

February 29, 2007

Mr. and Mrs. Savvy Homebuyer  
23 Bighome Lane  
Savannah, GA 29768

**PROPERTY INSPECTED: 1234 Friendly Place, Winston-Salem, NC 27106**

### ***INSPECTION PROBLEM SUMMARY***

Unless you are buying this property "as is", your purchase is most likely covered by an agreement which has some important protections for you. Most real estate professionals use the standard Offer to Purchase and Contract, which provides that a number of basic systems will be in good working order, or performing their intended function, and not needing immediate repair. *It is your responsibility to make claims if defects are found.*

To aid you in further discussion with a real estate agent, attorney or the property owner, the defects which in our judgment are covered by the Offer to Purchase and Contract can be found in this **INSPECTION PROBLEM SUMMARY** in **bold type and underlined**. In addition, **safety concerns and negative conditions which affect the habitability of the home** are listed without regard to Contract considerations... **in bold type**. If we have other inspection comments, maintenance or upgrade recommendations, they will be included in a section at the end of this report.

This **SUMMARY** is not the entire report. If we took photos, they are part of the report. Additionally, a copy of the inspector's **FIELD REPORT** is enclosed so that you may have a record of our findings and understand the comprehensive quality of our home inspection. The inspector's **FIELD REPORT** includes information of concern to you. It is recommended that you read the complete report. If you believe that we have missed something, let us know immediately.

*The Home Inspector* is a service company that grew from, and is part of the John Woodmansee Bldg. Co. Inc. We are a full time home inspection firm. We do not provide repair, construction or remodeling services, nor are we in the real estate business. We test for radon levels in a building, but we do not offer remediation corrections if needed to lower radon levels. Consult licensed and professional people in the service sector if you need more exacting input on repair solutions or costs. This inspection meets the Standards of Practice and Code of Ethics of the NC Home Inspector Licensure Board and the American Society of Home Inspectors®. However, you have received our ASHI® PLUS Inspection which exceeds those Standards, and requires more time and effort. Read about this special inspection routine at [www.homeinspector-woodmansee.com](http://www.homeinspector-woodmansee.com).

This home was inspected today with 36 degree weather, and damp soil. Mr. and Mrs. Savvy Homebuyer and REALTOR® Sam Jones were present during the inspection. This is a two story, frame home, age about 52 years, and it faces east. To locate things, the directions "left" and "right" are as found when facing the house from the street.

Here is a list of **problems** found. Please let us know if something was not properly included.

**PROPERTY INSPECTED: 1234 Friendly Place, Winston-Salem, NC 27106**

**Page 2**

#### **1. Roof and Drainage**

**There are places, at random locations, where shingles have holes through them from loose nails rising and impaling the shingle surface...producing a likely leakage spot. Some of the shingles are cracked or torn over nails under the injured place, and these shingles are likely to leak.** Most roofers will advise replacement of the entire, aging roofing rather than patching repairs.

The flashing for the chimney appears now to be correct but must have, at an earlier time, been the source of water leakage. The wood framing to the front and right side of the chimney was once rotted, and the ceiling above the fireplace must have been water damaged. See the photos.

#### **2. Exterior Matters**

**The step up to the front entry door has uneven and long risers... a trip hazard.**

**The rear patio steps with their five risers to the sunroom lack safety handrails to prevent falling.**

**The driveway is basically functional but has uneven places where sections are 1" offset from one another.....a trip hazard.**

**Air leaks around the rear door at the sunporch. The front entry door leaks where its two doors meet in the middle.**

### 3. Garage

**The garage door when restrained going DOWN, does not stop moving.** Try adjusting the door opener's sensitivity settings. The light sensor at the bottom of the door opening does make the door stop in CLOSING, and the opener reverses movement of the door.

### 4. Interior Matters

**In many of the rooms one or more of the blades on the ceiling fans are loose.** Tighten the screws on the hub at each fan.

