



## Inspection Report

### ERD Home Inspections

**Property Address:**  
home inspection way  
Monroe NC



### ERD Home Inspections,LLC

**Eddie R Davis**  
7712 Kuck Rd  
Mint Hill NC 28227  
704-890-9594

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<b>Date:</b> 5/10/2016	<b>Time:</b>	<b>Report ID:</b> 5/10/2016
<b>Property:</b> home inspection way Monroe NC	<b>Customer:</b> ERD Home Inspections	<b>Real Estate Professional:</b>

## 1. BUILDING OVERVIEW AND WEATHER CONDITIONS

		I	NI	NP	M	NR	MC
1.0	Building in Perspective	•					
1.1	Weather Conditions	•					
1.2	Temperature	•					
1.3	Recent Weather	•					
1.4	Scope of Inspection	•					

I= Inspected / Included, NI= Not Inspected, NP= Not Present, M= Monitor, NR= Needs Repair, MC= Major Concern

I NI NP M NR MC

### Comments:

**1.0** This is a below average building in need of numerous repairs. As with all buildings maintenance is required and improvements to the systems of the building will be needed over time. The repairs that are recommended are not considered unusual for a building of this age. Please remember that there is no such thing as a perfect building.

**1.1** The weather at the time of the inspection was cloudy.

**1.2** The temperature at the time of the inspection was between 75& 85 degrees.

**1.3** Weather leading up to the inspection has been clear.

**1.4** This was a visual inspection only.



## 2. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

### Styles & Materials

<b>METHOD USED TO OBSERVE CRAWLSPACE:</b> CRAWLED	<b>FOUNDATION:</b> BRICK	<b>FLOOR STRUCTURE:</b> SLAB 2 X 10
<b>COLUMNS OR PIERS:</b> BRICK / BLOCK PIERS	<b>WALL STRUCTURE:</b> 2 X 4 WOOD	<b>METHOD USED TO OBSERVE ATTIC:</b> ENTERED
<b>CEILING STRUCTURE:</b> JOISTS 2X4 4" OR BETTER	<b>ROOF STRUCTURE:</b> ENGINEERED WOOD TRUSS OSB SHEATHING 2 X 6 RAFTERS	<b>ROOF-TYPE:</b> GABLE

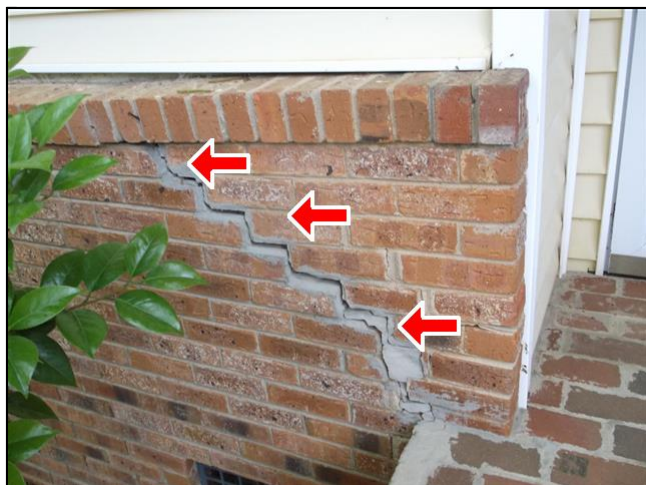
		I	NI	NP	M	NR	MC
2.0	FOUNDATIONS	•				•	
2.1	CRAWLSPACE	•				•	
2.2	FLOORS (Structural)	•				•	
2.3	WALLS (Structural)	•				•	
2.4	COLUMNS OR PIERS	•				•	
2.5	ROOF STRUCTURE AND ATTIC	•				•	
2.6	ATTIC ACCESS	•				•	
2.7	LIMITATIONS	•					

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I NI NP M NR MC

### Comments:

**2.0** Substantial foundation cracking was observed at front of home. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one time inspection.. A qualified Structural Engineer should be consulted to further evaluate this condition and the remedies available for correction.



2.0 Item 1(Picture)

**2.1** There is evidence of past water in the crawl space at various locations. This condition may vary seasonally and/or with precipitation intensity. Lot drainage and / or roof drainage improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if drainage systems are necessary. All wood debris and/or trash should be removed from the crawl space. Crawl space wood/soil contact should be eliminated. This condition is conducive to rot and wood boring insect activity. A licensed technician should be consulted to evaluate and make corrections.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)



2.1 Item 6(Picture)



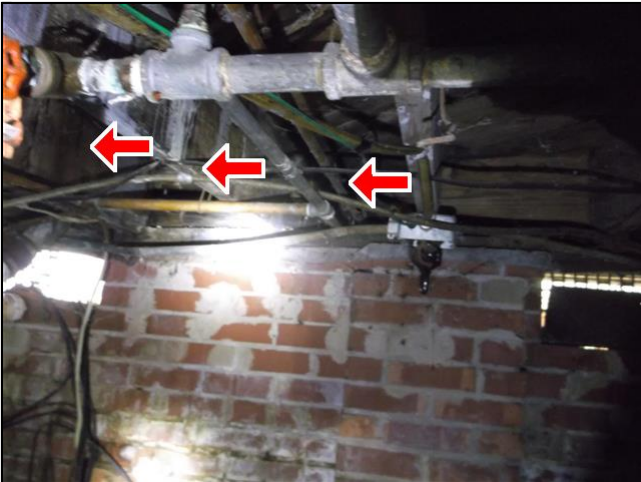
**2.2** The sub-flooring, beams and band sills at various locations of the building are damaged where visible. The sub-floor is a part of the structure and we recommend that a licensed contractor or engineer be consulted for the type and extent of the repairs. As with all areas that are concealed more extensive damage may be revealed when the repairs are undertaken



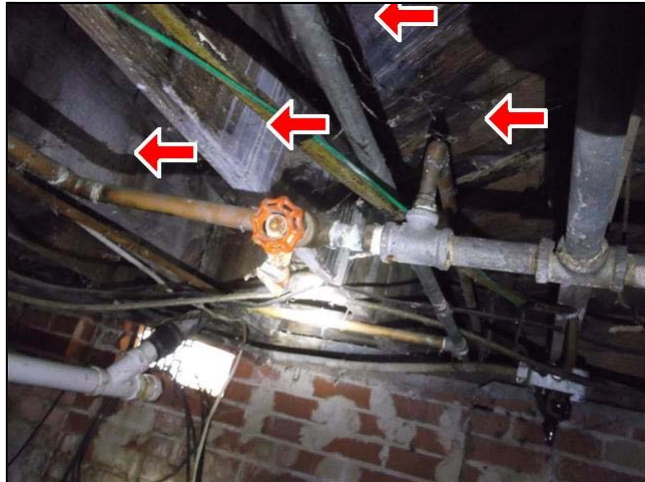
2.2 Item 1(Picture)



2.2 Item 2(Picture)



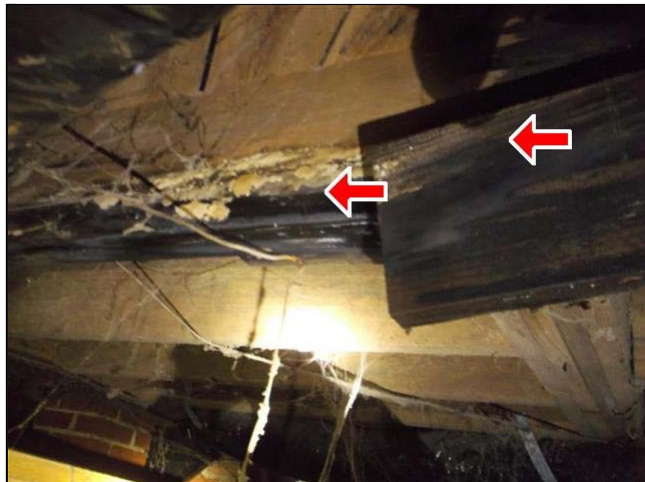
2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

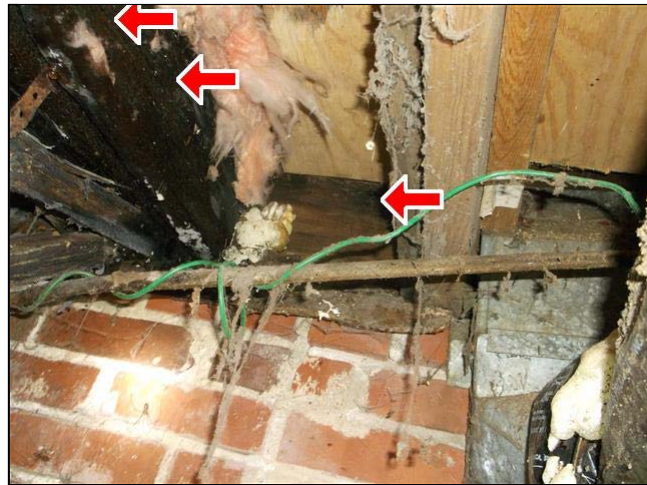


2.2 Item 6(Picture)





2.2 Item 7(Picture)



2.2 Item 8(Picture)

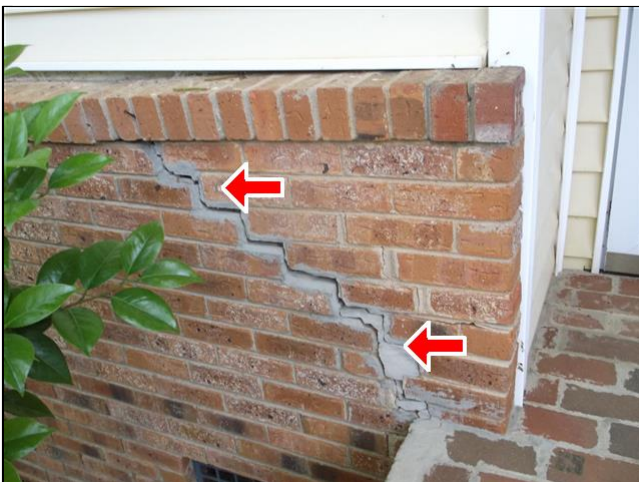


2.2 Item 9(Picture)

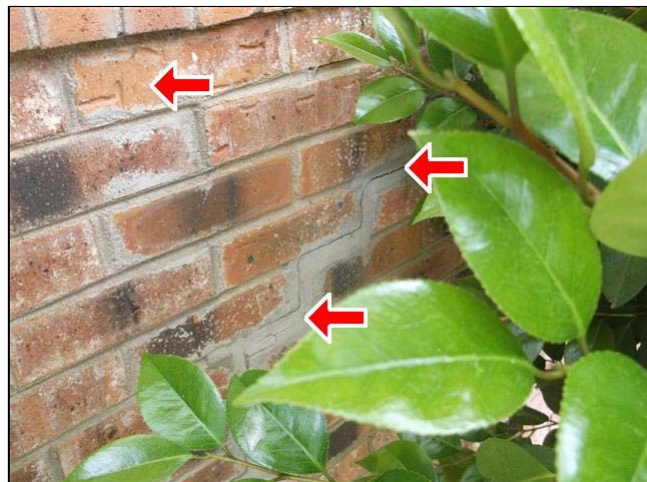


2.2 Item 10(Picture)

**2.3** Pronounced exterior wall cracks were observed. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



**2.4** Concrete pier(damaged) and wood piers are not supported by a proper concrete footing in the crawlspace at the (rear of home). Recommend a qualified licensed contractor be consulted for further evaluation and recommendations..



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

**2.5** Evidence of prior leaking was noted to the roof decking / sheathing observed in the attic at chimney. The weather conditions leading up to and including the day of the inspection can greatly effect this test. We recommend that these areas and all roof penetrations should be monitored and sealed as necessary. Rafters damaged are under-size or over spanned, and proper support should be provided to reinforce roof around chimney. Recommend a qualified licensed repair contractor be consulted for further evaluation and recommendations.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)





2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)

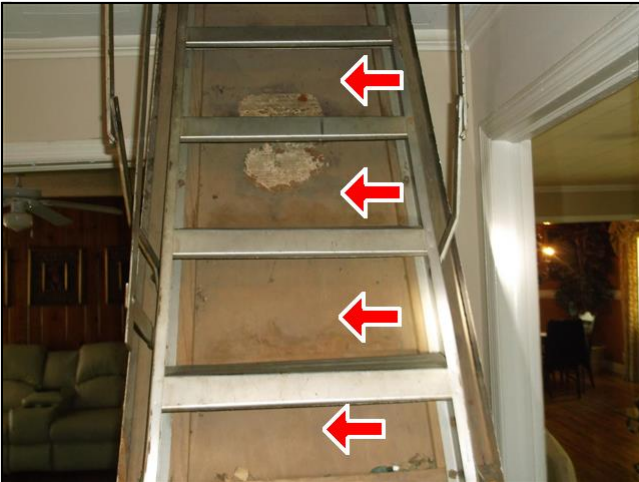
**2.6** Door to attic needs weather-stripping or insulate. Heat loss can occur more on this house than one that is properly insulated. Pull Down Stairs at hallway has loose hardware and is undersized. Recommend repairing to avoid possible fall or collapse from ladder. A licensed technician should make corrections.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

**2.7** As prescribed in the inspection agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions. Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected. Furniture and/or storage restricted access to some structural components. The attic was inspected using a standard flashlight and a probe. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.



### 3. ROOFING SYSTEM

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

#### Styles & Materials

**METHOD OF INSPECTION:**

GROUND  
BINOCULARS

**ROOF COVERING:**

3-TAB FIBERGLASS

**GUTTERS& DOWNSPOUTS:**

METAL  
DOWNSPOUTS DISCHARGE ABOVE GRADE

**SKY LIGHT (S):**

NONE

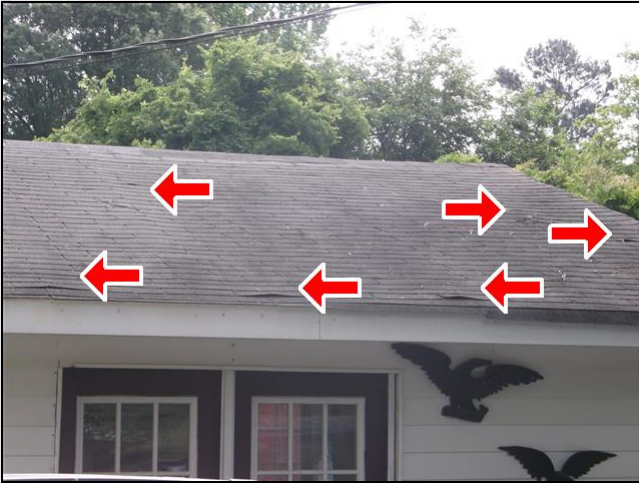
		I	NI	NP	M	NR	MC
3.0	ROOF COVERINGS	•				•	
3.1	FLASHINGS	•				•	
3.2	GUTTERS& DOWNSPOUTS	•				•	
3.3	SKYLIGHTS AND ROOF PENETRATIONS	•					
3.4	LIMITATIONS	•					

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**I NI NP M NR MC**

#### Comments:

**3.0** Repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Nail "Pops" (Nails pushing up shingles) should be repaired to prevent permanent damage to roof coverings. A qualified roofing contractor should be consulted for further evaluation and recommendations.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)





3.0 Item 7(Picture)



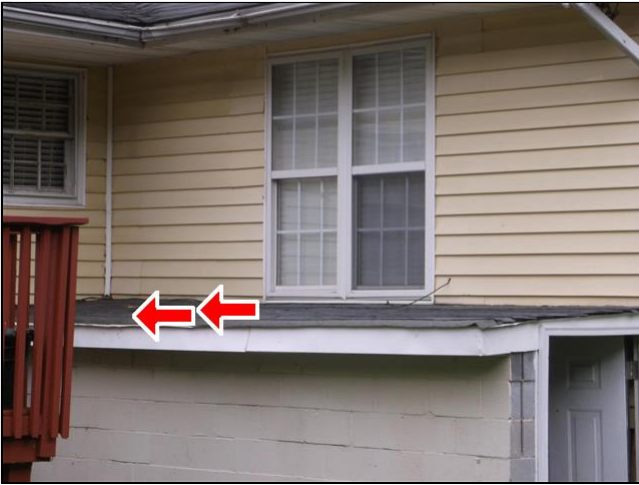
3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture)



3.0 Item 14(Picture)

**3.1** The flashing is loose and should be secured at rear. If leakage occurs, patching could be attempted. If this is unsuccessful, replacement may be necessary. A licensed roofing contractor should be consulted to evaluate and make necessary repairs.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



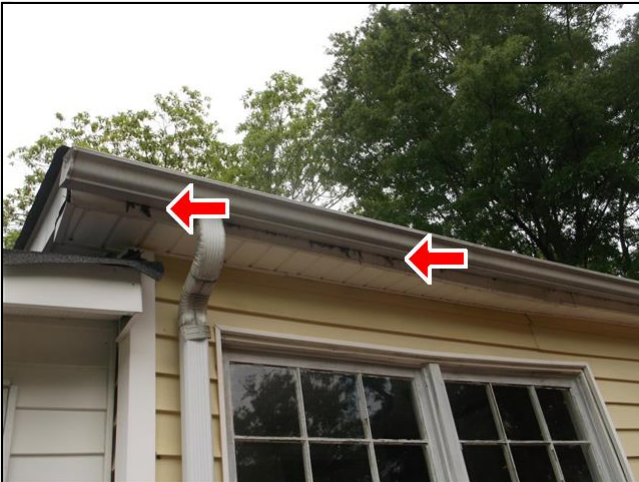
**3.2** The gutters appear to leak at seams and are clogged with leaves at front and rear of home. Recommend cleaning and sealing. Stains on the fascia boards indicate roof runoff overflows the gutters. The gutters and downspouts should be aligned, caulked and cleaned to work properly. A licensed technician should be consulted to evaluate and make corrections.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

**3.4** As prescribed in the inspection agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions. The entire underside of the roof sheathing is not inspected for evidence of leakage. Evidence of prior leakage may be disguised by interior finishes. The roofing material was inspected using binoculars by ground. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.

