home inspection. The Client must sign the contract prior to receiving and/or discussing the contents of the report.

SCOPE OF THE HOME INSPECTION: The company will perform a Reasonable, Diligent, and Visual Examination (exposed to view) of the readily accessible portions of the Electrical System, the Plumbing System, the Heating and Cooling Systems, the Built-in Kitchen Appliances, the Roof, the Foundation, and General Interior/Exterior of the home as specified in this contract. The inspection will be performed according to the Standards of Practice and Code of Ethics issued by the North Carolina Home Inspector Licensure Board. A copy of the Standards of Practice is available upon request.

PAYMENT: Payment is due in full upon the completion of the inspection and prior to the issuing of the inspection report. The Client is responsible for the payment of the inspection fee whether or not the property is purchased. If the company agrees to payment at the time of the closing, the Client is responsible to see that the inspection invoice is forwarded to the closing attorney and that the inspection fee is included on the closing statement. There will be a \$25 late fee for payments more than 60 days after the inspection.

DISCLOSURE: The Company will provide the Client with a written report for the exclusive and private use of the Client. The inspection report and the findings contained therein are confidential and are not to be copied or disseminated to any other party without the expressed written consent of the Client. Reliance upon the report by other parties, or for other transactions, is strictly prohibited and at the users own risk.

LIMITATIONS OF THE INSPECTION: The inspection can not accurately and completely detect all flaws, predict all occurrences, or make assurances that undetectable conditions may exist. The inspection is not technically exhaustive and is not an engineering study or survey. All minor conditions noted during the inspection will be listed as a courtesy and not as a requirement. **THE INSPECTION AND THE INSPECTION REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.** The inspector is neither acting as nor represented as a specialist or contractor in any specific trade or craft other than as a licensed home inspector.

PRE-CLOSING RESPONSIBILITIES: It is the Client's responsibility to further investigate, using appropriate specialists, contractors, or consultants, any and all problems, conditions, or comments noted in the inspection report prior to legal acceptance of the property.

PARTICIPATION: The Client is encouraged to attend, participate in the inspection, to take notes, and ask questions at the completion of the inspection. If the Client is unable to attend, telephone consultation about the report is available during normal business hours.

SERVICES: It is the Client's responsibility to have all appliances and services: gas, electric, water, oil supplies, functional and in operation for the inspection. The Company will not turn on water, electricity, or light gas pilots due to possible damage to the property. If any appliance, component, or service is not operational at the time of the inspection, the Company is not responsible for its condition and operation.

DISPUTES: If the Client believes that there was an error or omission in the performance of the inspector, the Client must notify the Company in writing by certified mail within five working days after the discovery of any such error and within one year of the date of the home inspection. The property must be made available in a reasonable time limit for a re-inspection by the Company. The Company reserves the right to re-inspect conditions addressed for repair or contracted for repair, due to possible unethical practices by some contractors. The Client agrees and understands that any repair or replacement without prior consultation and written agreement from the Company relieves the Company of any and all liability. Any unresolved disputes between the Company and the Client will be submitted to binding arbitration of Construction Arbitration and Mediation Services, PO Box 691683, Charlotte, NC 28227 (704) 537-9479 or at www.buildingdisputes.net. The North Carolina Standards of Practice and Code of Ethics will be the only gauge for such disputes. If the Client pursues a claim for alleged error, omission, or deficiency, and fails to prove such claim, the Client hereby agrees to pay all arbitration costs, legal expenses, and other costs incurred by the Company in the defense of the claim.

LIMITATION OF LIABILITY: The Client and the Company agree that in the absence of gross negligence or intentional wrongdoing on the part of the Company, the maximum liability for the Company, its employees or agents, is limited to the amount of the fee paid for the inspection service.

EXCLUSIONS FROM THE STANDARD INSPECTION: The Client acknowledges and agrees that this inspection, the inspection report, and findings are limited in nature. This inspection IS NOT a code enforcement inspection or a code compliance inspection, and is only based on the inspector's personal opinion. Unless otherwise indicated the following items ARE NOT COVERED nor can they be accurately assessed by the Company during a limited visual inspection. Unless requested prior to the inspection, and for an additional charge, the following are specifically excluded from the standard inspection and cannot be accurately addressed during a limited inspection:

Detached buildings and garages Underground utilities Sprinkler systems Pools/Spas Gas Grills
Solar heating and water systems Window air conditioners Central vacuum systems Concealed wiring Low Voltage lighting systems Playground equipment Cable TV and telephone systems
Security systems Underground oil storage tanks Mold Environmental conditions Subsurface soil conditions Chimney flues and liners Septic tanks and cesspools Wood stoves Sewage disposal systems Humidifiers and electronic filters Refrigerators and ice makers Laundry appliances Oven timers, thermostats, and clocks Oven cleaning systems Intercom and music systems Effectiveness of insulation Portable dishwashers

This Agreement shall be governed by North Carolina law. If an arbitrator or court declares any provision of this Agreement void, voidable, or unenforceable, the remaining provisions shall remain in full force and effect. This Agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall modify this Agreement and no change or modification shall be enforceable against a party unless changes or modifications are in writing and signed or initialed by such party. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, personal representatives, successors, and assigns.

FEE : HOME INSPECTION _1800_sq ft	\$ _400.00____
RADON TEST	\$ _____
	\$ _____
TOTAL AMOUNT DUE:	\$ _400.00____

Credit Card: Visa M/C # _____ Exp _____ CVV _____

Client Signature _____ Date _____