**Interior doors do not latch properly at the following:**

- a. Kitchen to dining room**
- b. The dead latch at the leftmost sunroom door**
- c. The 2<sup>nd</sup> floor, half bath, left rear...to the bedroom**
- d. The 1<sup>st</sup> floor, center bathroom to the bedroom**
- e. Both doors in the 2<sup>nd</sup> floor, front right, half bathroom**
- f. Both closets at the left front bedrooms, 1<sup>st</sup> and 2<sup>nd</sup> floors**
- g. Hall doors 2<sup>nd</sup> floor, left, front and right front bedrooms**

The two doors to the sunroom from the family room and kitchen leak air, and they should be tight because you will want to be able to shut-off, from the main living space, this sun room, on cold

PROPERTY INSPECTED: 1234 Friendly Place, Winston-Salem, NC 27106

Page 3

**nights.**

**In the kitchen several drawers and the lazy Susan need adjustments/repairs.**

Every home in Winston-Salem must have a working smoke detector within 15 feet of all sleeping rooms. **This home does not have a detector near the 1<sup>st</sup> floor master bedroom** Even better for your family's safety, install detectors inside each bedroom and on every level and garage...and wire them all to sound when one alarms. **The detector near the kitchen does not respond to TEST.**

The vented style gas log heater was checked for general operation and carbon monoxide production. The CO production is reasonable at 30 ppm (at the smoke chamber's damper), and this is within normal limits for a vented appliance. The log was operated with the damper full open, and the kitchen range vent and bath vent ON to create negative pressure that might result in exhaust spillage from the fireplace. **There was partial spillage of exhaust gases at the top edge of the firebox opening, with blowers OFF or ON. This spillage is not acceptable; there should be zero spillage.** Consult a gas log expert for solutions. A short metal hood mounted at the top edge of the firebox opening may keep the exhaust from escaping.

**In the laundry room the wall cabinet is loose from the wall.**

**The kitchen range lacks an anti-tilt device that restrains the range from tipping forward when its oven door is opened.** A Greensboro child was killed this past summer when he climbed on an oven door, and the range crushed him.

**In the sun room the wall paneling shows evidence of water having leaked into the walls....**probably through the bottoms of the slider windows. The paneling is moisture-damaged at several places along the outside walls, and esp. at the room's left, front corner.

**The sash lock at the right, rear bedroom's right end window is broken, and the window is inclined to open itself.**

**In the 2<sup>nd</sup> floor, front, right bedroom, the floor at the center of the room creaks when walked upon.** This is from loose floor sheathing as it attaches to floor framing, and the cure is to refasten the flooring with screws.

### 5. Electrical System

**The wall outlets at the rear side of the sun porch and the exterior outlet at the patio lack their equipment grounding.**

The electrical service equipment lacks a driven rod ground, and **we cannot confirm a water pipe ground ( i.e. the clamp connection of the grounding wire from the main panel is not visible, if present).** Grounding is important for lightning protection and for maintaining electrical neutrality throughout the water piping system.

**In the basement/garage and attic there are several uncovered, junction boxes attached to the floor framing.**

PROPERTY INSPECTED: 1234 Friendly Place, Winston-Salem, NC 27106

Page 4

## 6. Plumbing System

**The rear side hose faucet drips at its spout and leaks profusely around its stem when ON.**

**The dishwasher drain must be looped as high as possible to the top of the kitchen cabinet before is discharges into the sink drain.** This plumbing requirement helps prevent siphoning of dirty sink water back into the dishwasher.

**The toilet in the left, rear 2<sup>nd</sup> floor bathroom is loose to the floor.** Tighten to the floor after replacing the wax seal under the toilet.

Monitor the floor under the two toilets in the first floor bathrooms for further signs of leakage around the toilet flanges.

**In the 1<sup>st</sup> floor master bathroom that is adjacent to the family room, the tub faucet squirts water around its handle, and the tub stopper does not hold water in the tub.**

## 7. Heating and Cooling

**The attic furnace produces excessive carbon monoxide (116 ppm) as measured at its exhaust pipe...** where the industry standard limit is 100 ppm. Have this furnace serviced by someone who can monitor carbon monoxide production and make needed corrections.