## 4. EXTERIOR COMPONENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

### Styles & Materials

<b>SIDING STYLE:</b> LAP	<b>SIDING MATERIAL:</b> VINYL	<b>EXTERIOR DOOR TYPE:</b> SOLID
<b>EXTERIOR DOOR MATERIAL:</b> WOOD STEEL	<b>GARAGE DOOR:</b> NONE	<b>WINDOW / DOOR FRAMES &amp; TRIM:</b> WOOD VINYL
<b>WINDOW TYPES:</b> DOUBLE-HUNG SINGLE-HUNG	<b>WINDOW MATERIAL:</b> VINYL WOOD	<b>WALKWAYS / PORCHES / DECKS / STEPS:</b> BRICK DECK WOOD STEPS
<b>DRIVEWAY:</b> GRAVEL	<b>CHIMNEY (exterior):</b> BRICK	<b>SOFFIT &amp; FASCIA:</b> WOOD VINYL
<b>RETAINING WALL(S):</b> NONE	<b>LOT GRADING:</b> SLOPED	<b>FENCING:</b> NONE

		I	NI	NP	M	NR	MC
4.0	EXTERIOR WALL CLADDING	•				•	
4.1	DOORS (Exterior)	•				•	
4.2	DOORS (Exterior)	•				•	
4.3	GARAGE DOOR OPENER			•			
4.4	WINDOWS (EXTERIOR)	•				•	
4.5	WINDOWS (EXTERIOR)	•					
4.6	EXTERIOR TRIM	•				•	
4.7	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	•				•	
4.8	CHIMNEY	•				•	
4.9	SOFFIT AND FASCIAS	•				•	
4.10	LANDSCAPING	•				•	
4.11	FENCING			•			
4.12	GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS	•					
4.13	LIMITATIONS	•					

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I NI NP M NR MC

### Comments:

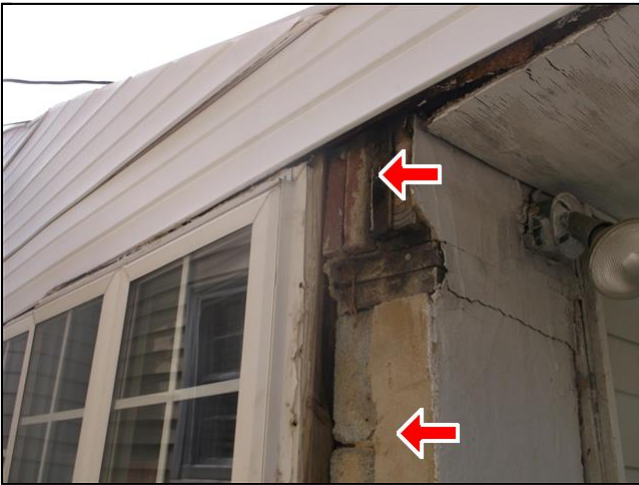
**4.0** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable. Replace or repair as needed. Holes in siding or damaged siding need repairing or closing off with sealant or liquid foam at various locations. Water may enter if not corrected. Vinyl siding not installed correctly at various locations. Damaged siding at various locations. Hole in siding needs closing off with sealant or liquid foam at various locations. Water may enter. A licensed technician should make repairs.



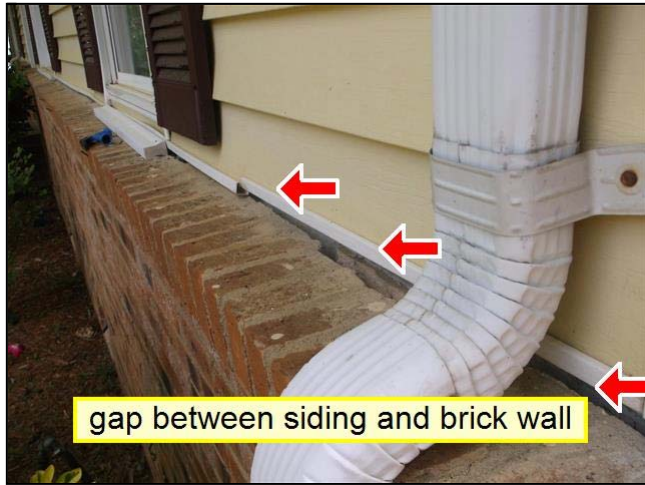
4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

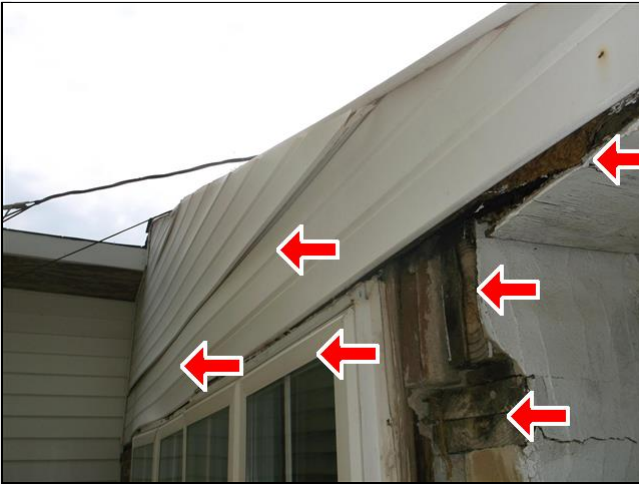


4.0 Item 5(Picture)



4.0 Item 6(Picture)





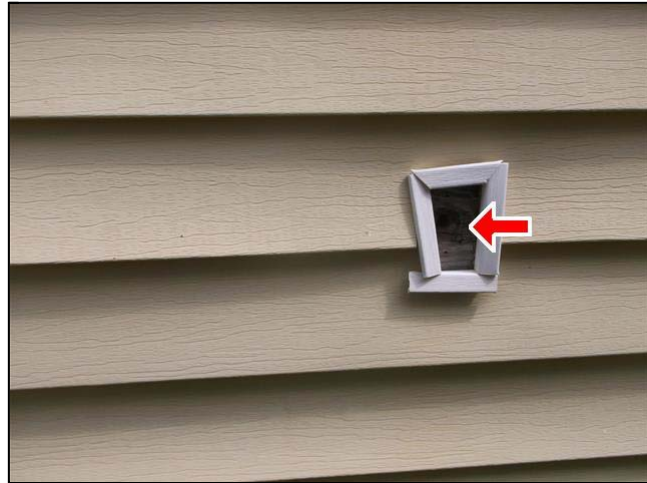
4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)



4.0 Item 10(Picture)



4.0 Item 11(Picture)

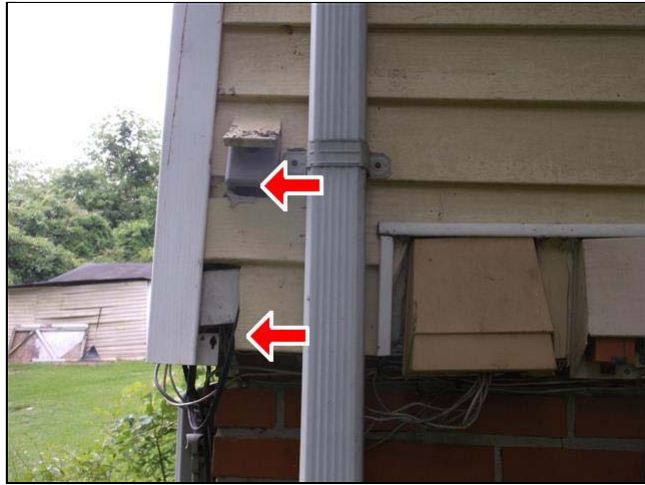


4.0 Item 12(Picture)





4.0 Item 13(Picture)



4.0 Item 14(Picture)



4.0 Item 15(Picture)

**4.1** Crawlspace access is damaged. Recommend installing a proper size door and hardware. It may be desirable to install new exterior lock sets upon taking possession of the home. Front door needs adjusting and properly sized to avoid revealing daylight when closed.



4.1 Item 1(Picture)

**4.2** Exposed wood door frame and entry door at front are damaged and has wood rot. As with all repairs hidden damage may be discovered while repairs are being completed. Repair or replace. Damaged or non functional hardware needs replacing or repairing as needed. This condition should be improved. A licensed technician should be consulted to evaluate and make corrections.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)



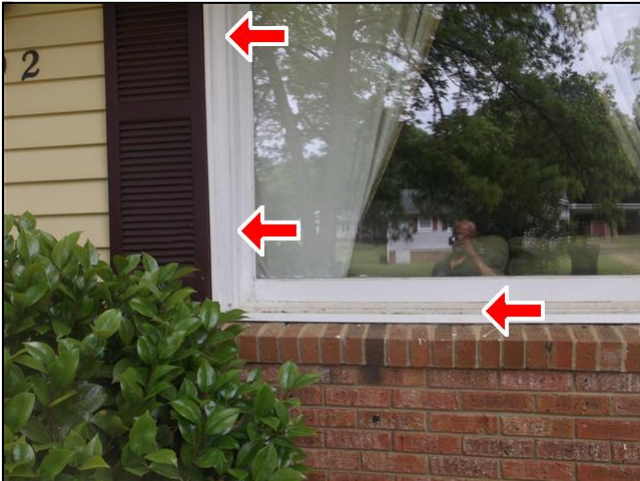
4.2 Item 5(Picture)



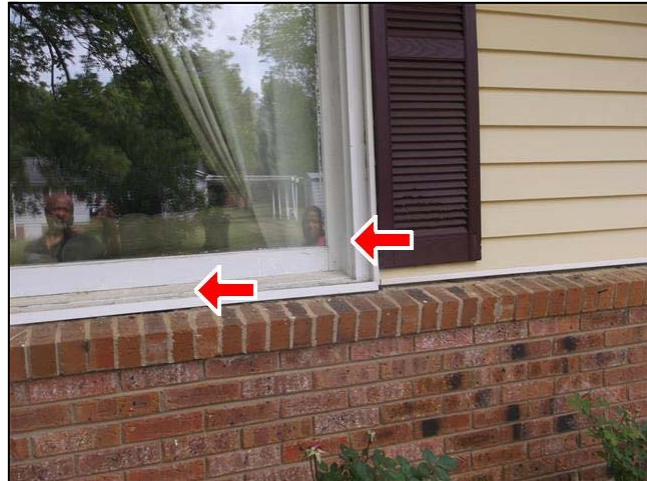
4.2 Item 6(Picture)



**4.4** The windows are in need of repair. This is a common condition that does not necessitate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical improvements. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration. A licensed technician should make corrections.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



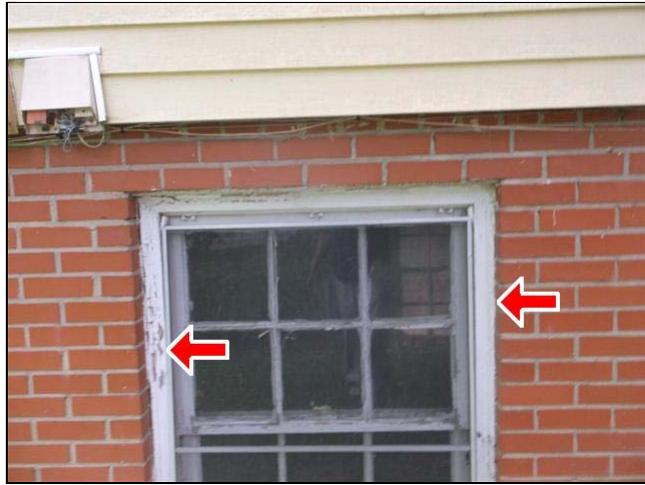
4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(Picture)



4.4 Item 6(Picture)



4.4 Item 7(Picture)



4.4 Item 8(Picture)

**4.6** The wood trim at various locations surfaces should be scraped, caulked and painted. Damaged or poorly painted and caulked wood may lead to water infiltration into the wall and / or floor cavities promoting serious structural damage. As with all repairs hidden damage may be discovered while repairs are being completed. A licensed technician should be consulted to evaluate and make corrections.



4.6 Item 1(Picture)



**4.7** The masonry steps should be "pointed up" or tuck pointed and any loose material should be repaired or replaced. Water may enter if not corrected. The deck is in need of minor repairs. Loose hand rails need securing at rear deck and rear door. This is a safety hazard if not corrected. Staining the deck will prolong the life of the decking. A licensed technician should be consulted to make necessary repairs.



4.7 Item 1(Picture)



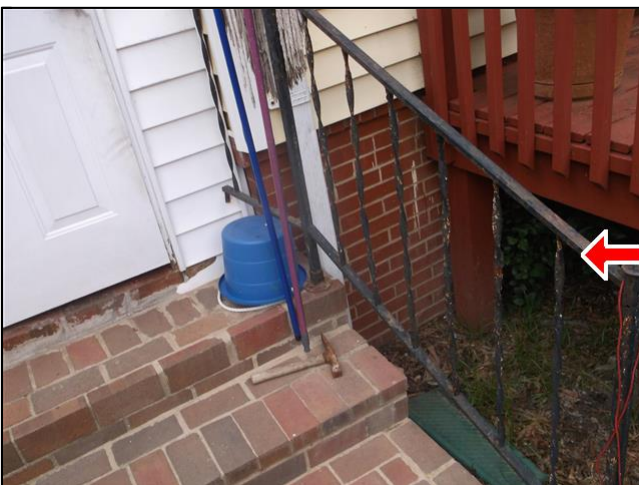
4.7 Item 2(Picture)



4.7 Item 3(Picture)



4.7 Item 4(Picture)



4.7 Item 5(Picture)

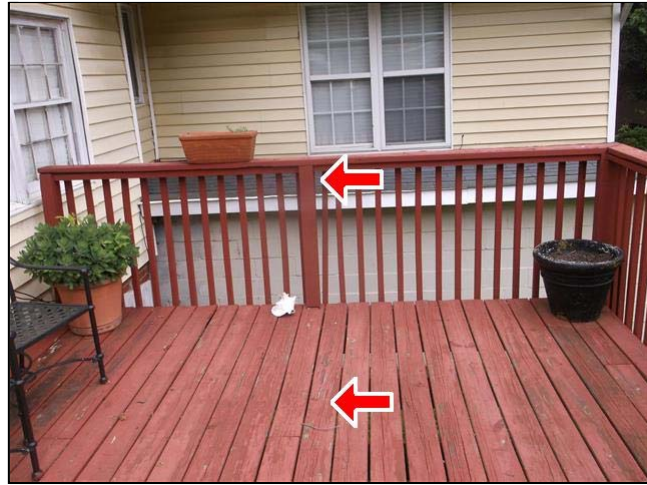


4.7 Item 6(Picture)





4.7 Item 7(Picture)

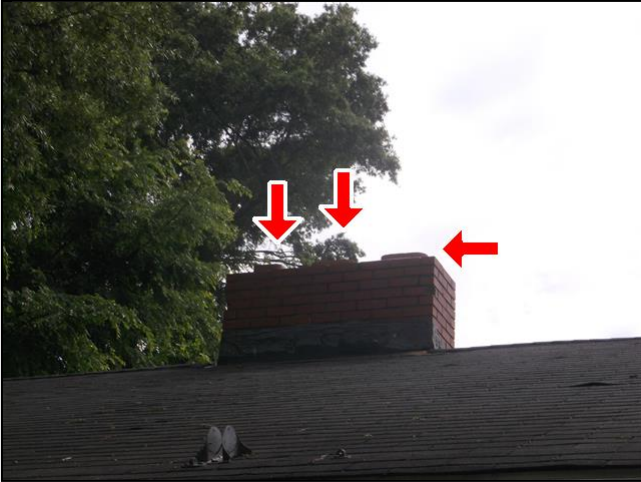


4.7 Item 8(Picture)



4.7 Item 9(Picture)

**4.8** Brick chimney is missing metal caps. Recommend replacing to avoid critters from entering if not corrected. Masonry chimney has missing and loose bricks at top of chimney and needs repair. Recommend replacing or repairing missing or loose materials. A licensed technician should make corrections.



4.8 Item 1(Picture)



4.8 Item 2(Picture)



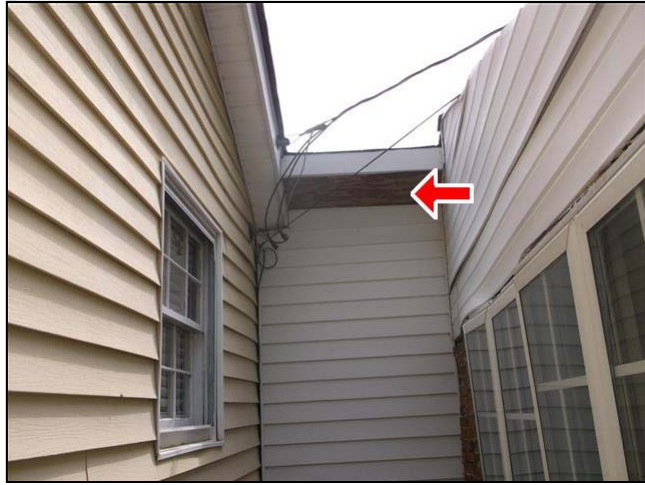
4.8 Item 3(Picture)



**4.9** Fascia board and soffits at various locations of home are loose. Recommend repair or replace as necessary board at rear of home needs scraping, painting and caulking. Damaged or poorly painted and caulked wood may lead to water infiltration into the wall and / or floor cavities promoting serious structural damage. As with all repairs hidden damage may be discovered while repairs are being completed. A licensed technician should be consulted to make corrections.



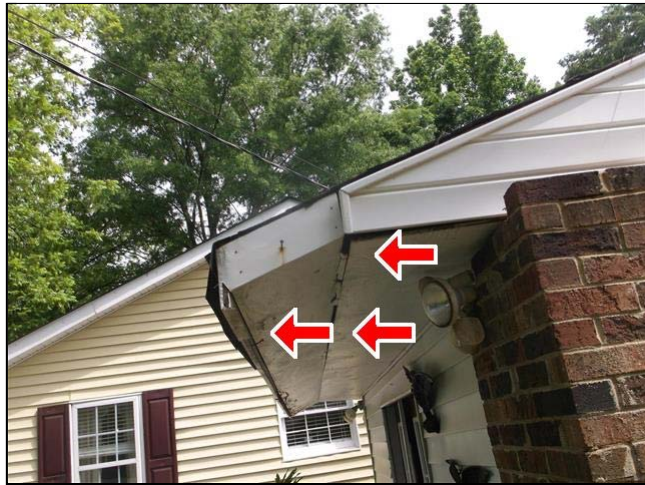
4.9 Item 1(Picture)



4.9 Item 2(Picture)



4.9 Item 3(Picture)



4.9 Item 4(Picture)



4.9 Item 5(Picture)



4.9 Item 6(Picture)





4.9 Item 7(Picture)



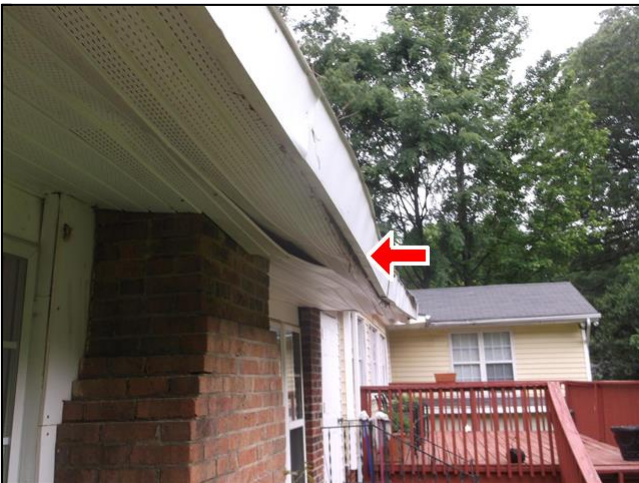
4.9 Item 8(Picture)



4.9 Item 9(Picture)



4.9 Item 10(Picture)



4.9 Item 11(Picture)



4.9 Item 12(Picture)

**4.10** Photo depicts a sample of the observation. Not all areas were photographed. Tree branches and bushes should be trimmed away from the building.



4.10 Item 1(Picture)

**4.13** As prescribed in the inspection agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions. A representative sample of exterior components was inspected. The inspection does not include an assessment of geological conditions and/or site stability. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.

## 5. ELECTRICAL SYSTEM

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**SERVICE ENTRANCE:**  
ABOVE GROUND

**MAIN PANEL CAPACITY:**  
UNKNOWN

**MAIN PANEL TYPE:**  
BREAKERS

**MAIN PANEL LOCATION:**  
BASEMENT

**MAIN DISCONNECT:**  
UNKNOWN

**MAIN DISCONNECT LOCATION:**  
UNKNOWN

**SERVICE GROUND:**  
COPPER

**DISTRIBUTION WIRE 15 and 20 AMP:**  
UNKNOWN

**OUTLETS:**  
UNGROUND

**GROUND FAULT CIRCUIT INTERRUPTERS:**  
NONE FOUND

		I	NI	NP	M	NR	MC
5.0	SERVICE ENTRANCE CONDUCTORS	•					
5.1	MAIN PANEL	•				•	
5.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE AND DISTRIBUTION PANELS	•					
5.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES	•					
5.4	FIXTURES AND CONNECTED DEVICES	•				•	
5.5	SWITCHES	•					
5.6	OUTLETS	•				•	
5.7	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			•			
5.8	LIMITATIONS	•					

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I NI NP M NR MC

### Comments:

**5.1** The main panel was not accessible and was in flooded basement at the time of inspection. This is a safety issue if not corrected. A licensed technician should be consulted to evaluate and make corrections.



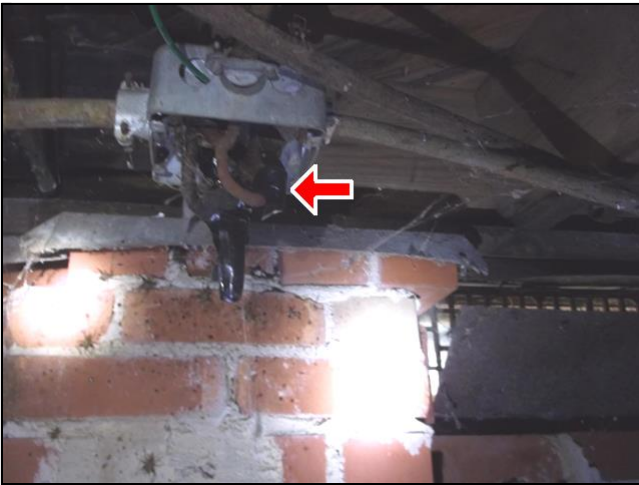
5.1 Item 1(Picture)



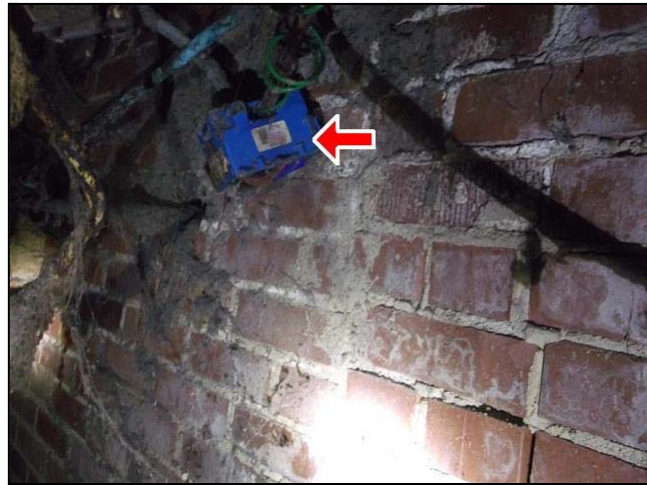
5.1 Item 2(Picture)



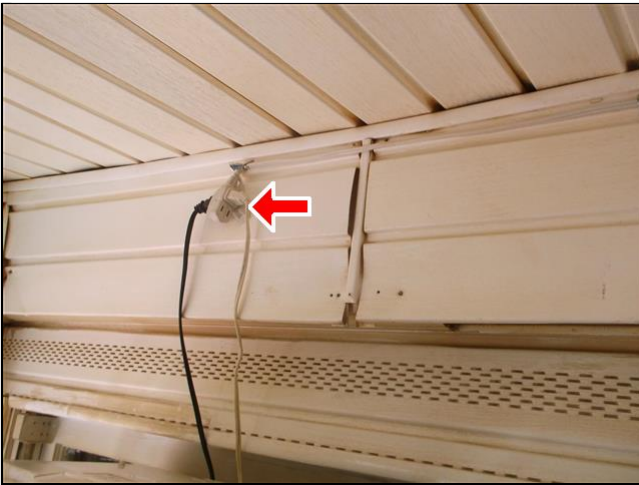
**5.4** Several junction boxes need cover plates in attic space and in crawlspace. Extension cord used as permanent wiring at light fixture in unfinished room and at sump pump . Ceiling fan "wobbles" and needs repair in Living room. Exterior light fixture is not installed correctly. Replace or repair. A licensed technician should be consulted to evaluate and make corrections.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



5.4 Item 4(Picture)



5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(Picture)



5.4 Item 8(Picture)

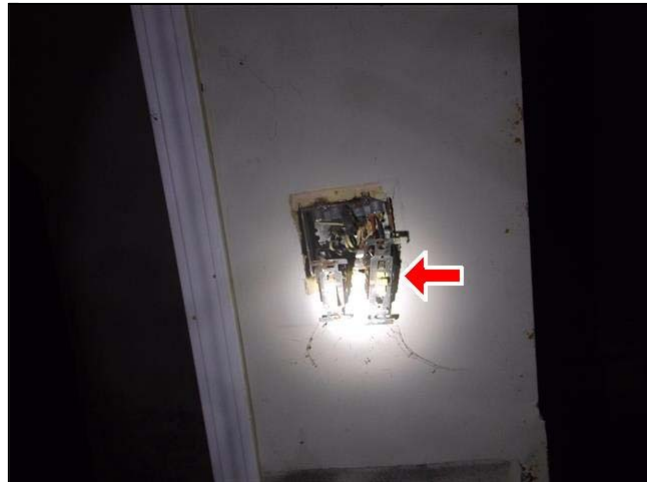


5.4 Item 9(Picture)

**5.6** Outlet covers missing at various locations throughout home. This is a safety issue if not corrected. A licensed technician should make corrections.



5.6 Item 1(Picture)



5.6 Item 2(Picture)

**5.8** As prescribed in the inspection agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers . The inspection of the electrical system was limited by (but not restricted to) the following conditions. Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage restricted access to some electrical components. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.

## 6. HEATING SYSTEM

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**ENERGY SOURCE:**

GAS

**HEAT TYPE:**

PACKAGE UNIT

**DISTRIBUTION METHODS:**

DUCTWORK

**NUMBER OF HEAT SYSTEMS:**

ONE

**MANUFACTURER:**

UNKNOWN

**FILTER TYPE:**

DISPOSABLE

		I	NI	NP	M	NR	MC
6.0	HEATING EQUIPMENT	•					
6.1	NORMAL OPERATING CONTROLS	•					
6.2	HEAT DISTRIBUTION SYSTEMS	•					
6.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					
6.4	LIMITATIONS	•					

I= Inspected / Included, NI= Not Inspected, NP= Not Present, M= Monitor, NR= Needs Repair, MC= Major Concern

**I NI NP M NR MC**

### Comments:

**6.4** As prescribed in the inspection agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions. The adequacy of heat distribution is difficult to determine during a one time visit to a home. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.



## 7. COOLING SYSTEM

The home inspector shall observe: Central air conditioning systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

### Styles & Materials

**ENERGY SOURCE:**  
ELECTRICITY

**COOLING EQUIPMENT TYPE:**  
PACKAGE UNIT

**CENTRAL AIR MANUFACTURER:**  
UNKNOWN

**NUMBER OF A/C UNITS:**  
ONE

		I	NI	NP	M	NR	MC
7.0	COOLING EQUIPMENT	•					
7.1	NORMAL OPERATING CONTROLS	•					
7.2	COOLING DISTRIBUTION SYSTEMS	•					
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					
7.4	LIMITATIONS	•					

I= Inspected / Included, NI= Not Inspected, NP= Not Present, M= Monitor, NR= Needs Repair, MC= Major Concern

**I NI NP M NR MC**

### Comments:

**7.4** As prescribed in the inspection agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions. Window mounted air conditioning units are not inspected. The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection. **Contract and Body Statement:** Winter inspections only include a visual inspection of the air condition system(s). The home inspector can not determine if an AC system will function as intended during the winter inspection and the operation of the system could result in component damage. At the time of the inspection, the home inspector develops no conclusions concerning whether or not the system will function or adequately cool the home during the summer season. If the buyer desires more information concerning the AC system(s), a HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.



## 8. INSULATION / VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**ATTIC INSULATION:**

BLOWN  
ROCK WOOL  
R-19 OR BETTER

**ATTIC VENTILATION TYPE:**

GABLE VENT  
SOFFIT VENT

**EXTERIOR WALL INSULATION:**

UNKNOWN

**CRAWLSPACE INSULATION:**

NONE

**CRAWLSPACE VENTILATION:**

STANDARD WALL VENTS

**VAPOR BARRIERS (Crawlspace):**

NONE

**BASEMENT WALL INSULATION:**

NOT VISIBLE

**EXHAUST FAN / VENT LOCATIONS:**

BATHROOM(S)  
KITCHEN  
DRYER  
VENTS OUT

**EXHAUST FAN TYPES:**

FAN ONLY (BATH)  
KITCHEN EXHAUST HOOD  
RECIRCULATES

**DRYER VENT:**

VENTS TO EXTERIOR  
FLEXIBLE METAL

		I	NI	NP	M	NR	MC
8.0	FOUNDATION VENTS	•				•	
8.1	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	•				•	
8.2	ATTIC VENTILATION	•					
8.3	VENTING SYSTEMS	•					
8.4	LIMITATIONS	•					

I= Inspected / Included, NI= Not Inspected, NP= Not Present, M= Monitor, NR= Needs Repair, MC= Major Concern

I NI NP M NR MC

### Comments:

**8.0** Foundation vent(s) need screens at various locations. May allow critters to enter if not corrected. A licensed technician should be consulted to evaluate and make corrections.