## 8. Attic

At the chimney there has been extensive rot damage to the ceiling/floor joists on the right side and front side of the chimney, and water damage to the drywall ceiling around the fireplace. The damage has been repaired. Monitor this.

The attic has 0-6" of floor insulation, poorly distributed, and well below today's standard of 9" depth (or R=30). Consider adding more.

## 9. Basement/Crawl Space

The basement wall that forms the back side of the finished room shows signs of having once been damp. This water intrusion likely led to the installation of a de-watering system at the right end and rear of the basement. There are no signs that water still enters the basement.

The garage left end wall shows signs that moisture penetrates the block foundation along the bottom few inches and makes paint come loose.

## 10. Radon Testing

We have placed an electrical, continuous radon monitor for a test period of two days, minimum. The device was placed in the basement family room. Look for the results in a few days.

PROPERTY INSPECTED: 1234 Friendly Place, Winston-Salem, NC 27106

Page 5

***MAINTENANCE, UPGRADE, and OTHER MATTERS***

This list is provided as a companion for the **INSPECTION PROBLEM SUMMARY**. We have listed the problems and concerns above. Here you will find a listing of some things you should keep in mind for the good maintenance of this home, as well as things which could benefit from upgrading....or there may be something special that we would like to tell you about.

1. For the large windows at the left and right ends of the sun room, consider adding storm panels to improve the thermal efficiency and comfort of this home.
2. Note that the oak flooring in the kitchen is warped, as if got wet on the exposed side. Ask the owner what caused this condition.
3. The basement staircase has a steel balustrade, but it would be safer were there not openings through which could fall.
4. In the rear, left bathroom the two light switches are next to the bathtub...a poor design for safety. Both of these switches are have their metal parts grounded.
5. Consider adding ground fault circuit interrupter (GFCI) protection to the walls outlets where electrical shock hazard is greatest (kitchen, baths, exterior plug). Read the green sheet on this valuable safety upgrade.
6. The outside temperature is too cold to safely test the A/C equipment. The compressor units cannot be safely run unless the outside temperature is warmer.
7. In the basement family room there are minor cracks in the terrazzo floor. The floor is still functioning properly.
8. The crack in the drywall wall above the front entry is not a sign of a serious structural matter. The vertical crack is likely from shrinkage of the building or uneven settling of the footings.

*Please read through the enclosed FIELD REPORT to reference detailed notes taken during the inspection. The home inspector's job is one of problem-finding, and this report may sound negative because we have addressed only this home's shortcomings. Indeed this home is basically sound and "fit". All homes require adjustments, repairs, replacements and, in time, up-grading. Unless we have described a serious problem in this report, it is most unlikely that there remains some hidden problem which might haunt a future buyer. This is a good house and will continue to serve as a protecting and comforting shelter for those who take care of it. Best wishes.*

**PROPERTY INSPECTED: 1234 Friendly Place, Winston-Salem, NC 27106**

**Page 6**

**INSPECTED BY JOHN WOODMANSEE  
NORTH CAROLINA HOME INSPECTOR, LICENSE # 4  
NORTH CAROLINA BUILDING CONTRACTOR, LICENSE # 11538  
VIRGINIA CERTIFIED HOME INSPECTOR, CERTIFICATION # 3380-000213  
CERTIFIED MEMBER #847, AMERICAN SOCIETY OF HOME INSPECTORS  
NATIONAL RADON MEASUREMENT PROGRAM, NEHA LISTING #100092RT  
CARBON MONOXIDE ANALYST, NATIONAL COMFORT INSTITUTE CERTIF. PROGRAM**

Complete report mailed & e-mailed to savvyhomebuyers@ aol.com  
Summary faxed and photos mailed to REALTOR® Sam Jones

Note: This fine home was inspected by a member of ASHI®, the American Society of Home Inspectors, and your inspection was our ASHI®PLUS routine. You can find out more about our special approach to

home inspections by visiting our website: [homeinspector-woodmansee.com](http://homeinspector-woodmansee.com). Please take a minute to grade our performance on the enclosed feedback card. Thank you for engaging us.