8.0 Item 1(Picture)

**8.1** Un-insulated areas in the attic over conditioned space should be better insulated. This condition may cause energy loss if not replaced. A licensed technician should be consulted to evaluate and make corrections.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)



8.1 Item 5(Picture)

**8.4** As prescribed in the inspection agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions. Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is beyond the scope of this inspection. Any estimates of insulation R values or depths are rough average values. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.

## 9. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>WATER SOURCE:</b> PUBLIC	<b>SERVICE PIPE TO HOUSE (Not Inspected):</b> COPPER GALVANIZED (OLD)	<b>MAIN VALVE LOCATION:</b> CRAWLSPACE
<b>WATER FILTERS:</b> NONE	<b>DISTRIBUTION:</b> GALVANIZED COPPER	<b>WATER HEATER POWER SOURCE:</b> ELECTRIC
<b>MANUFACTURER:</b> ENVIROTEMP	<b>APPROXIMATE CAPACITY:</b> 30 GAL	<b>WATER HEATER LOCATION:</b> CRAWLSPACE
<b>WASTE SYSTEM:</b> PUBLIC	<b>DRAIN / WASTE / VENT PIPING:</b> PVC CAST IRON	<b>OTHER COMPONENTS:</b> SUMP PUMP

		I	NI	NP	M	NR	MC
9.0	HOT WATER SYSTEMS	•				•	
9.1	WATER SUPPLY AND DISTRIBUTION SYSTEMS	•				•	
9.2	DRAIN, WASTE AND VENT SYSTEMS	•				•	
9.3	FIXTURES	•				•	
9.4	FUEL AND DISTRIBUTION SYSTEMS	•					
9.5	SUMP PUMP	•				•	
9.6	LIMITATIONS	•					

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I NI NP M NR MC

### Comments:



**9.0** Water heater appears to be leaking at the bottom. A qualified service technician should be consulted and repair as necessary.

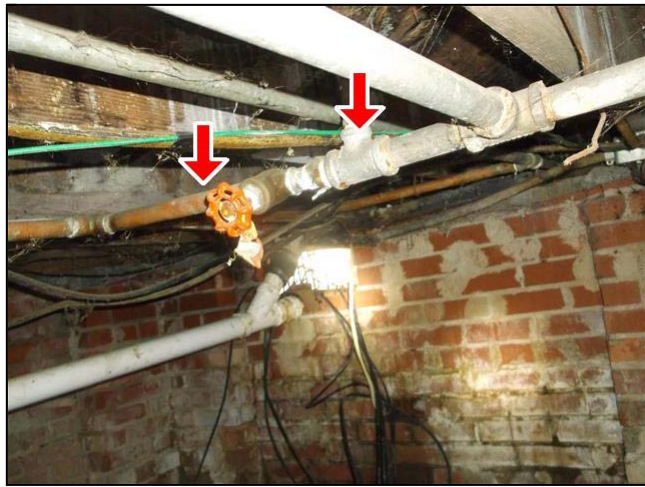


9.0 Item 1(Picture)

**9.1** Copper and galvanized water lines connected in crawlspace. Replace or repair. A licensed technician should be consulted to evaluate and make corrections.



9.1 Item 1(Picture)

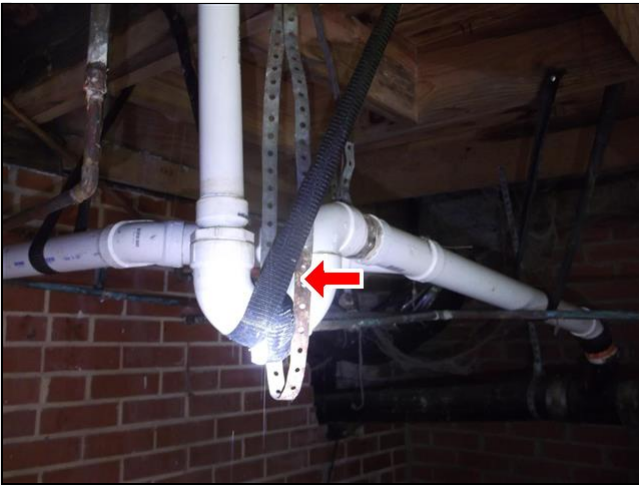


9.1 Item 2(Picture)



9.1 Item 3(Picture)

**9.2** Plumbing waste line leaks is damaged and shows signs of previous leaking at Hall Bath.Recommend repairing. A licensed technician should be consulted to evaluate and make corrections.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)



9.2 Item 4(Picture)



9.2 Item 5(Picture)



9.2 Item 6(Picture)



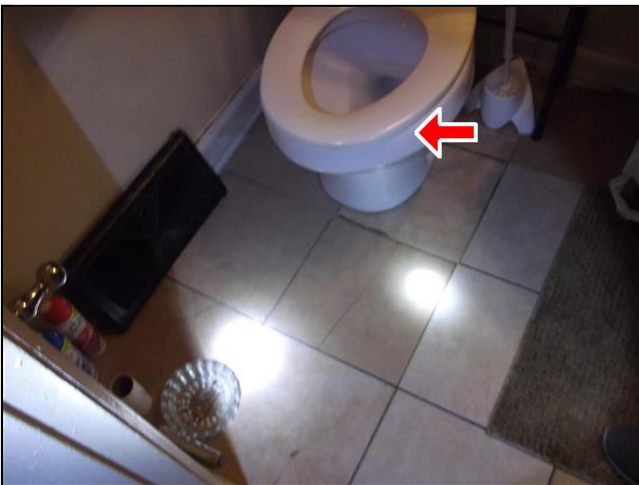
9.3 Spray nozzle is not working properly, and needs repair or replace at kitchen sink. Pedestal sink and toilet in hall bath are loose. Replace or repair. Tub faucet is leaky in hall bath. A licensed technician should make corrections.



9.3 Item 1(Picture)



9.3 Item 2(Picture)



9.3 Item 3(Picture)



9.3 Item 4(Picture)



9.3 Item 5(Picture)

**9.5** Visible signs of water intrusion in basement are present and a "Sump Pump" is installed. Existing sump pump fails to remove all areas of water intrusion. Replace or repair. The sump pump uses an extension cord as permanent power source. This is a safety issue if not corrected. A licensed technician should be consulted to evaluate and make corrections.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

**9.6** As prescribed in the inspection agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.



## 10. INTERIOR COMPONENTS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**WALL / CEILING FINISHES:**

DRYWALL / PLASTER  
PANELING

**FLOOR COVERING(S):**

CARPET  
WOOD  
CERAMIC TILE

**INTERIOR DOORS:**

WOOD  
HOLLOW CORE

**CABINETRY:**

WOOD

**COUNTERTOP:**

LAMINATE

**TYPES OF FIREPLACES:**

CONVENTIONAL  
SEALED OFF

**OPERABLE FIREPLACES:**

NONE

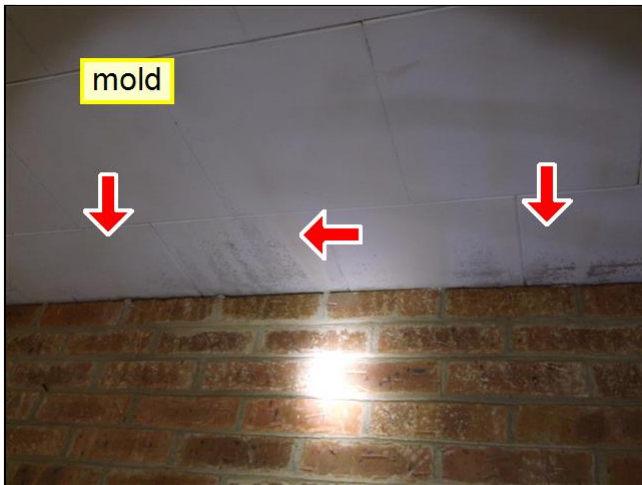
		I	NI	NP	M	NR	MC
10.0	WALLS	•				•	
10.1	CEILINGS	•				•	
10.2	FLOORS	•				•	
10.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•					
10.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					
10.5	WINDOWS (INTERIOR)	•				•	
10.6	WINDOWS (INTERIOR)	•					
10.7	DOORS (INTERIOR)	•				•	
10.8	DOORS (INTERIOR)	•				•	
10.9	FIREPLACES	•				•	
10.10	BASEMENTS	•				•	
10.11	LIMITATIONS	•					

I= Inspected / Included, NI= Not Inspected, NP= Not Present, M= Monitor, NR= Needs Repair, MC= Major Concern

I NI NP M NR MC

### Comments:

**10.0** Damage to the interior finish was observed in various locations(mold in living room at fireplace). Recommend repairing. A licensed technician should make corrections.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



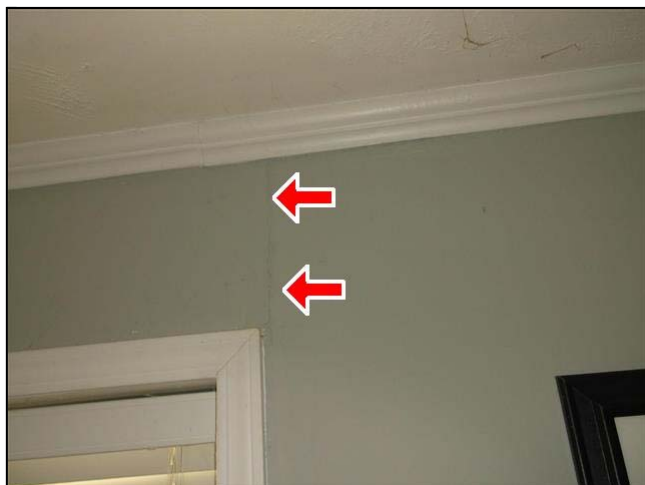
10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)



10.0 Item 6(Picture)





10.0 Item 7(Picture)



10.0 Item 8(Picture)



10.0 Item 9(Picture)

**10.1** Damage to the interior finish was observed in several ceilings throughout home. Repair as needed. A licensed technician should make corrections.



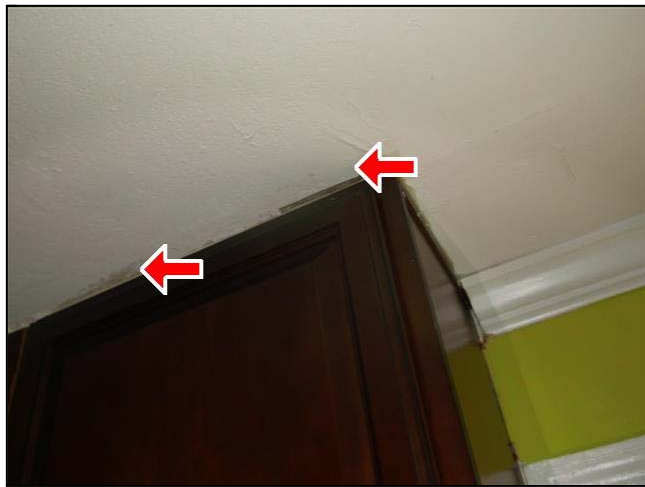
10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)



10.1 Item 4(Picture)



10.1 Item 5(Picture)

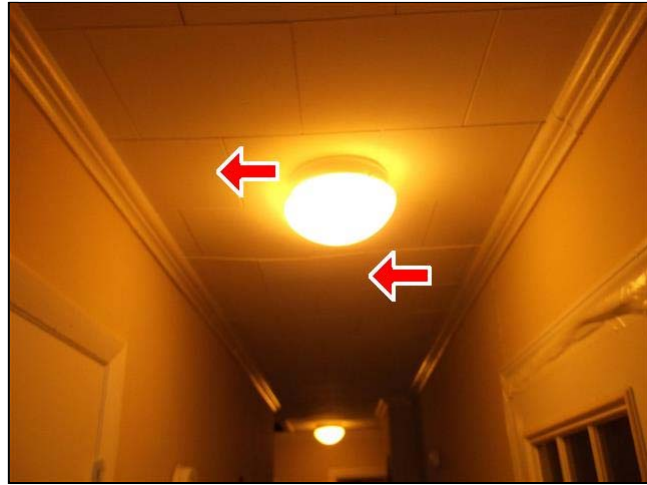


10.1 Item 6(Picture)





10.1 Item 7(Picture)



10.1 Item 8(Picture)



10.1 Item 9(Picture)



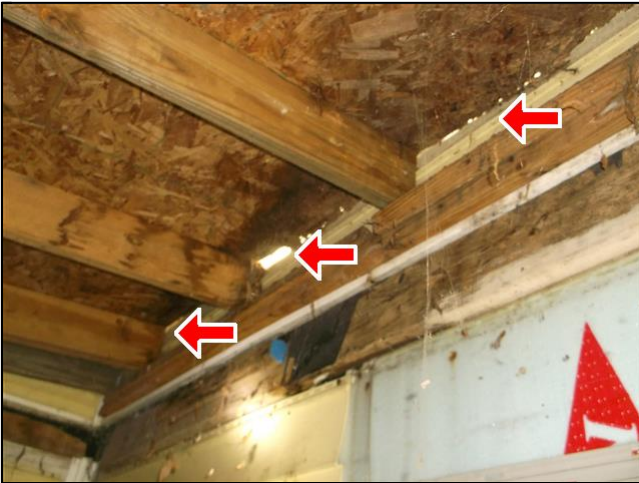
10.1 Item 10(Picture)



10.1 Item 11(Picture)



10.1 Item 12(Picture)



10.1 Item 13(Picture)



10.1 Item 14(Picture)



**10.2** Sagging floors are apparent at kitchen and baths. Recommend repairing. Flooring in basement is flooded. Recommend repairing. A licensed technician should be consulted to evaluate and make corrections.



10.2 Item 1(Picture)



10.2 Item 2(Picture)



10.2 Item 3(Picture)



10.2 Item 4(Picture)



10.2 Item 5(Picture)



10.2 Item 6(Picture)



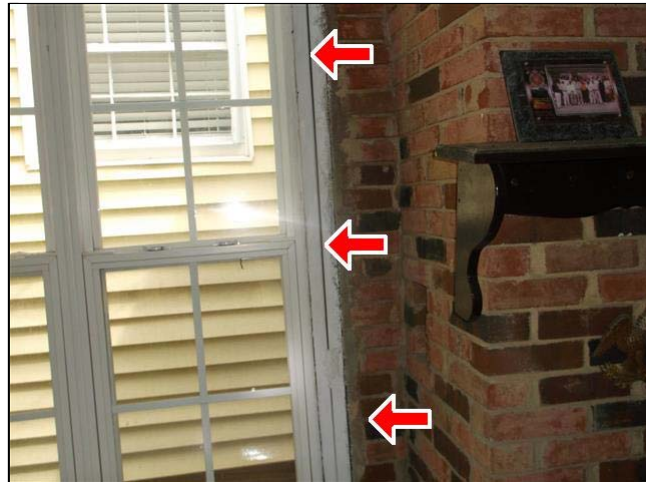
10.2 Item 7(Picture)



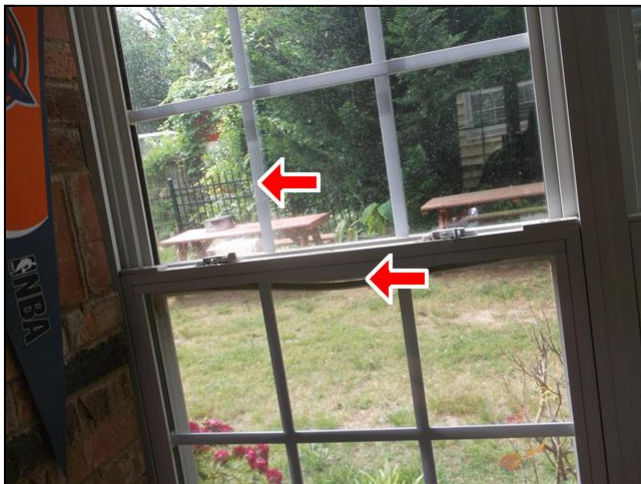
**10.5** The windows are in need of repair. This is a common condition that does not necessitate major repair. Trimming and adjustment, hardware improvements would be logical improvements. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration. Windows are difficult to operate and are not considered a functional window at various locations. Recommend repairing. A licensed technician should be consulted to evaluate and make corrections.



10.5 Item 1(Picture)



10.5 Item 2(Picture)



10.5 Item 3(Picture)



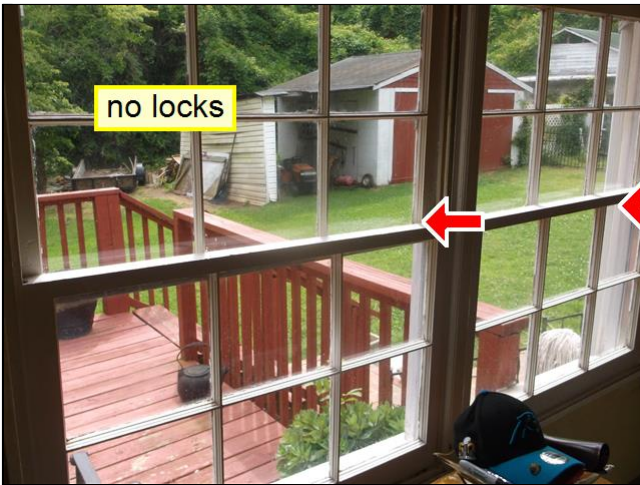
10.5 Item 4(Picture)



10.5 Item 5(Picture)



10.5 Item 6(Picture)



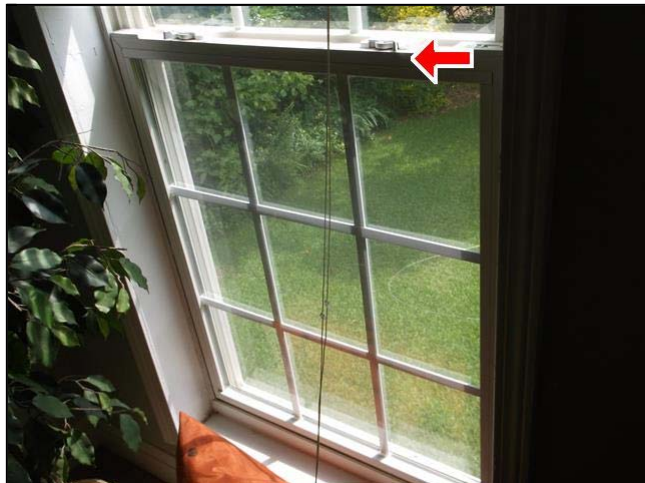
10.5 Item 7(Picture)



10.5 Item 8(Picture)



10.5 Item 9(Picture)



10.5 Item 10(Picture)





10.5 Item 11(Picture)



10.5 Item 12(Picture)



10.5 Item 13(Picture)



**10.7** Entry door shows daylight when closed at patio. Weather stripping needs improving to keep out unconditional air. Several doors does not fit opening properly (out of square) . Replace or repair. A licensed technician should evaluate and make corrections.



10.7 Item 1(Picture)



10.7 Item 2(Picture)



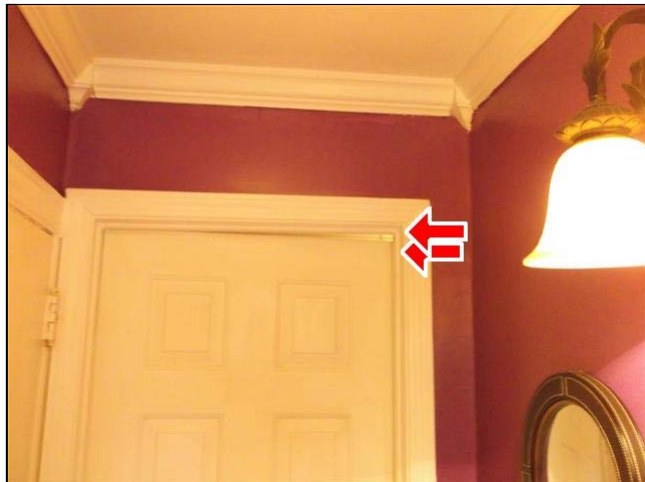
10.7 Item 3(Picture)



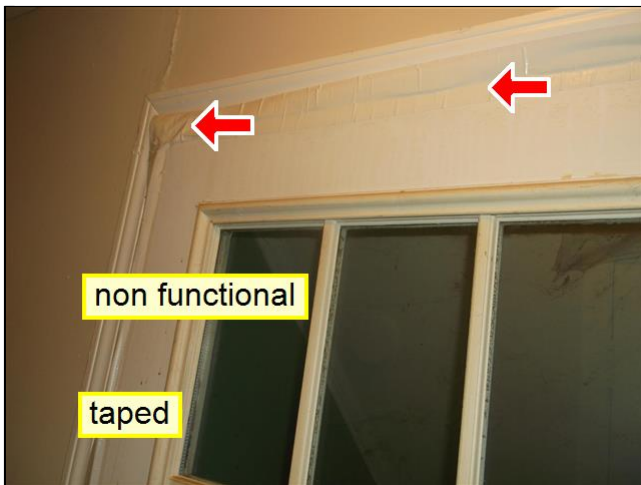
10.7 Item 4(Picture)



10.7 Item 5(Picture)



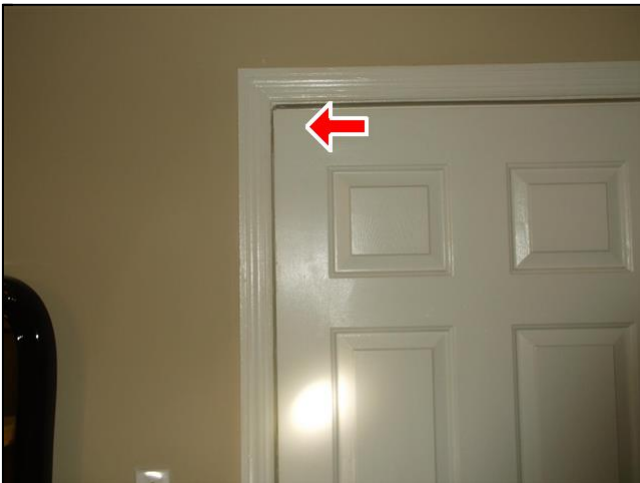
10.7 Item 6(Picture)



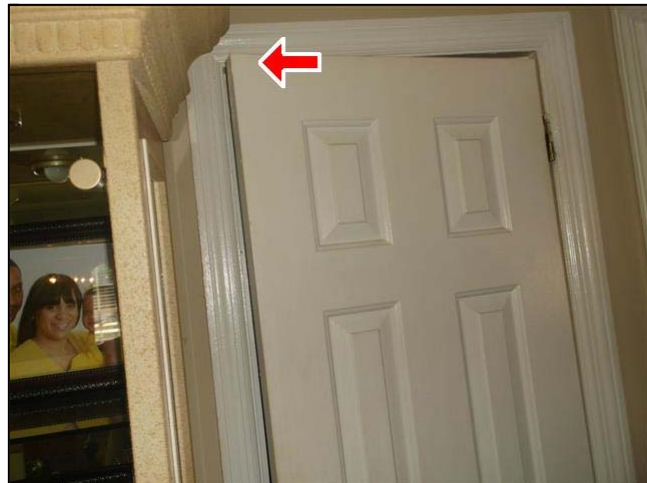
10.7 Item 7(Picture)



10.7 Item 8(Picture)



10.7 Item 9(Picture)



10.7 Item 10(Picture)

**10.8** Shower door is damaged at hall bath. Replace or repair. Damaged metal door to basement . Replace or repair. A licensed technician should be consulted to evaluate and make corrections.



10.8 Item 1(Picture)



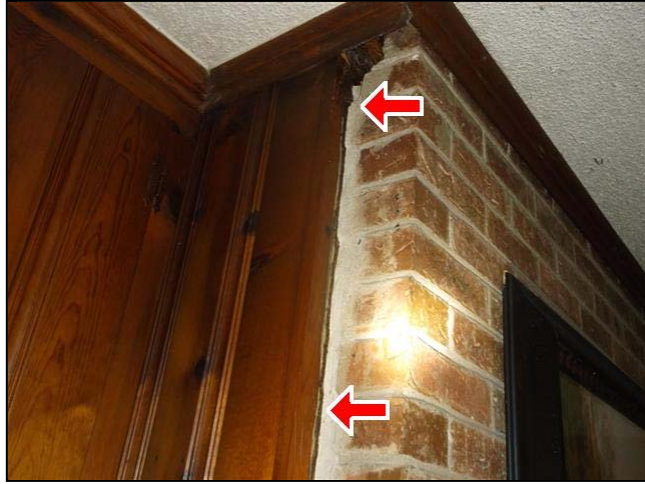
10.8 Item 2(Picture)



**10.9** The hearth outside the fireplace is damaged. Replace. Localized pointing of deteriorated mortar between the bricks of the fireplace is recommended to avoid fire chips from entering. A licensed technician should be consulted to evaluate and make corrections.



10.9 Item 1(Picture)



10.9 Item 2(Picture)



10.9 Item 3(Picture)

**10.10** The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not considered unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.



10.10 Item 1(Picture)

**10.11** As prescribed in the inspection agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall decorations and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions. Furniture, storage, appliances and/or wall decorations restricted the inspection of the interior. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection. All interior components were inspected using a standard flashlight and probe.



## 11. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**APPLIANCES OBSERVED:**

DISHWASHER  
RANGE / OVEN  
REFRIGERATOR

**APPLIANCE ENERGY SOURCE:**

ELECTRIC

**LAUNDRY FACILITY:**

240V CIRCUIT FOR DRYER  
120V FOR WASHER  
HOT / COLD WATER SUPPLY FOR WASHER

**OTHER COMPONENTS OBSERVED:**

DOORBELL  
SMOKE DETECTORS

		I	NI	NP	M	NR	MC
11.0	DISHWASHER	•				•	
11.1	RANGES/OVENS/COOKTOPS	•					
11.2	RANGE HOOD	•					
11.3	TRASH COMPACTOR			•			
11.4	FOOD WASTE DISPOSER			•			
11.5	MICROWAVE COOKING EQUIPMENT			•			
11.6	SMOKE DETECTORS	•					
11.7	CARBON MONOXIDE DETECTORS	•		•		•	
11.8	LAUNDRY CONNECTIONS	•					
11.9	DOORBELL	•					
11.10	REFRIGERATOR	•					
11.11	WASHER/DRYER	•					
11.12	LIMITATIONS	•					

I= Inspected / Included, NI= Not Inspected, NP= Not Present, M= Monitor, NR= Needs Repair, MC= Major Concern

I NI NP M NR MC

### Comments:

**11.0** Dishwasher did not perform a loop to create a trap under sink. Recommend correcting to avoid a possible back up of sewer water into dishwasher.



11.0 Item 1(Picture)

**11.7** Operational carbon monoxide detectors are recommended at each level within the home.

**11.12** As prescribed in the inspection agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions. Thermostats, timers and other specialized features and controls are not tested. The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Please also refer to the inspection agreement for a detailed explanation of the scope of this inspection.

## 12. COMPLIMENTARY PHOTOS

		I	NI	NP	M	NR	MC
12.0	ATTIC VIEW	•					
12.1	WATER HEATER VIEW	•					
12.2	ELECTRIC PANEL VIEW	•					
12.3	MAIN WATER VALVE VIEW	•					

I= Inspected / Included, NI= Not Inspected, NP= Not Present, M= Monitor, NR= Needs Repair, MC= Major Concern

**I   NI   NP   M   NR   MC**

### Comments:

#### 12.0 Attic View



12.0 Item 1(Picture)

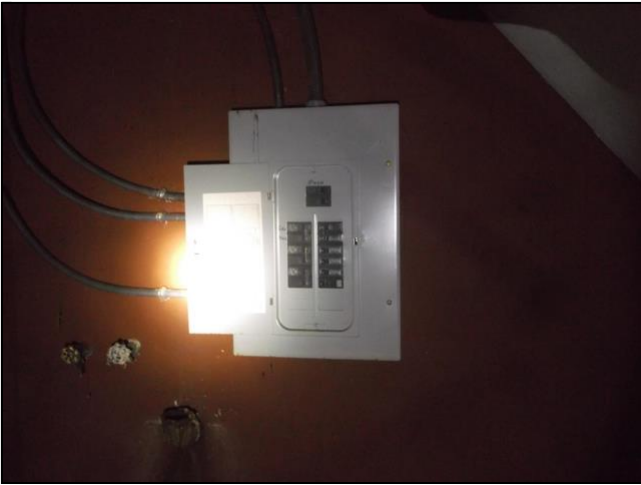
#### 12.1 Water heater is located in crawlspace for your info.



12.1 Item 1(Picture)

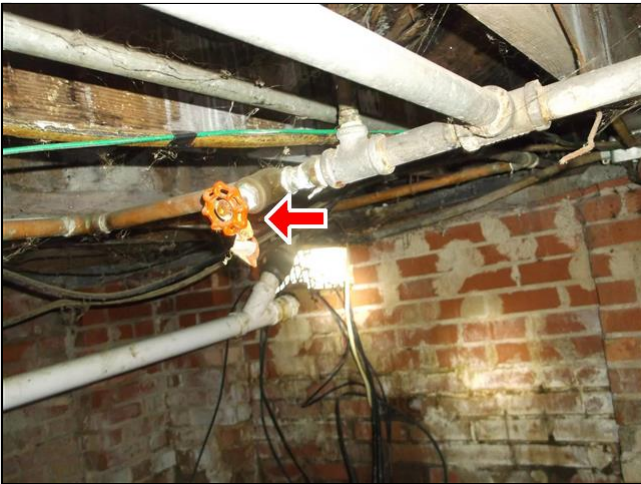


**12.2** Main Electric Panel is located in basement for your info.



12.2 Item 1(Picture)

**12.3** Main Water Valve is located in crawlspace for your info.



12.3 Item 1(Picture)

## General Summary



7712 Kuck Rd  
Mint Hill NC 28227  
704-890-9594

**Customer**  
ERD Home Inspections

**Address**  
home inspection way  
Monroe NC

'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 the real estate purchase contract, contact your North Carolina real estate agent or an attorney.'

”

■

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home.

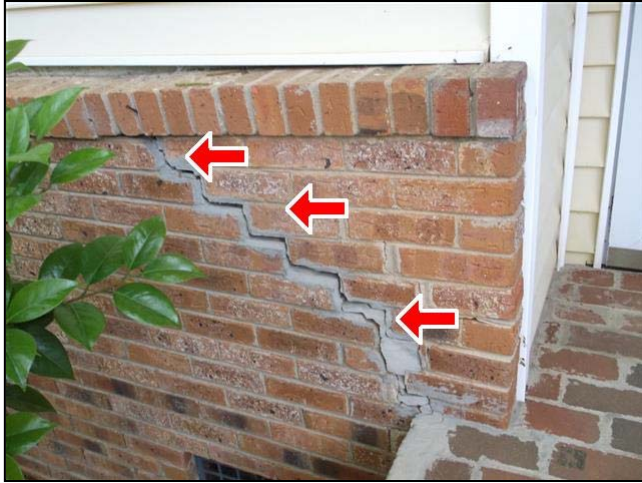
## 2. STRUCTURAL COMPONENTS

### 2.0 FOUNDATIONS

#### **Inspected / Included, Needs Repair**

Substantial foundation cracking was observed at front of home. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one time inspection.. A qualified Structural Engineer should be consulted to further evaluate this condition and the remedies available for correction.

## 2. STRUCTURAL COMPONENTS



2.0 Item 1(Picture)

### 2.1 CRAWLSPACE

#### **Inspected / Included, Needs Repair**

There is evidence of past water in the crawl space at various locations. This condition may vary seasonally and/or with precipitation intensity. Lot drainage and / or roof drainage improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if drainage systems are necessary.

All wood debris and/or trash should be removed from the crawl space. Crawl space wood/soil contact should be eliminated. This condition is conducive to rot and wood boring insect activity. A licensed technician should be consulted to evaluate and make corrections.



## 2. STRUCTURAL COMPONENTS



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)



2.1 Item 6(Picture)

### 2.2 FLOORS (Structural)

#### Inspected / Included, Needs Repair

The sub-flooring, beams and band sills at various locations of the building are damaged where visible. The sub-floor is a part of the structure and we recommend that a licensed contractor or engineer be consulted for the type



## 2. STRUCTURAL COMPONENTS

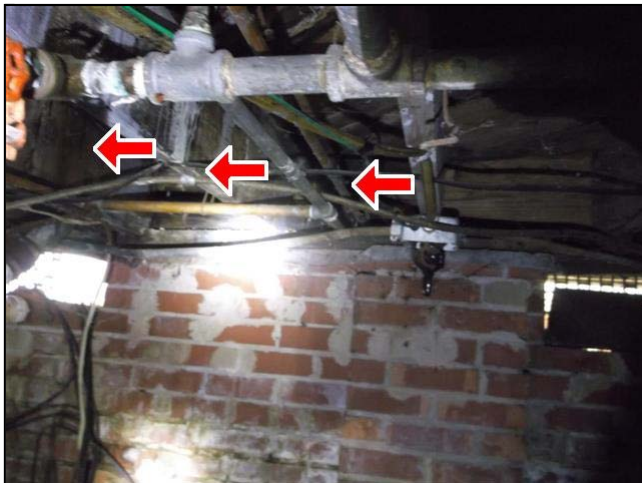
and extent of the repairs. As with all areas that are concealed more extensive damage may be revealed when the repairs are undertaken



2.2 Item 1(Picture)



2.2 Item 2(Picture)



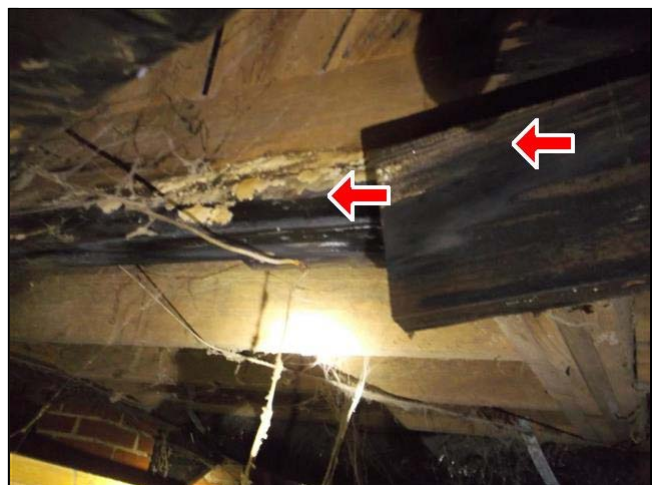
2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



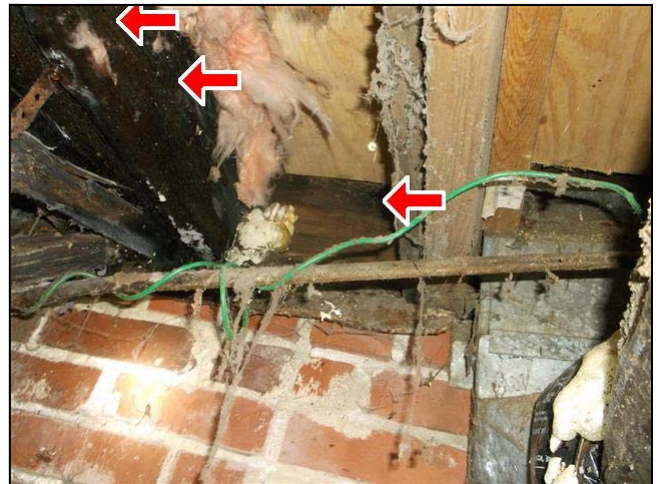
2.2 Item 6(Picture)



## 2. STRUCTURAL COMPONENTS



2.2 Item 7(Picture)



2.2 Item 8(Picture)



2.2 Item 9(Picture)

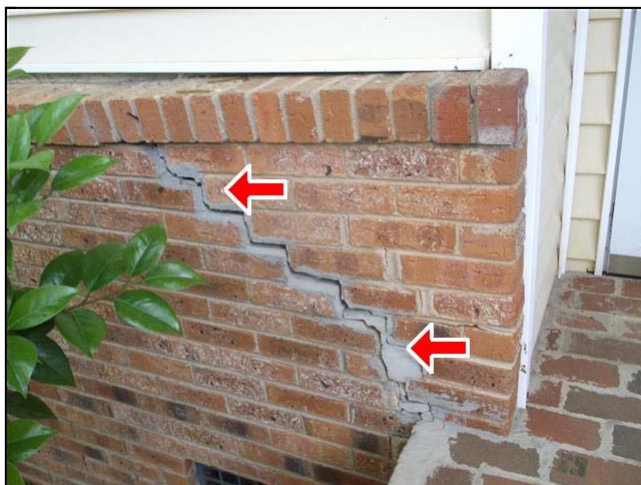


2.2 Item 10(Picture)

### 2.3 WALLS (Structural)

#### Inspected / Included, Needs Repair

Pronounced exterior wall cracks were observed. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



## 2. STRUCTURAL COMPONENTS

### 2.4 COLUMNS OR PIERS

#### Inspected / Included, Needs Repair

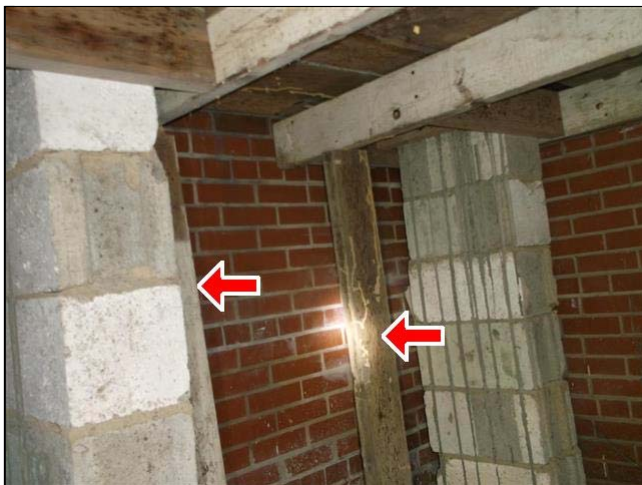
Concrete pier(damaged) and wood piers are not supported by a proper concrete footing in the crawlspace at the (rear of home). Recommend a qualified licensed contractor be consulted for further evaluation and recommendations..



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

### 2.5 ROOF STRUCTURE AND ATTIC

#### Inspected / Included, Needs Repair

Evidence of prior leaking was noted to the roof decking / sheathing observed in the attic at chimney. The weather conditions leading up to and including the day of the inspection can greatly effect this test. We recommend that these areas and all roof penetrations should be monitored and sealed as necessary. Rafters damaged are under-size or over spanned, and proper support should be provided to reinforce roof around chimney. Recommend a qualified licensed repair contractor be consulted for further evaluation and recommendations.

## 2. STRUCTURAL COMPONENTS



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



## 2. STRUCTURAL COMPONENTS



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)

### 2.6 ATTIC ACCESS

#### **Inspected / Included, Needs Repair**

Door to attic needs weather-stripping or insulate. Heat loss can occur more on this house than one that is properly insulated. Pull Down Stairs at hallway has loose hardware and is undersized. Recommend repairing to avoid possible fall or collapse from ladder. A licensed technician should make corrections.



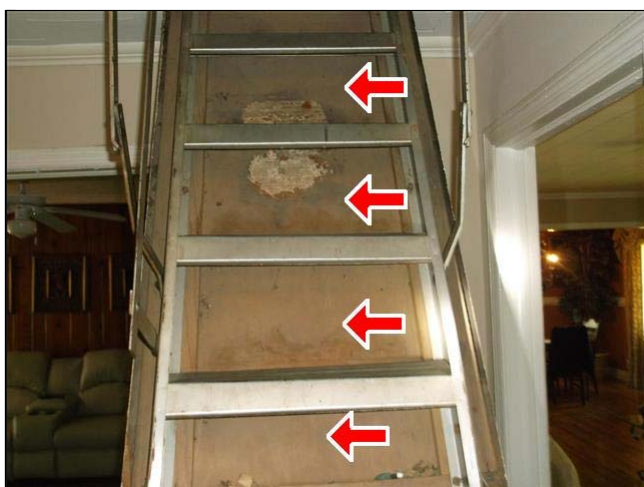
## 2. STRUCTURAL COMPONENTS



2.6 Item 1(Picture)



2.6 Item 2(Picture)



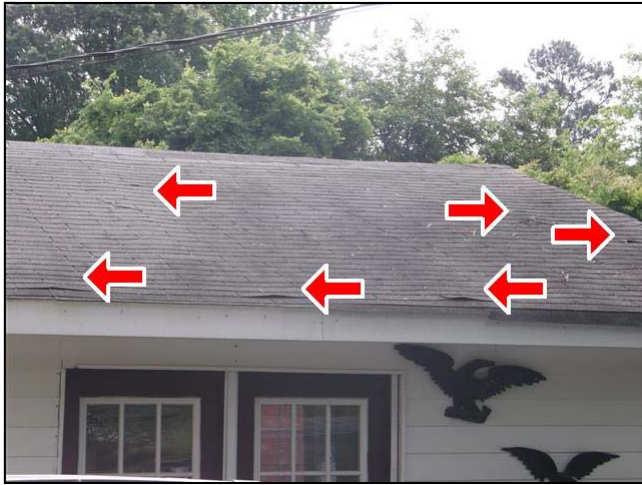
2.6 Item 3(Picture)

## 3. ROOFING SYSTEM

### 3.0 ROOF COVERINGS

#### **Inspected / Included, Needs Repair**

Repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Nail "Pops" (Nails pushing up shingles) should be repaired to prevent permanent damage to roof coverings. A qualified roofing contractor should be consulted for further evaluation and recommendations.

**3. ROOFING SYSTEM**

3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



**3. ROOFING SYSTEM**

3.0 Item 7(Picture)



3.0 Item 8(Picture)



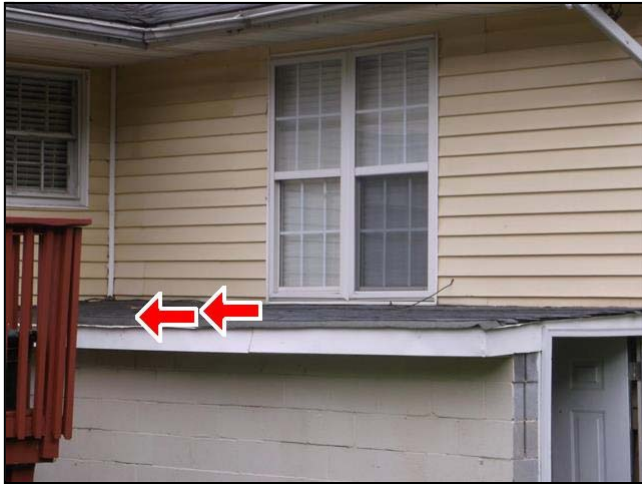
3.0 Item 9(Picture)



3.0 Item 10(Picture)



### 3. ROOFING SYSTEM



3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture)



3.0 Item 14(Picture)

#### 3.1 FLASHINGS

##### Inspected / Included, Needs Repair

The flashing is loose and should be secured at rear. If leakage occurs, patching could be attempted. If this is unsuccessful, replacement may be necessary. A licensed roofing contractor should be consulted to evaluate and make necessary repairs.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

### 3. ROOFING SYSTEM

#### 3.2 GUTTERS& DOWNSPOUTS

##### Inspected / Included, Needs Repair

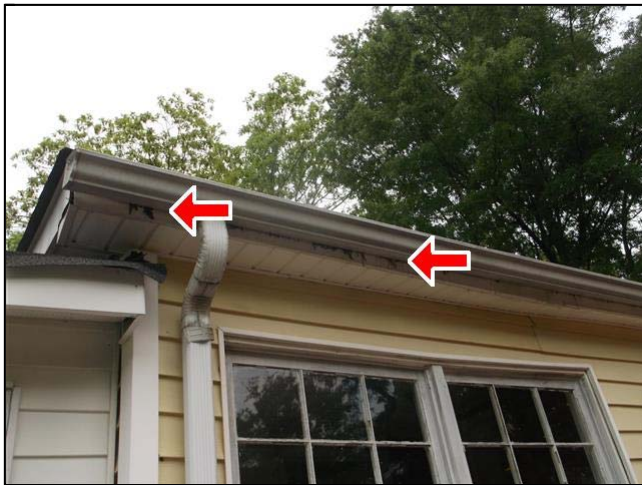
The gutters appear to leak at seams and are clogged with leaves at front and rear of home. Recommend cleaning and sealing. Stains on the fascia boards indicate roof runoff overflows the gutters. The gutters and downspouts should be aligned, caulked and cleaned to work properly. A licensed technician should be consulted to evaluate and make corrections.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

### 4. EXTERIOR COMPONENTS

#### 4.0 EXTERIOR WALL CLADDING

##### Inspected / Included, Needs Repair

Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable. Replace or repair as needed. Holes in siding or damaged siding need repairing or closing off with sealant or liquid foam at various locations. Water may enter if not corrected. Vinyl siding not installed correctly at various locations. Damaged siding at various locations. Hole in siding needs closing off with sealant or liquid foam at various locations. Water may enter. A licensed technician should make repairs.



**4. EXTERIOR COMPONENTS**

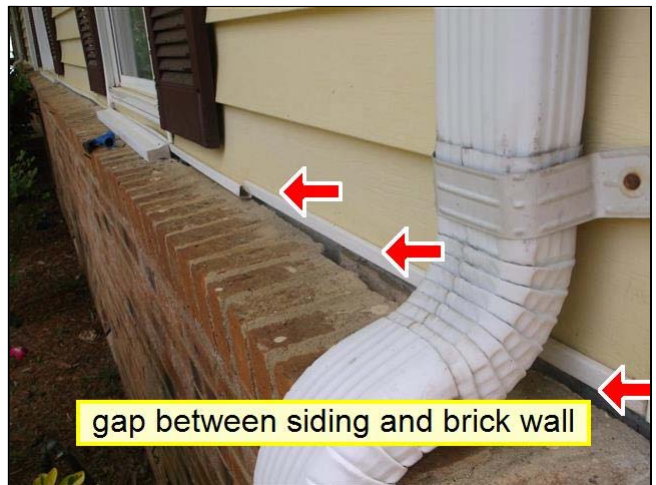
4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

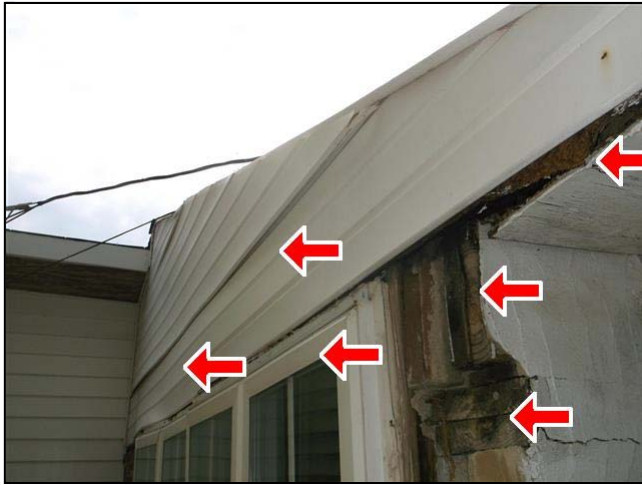


4.0 Item 5(Picture)



4.0 Item 6(Picture)



**4. EXTERIOR COMPONENTS**

4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)



4.0 Item 10(Picture)



4.0 Item 11(Picture)



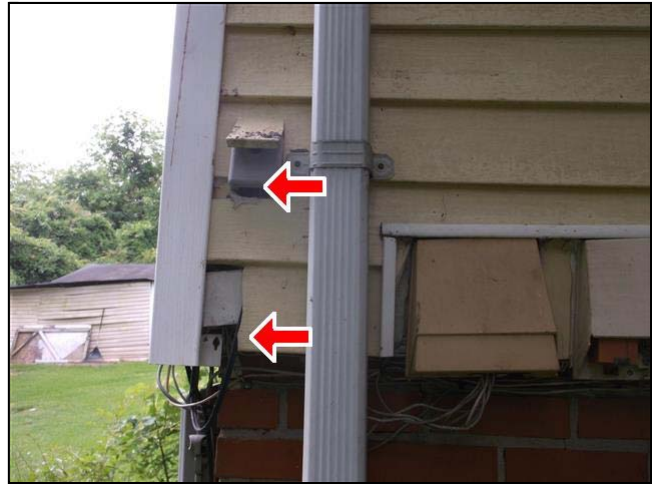
4.0 Item 12(Picture)



#### 4. EXTERIOR COMPONENTS



4.0 Item 13(Picture)



4.0 Item 14(Picture)



4.0 Item 15(Picture)

#### 4.1 DOORS (Exterior)

##### Inspected / Included, Needs Repair

Crawlspace access is damaged. Recommend installing a proper size door and hardware. It may be desirable to install new exterior lock sets upon taking possession of the home. Front door needs adjusting and properly sized to avoid revealing daylight when closed.



4.1 Item 1(Picture)

## 4. EXTERIOR COMPONENTS

### 4.2 DOORS (Exterior)

#### **Inspected / Included, Needs Repair**

Exposed wood door frame and entry door at front are damaged and has wood rot. As with all repairs hidden damage may be discovered while repairs are being completed. Repair or replace. Damaged or non functional hardware needs replacing or repairing as needed. This condition should be improved. A licensed technician should be consulted to evaluate and make corrections.



#### 4. EXTERIOR COMPONENTS



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)



4.2 Item 5(Picture)



4.2 Item 6(Picture)

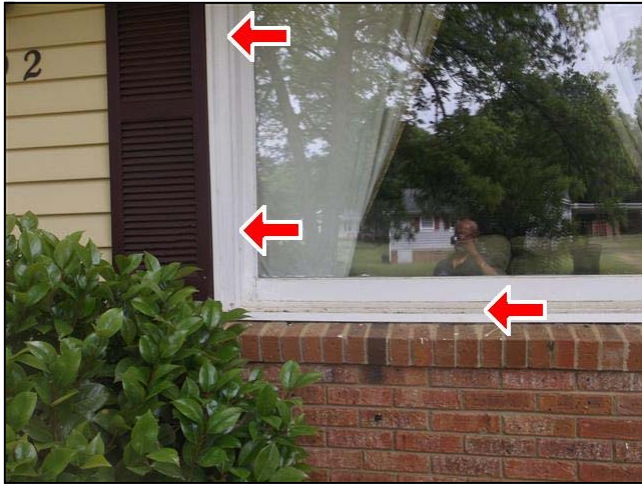
#### 4.4 WINDOWS (EXTERIOR)

##### Inspected / Included, Needs Repair

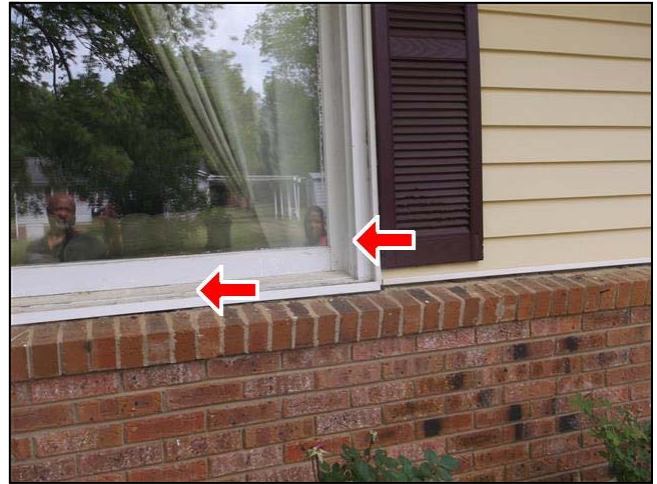
The windows are in need of repair. This is a common condition that does not necessitate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical improvements. The most important

#### 4. EXTERIOR COMPONENTS

factor is that the window exteriors are well maintained to avoid rot or water infiltration. A licensed technician should make corrections.



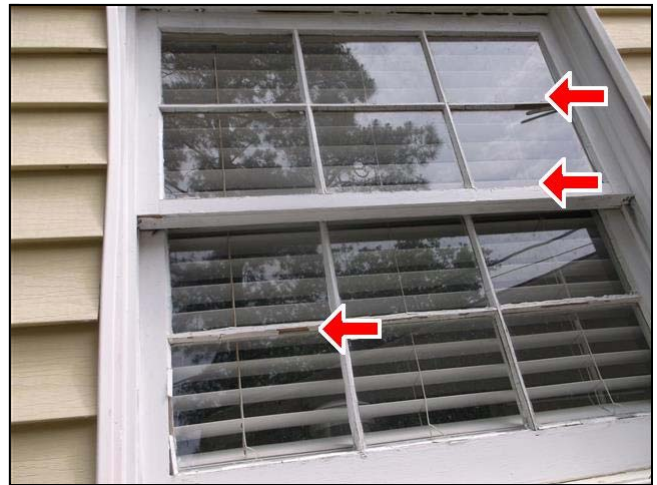
4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



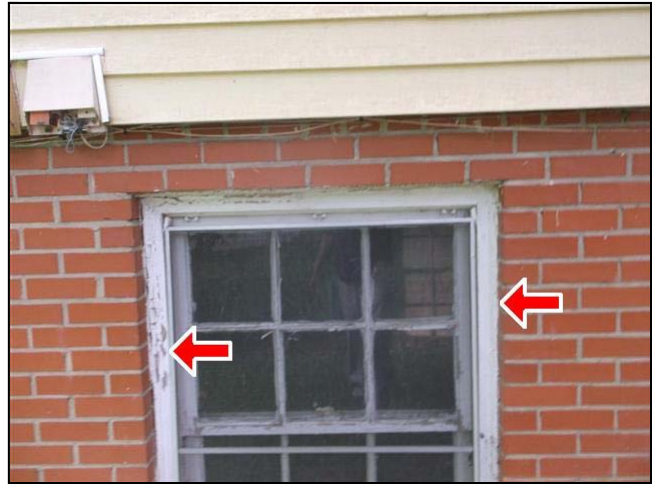
4.4 Item 4(Picture)



#### 4. EXTERIOR COMPONENTS



4.4 Item 5(Picture)



4.4 Item 6(Picture)



4.4 Item 7(Picture)



4.4 Item 8(Picture)

#### 4.6 EXTERIOR TRIM

##### **Inspected / Included, Needs Repair**

The wood trim at various locations surfaces should be scraped, caulked and painted. Damaged or poorly painted and caulked wood may lead to water infiltration into the wall and / or floor cavities promoting serious structural damage. As with all repairs hidden damage may be discovered while repairs are being completed. A licensed technician should be consulted to evaluate and make corrections.

#### 4. EXTERIOR COMPONENTS



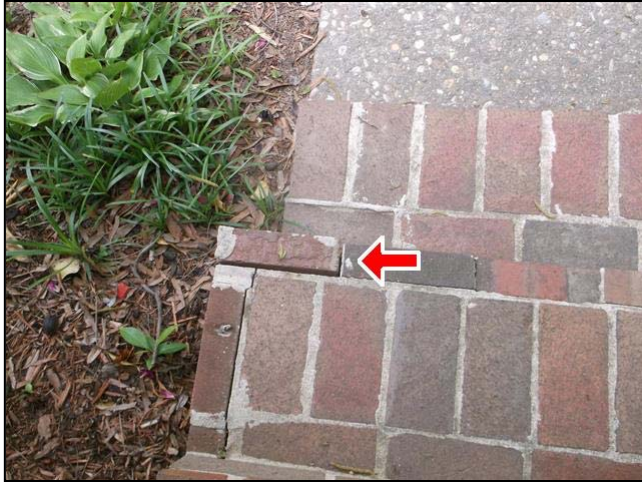
4.6 Item 1(Picture)

#### 4.7 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

##### **Inspected / Included, Needs Repair**

The masonry steps should be "pointed up" or tuck pointed and any loose material should be repaired or replaced. Water may enter if not corrected. The deck is in need of minor repairs. Loose hand rails need securing at rear deck and rear door. This is a safety hazard if not corrected. Staining the deck will prolong the life of the decking. A licensed technician should be consulted to make necessary repairs.



**4. EXTERIOR COMPONENTS**

4.7 Item 1(Picture)



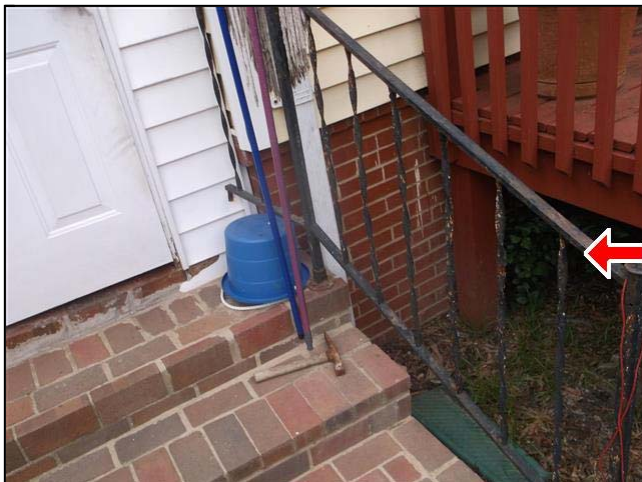
4.7 Item 2(Picture)



4.7 Item 3(Picture)



4.7 Item 4(Picture)



4.7 Item 5(Picture)



4.7 Item 6(Picture)



#### 4. EXTERIOR COMPONENTS



4.7 Item 7(Picture)



4.7 Item 8(Picture)



4.7 Item 9(Picture)

#### 4.8 CHIMNEY

##### **Inspected / Included, Needs Repair**

Brick chimney is missing metal caps. Recommend replacing to avoid critters from entering if not corrected. Masonry chimney has missing and loose bricks at top of chimney and needs repair. Recommend replacing or repairing missing or loose materials. A licensed technician should make corrections.



#### 4. EXTERIOR COMPONENTS



4.8 Item 1(Picture)



4.8 Item 2(Picture)



4.8 Item 3(Picture)

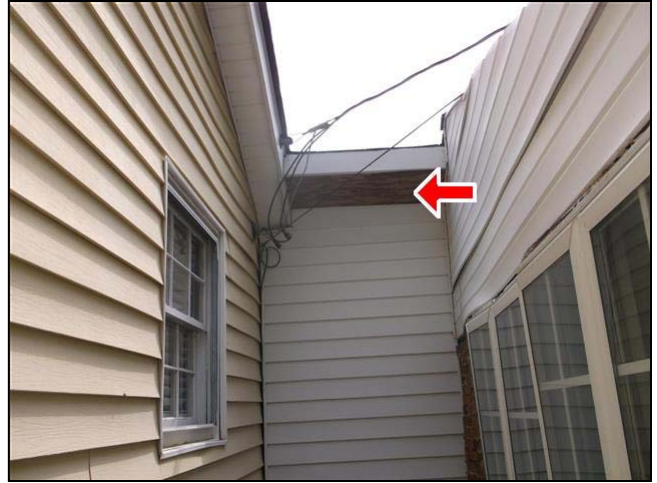
#### 4.9 SOFFIT AND FASCIAS

##### **Inspected / Included, Needs Repair**

Fascia board and soffits at various locations of home are loose. Recommend repair or replace as necessary board at rear of home needs scraping, painting and caulking. Damaged or poorly painted and caulked wood may lead to water infiltration into the wall and / or floor cavities promoting serious structural damage. As with all repairs hidden damage may be discovered while repairs are being completed. A licensed technician should be consulted to make corrections.

**4. EXTERIOR COMPONENTS**

4.9 Item 1(Picture)



4.9 Item 2(Picture)



4.9 Item 3(Picture)



4.9 Item 4(Picture)



4.9 Item 5(Picture)



4.9 Item 6(Picture)



#### 4. EXTERIOR COMPONENTS



4.9 Item 7(Picture)



4.9 Item 8(Picture)



4.9 Item 9(Picture)



4.9 Item 10(Picture)



4.9 Item 11(Picture)



4.9 Item 12(Picture)

#### 4.10 LANDSCAPING

##### Inspected / Included, Needs Repair

Photo depicts a sample of the observation. Not all areas were photographed. Tree branches and bushes should be trimmed away from the building.

#### 4. EXTERIOR COMPONENTS



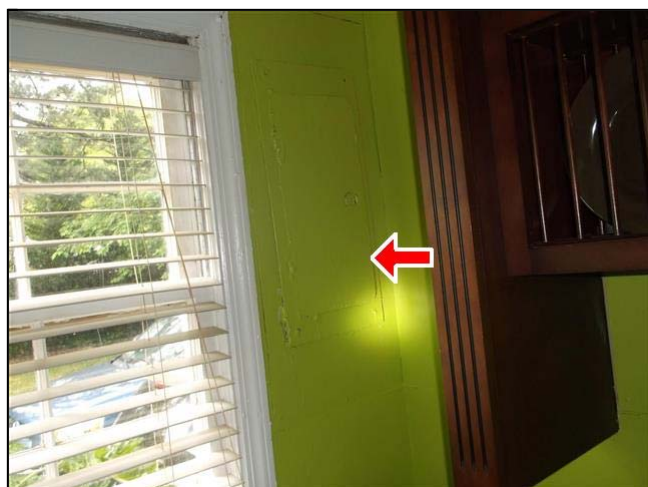
4.10 Item 1(Picture)

#### 5. ELECTRICAL SYSTEM

##### 5.1 MAIN PANEL

###### Inspected / Included, Needs Repair

The main panel was not accessible and was in flooded basement at the time of inspection. This is a safety issue if not corrected. A licensed technician should be consulted to evaluate and make corrections.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

##### 5.4 FIXTURES AND CONNECTED DEVICES

###### Inspected / Included, Needs Repair

Several junction boxes need cover plates in attic space and in crawlspace. Extension cord used as permanent wiring at light fixture in unfinished room and at sump pump. Ceiling fan "wobbles" and needs repair in Living room. Exterior light fixture is not installed correctly. Replace or repair. A licensed technician should be consulted to evaluate and make corrections.

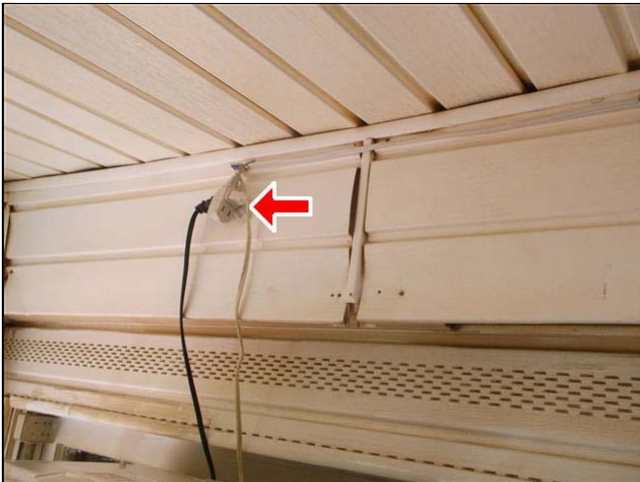


**5. ELECTRICAL SYSTEM**

5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



5.4 Item 4(Picture)



5.4 Item 5(Picture)



5.4 Item 6(Picture)

## 5. ELECTRICAL SYSTEM



5.4 Item 7(Picture)



5.4 Item 8(Picture)



5.4 Item 9(Picture)

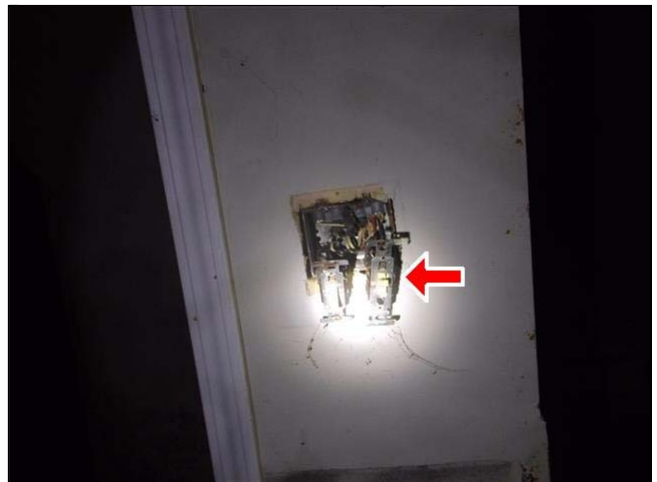
### 5.6 OUTLETS

#### Inspected / Included, Needs Repair

Outlet covers missing at various locations throughout home. This is a safety issue if not corrected. A licensed technician should make corrections.



5.6 Item 1(Picture)



5.6 Item 2(Picture)



## 8. INSULATION / VENTILATION

### 8.0 FOUNDATION VENTS

#### Inspected / Included, Needs Repair

Foundation vent(s) need screens at various locations. May allow critters to enter if not corrected. A licensed technician should be consulted to evaluate and make corrections.

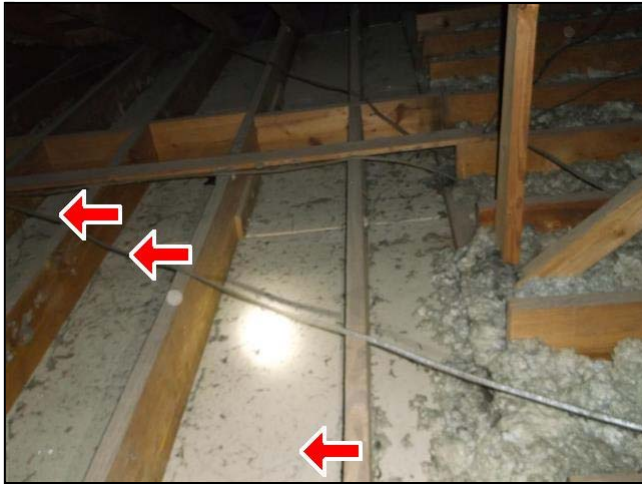


8.0 Item 1(Picture)

### 8.1 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

#### Inspected / Included, Needs Repair

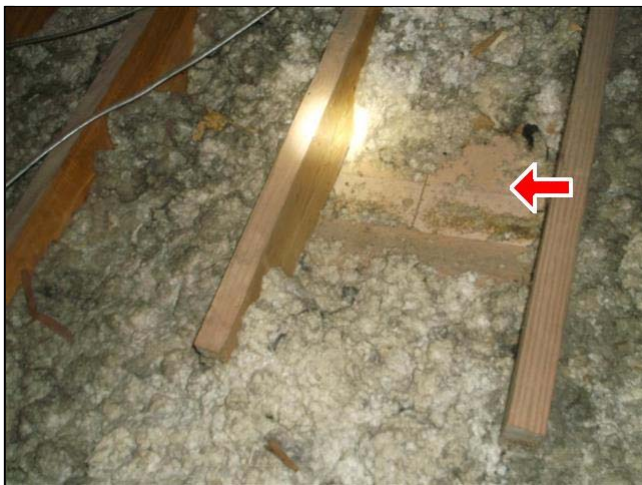
Un-insulated areas in the attic over conditioned space should be better insulated. This condition may cause energy loss if not replaced. A licensed technician should be consulted to evaluate and make corrections.

**8. INSULATION / VENTILATION**

8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)



8.1 Item 5(Picture)

**9. PLUMBING SYSTEM****9.0 HOT WATER SYSTEMS**

Inspected / Included, Needs Repair



## 9. PLUMBING SYSTEM

Water heater appears to be leaking at the bottom. A qualified service technician should be consulted and repair as necessary.



9.0 Item 1(Picture)

### 9.1 WATER SUPPLY AND DISTRIBUTION SYSTEMS

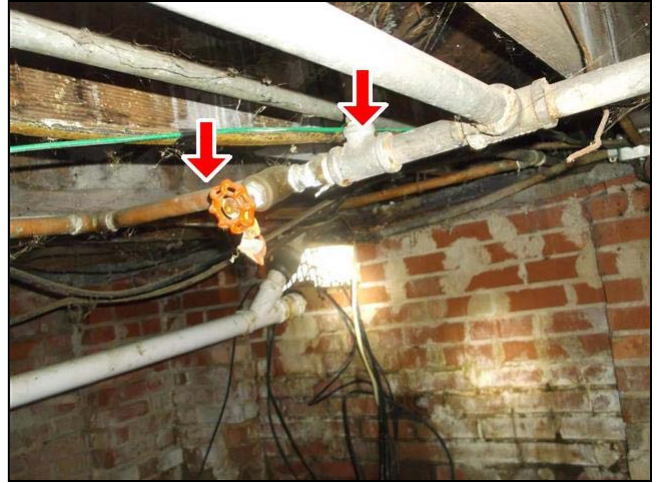
#### **Inspected / Included, Needs Repair**

Copper and galvanized water lines connected in crawlspace. Replace or repair. A licensed technician should be consulted to evaluate and make corrections.

## 9. PLUMBING SYSTEM



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)

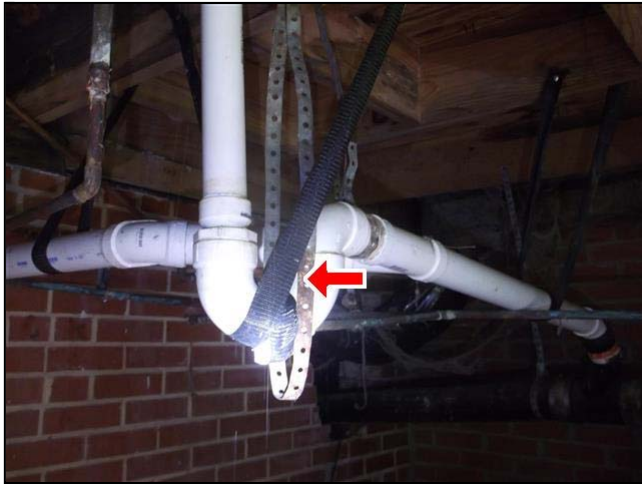
### 9.2 DRAIN, WASTE AND VENT SYSTEMS

#### Inspected / Included, Needs Repair

Plumbing waste line leaks is damaged and shows signs of previous leaking at Hall Bath. Recommend repairing. A licensed technician should be consulted to evaluate and make corrections.



## 9. PLUMBING SYSTEM



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)



9.2 Item 4(Picture)



9.2 Item 5(Picture)



9.2 Item 6(Picture)

### 9.3 FIXTURES

#### Inspected / Included, Needs Repair

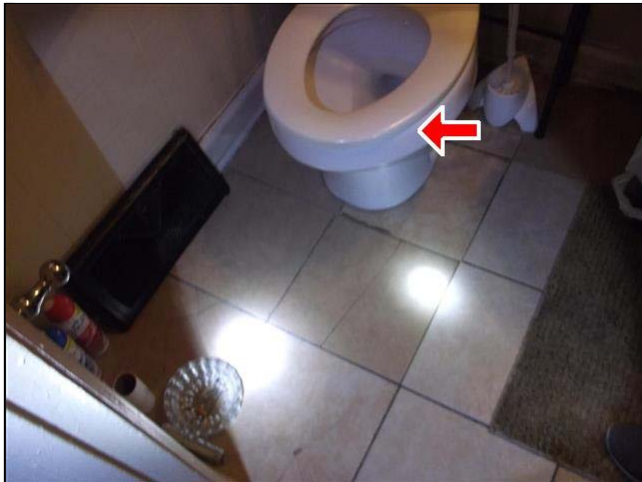
Spray nozzle is not working properly, and needs repair or replace at kitchen sink. Pedestal sink and toilet in hall bath are loose. Replace or repair. Tub faucet is leaky in hall bath. A licensed technician should make corrections.

**9. PLUMBING SYSTEM**

9.3 Item 1(Picture)



9.3 Item 2(Picture)



9.3 Item 3(Picture)



9.3 Item 4(Picture)



9.3 Item 5(Picture)

**9.5 SUMP PUMP****Inspected / Included, Needs Repair**

Visible signs of water intrusion in basement are present and a "Sump Pump" is installed. Existing sump pump fails to remove all areas of water intrusion. Replace or repair. The sump pump uses an extension cord as permanent power source. This is a safety issue if not corrected. A licensed technician should be consulted to evaluate and



## 9. PLUMBING SYSTEM

make corrections.



9.5 Item 1(Picture)



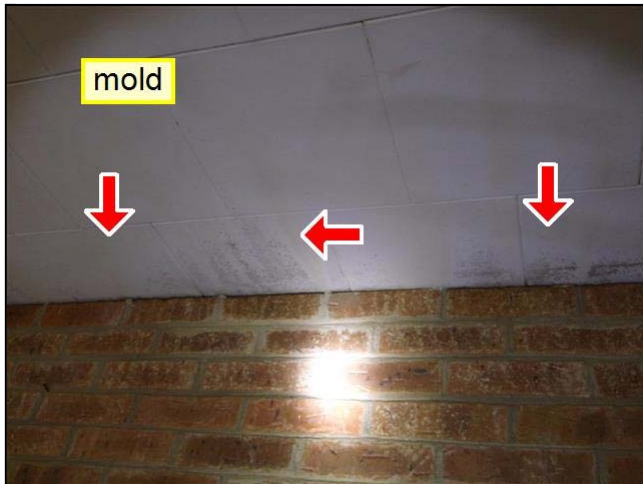
9.5 Item 2(Picture)

## 10. INTERIOR COMPONENTS

### 10.0 WALLS

#### Inspected / Included, Needs Repair

Damage to the interior finish was observed in various locations(mold in living room at fireplace). Recommend repairing. A licensed technician should make corrections.

**10. INTERIOR COMPONENTS**

10.0 Item 1(Picture)



10.0 Item 2(Picture)



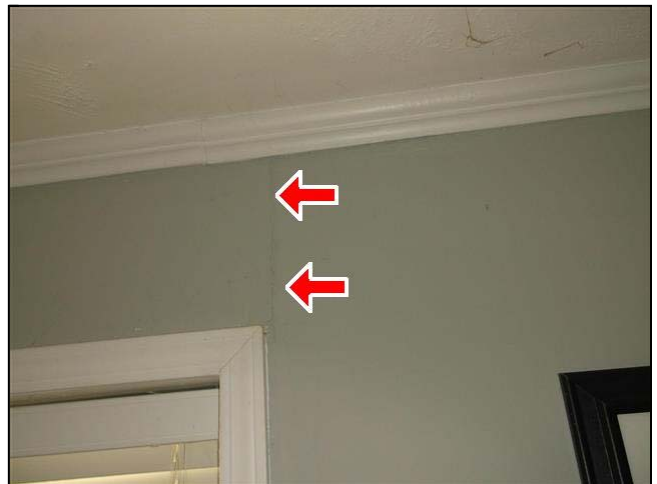
10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)



10.0 Item 6(Picture)



**10. INTERIOR COMPONENTS**

10.0 Item 7(Picture)



10.0 Item 8(Picture)



10.0 Item 9(Picture)

**10.1 CEILINGS****Inspected / Included, Needs Repair**

Damage to the interior finish was observed in several ceilings throughout home. Repair as needed. A licensed technician should make corrections.

**10. INTERIOR COMPONENTS**

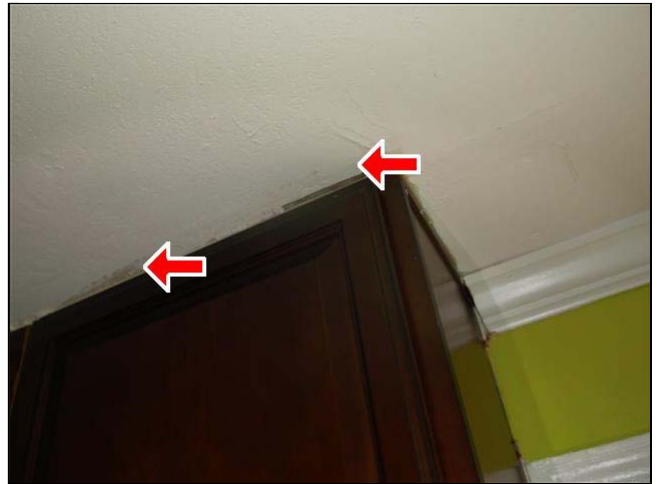
10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)



10.1 Item 4(Picture)

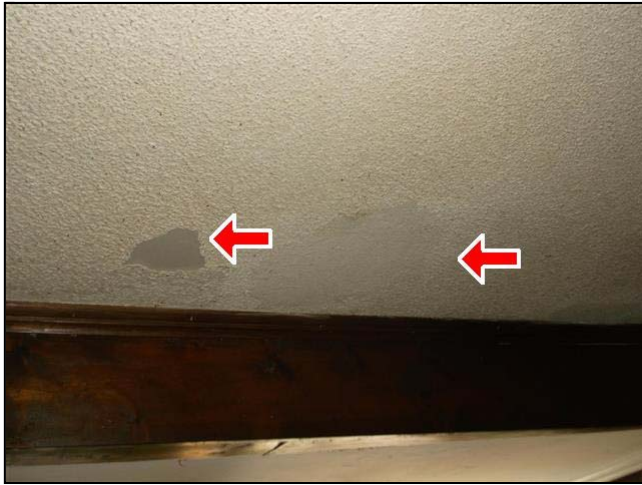


10.1 Item 5(Picture)



10.1 Item 6(Picture)



**10. INTERIOR COMPONENTS**

10.1 Item 7(Picture)



10.1 Item 8(Picture)



10.1 Item 9(Picture)



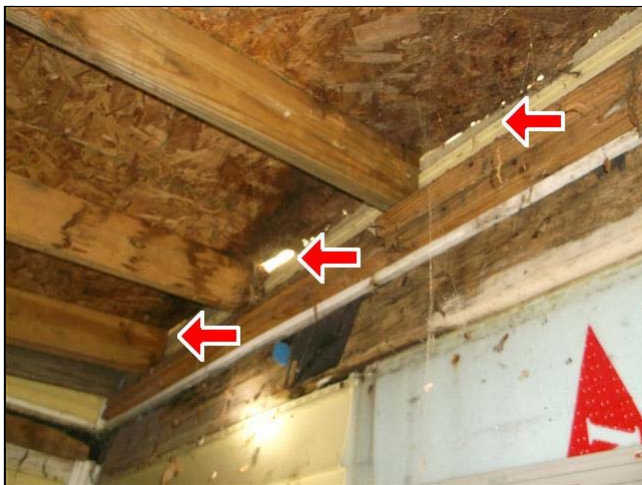
10.1 Item 10(Picture)

**10. INTERIOR COMPONENTS**

10.1 Item 11(Picture)



10.1 Item 12(Picture)



10.1 Item 13(Picture)



10.1 Item 14(Picture)

**10.2 FLOORS****Inspected / Included, Needs Repair**

Sagging floors are apparent at kitchen and baths. Recommend repairing. Flooring in basement is flooded. Recommend repairing. A licensed technician should be consulted to evaluate and make corrections.



**10. INTERIOR COMPONENTS**

10.2 Item 1(Picture)



10.2 Item 2(Picture)



10.2 Item 3(Picture)



10.2 Item 4(Picture)

## 10. INTERIOR COMPONENTS



10.2 Item 5(Picture)



10.2 Item 6(Picture)



10.2 Item 7(Picture)

### 10.5 WINDOWS (INTERIOR)

#### Inspected / Included, Needs Repair

The windows are in need of repair. This is a common condition that does not necessitate major repair. Trimming and adjustment, hardware improvements would be logical improvements. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration. Windows are difficult to operate and are not considered a functional window at various locations. Recommend repairing. A licensed technician should be consulted to evaluate and make corrections.



**10. INTERIOR COMPONENTS**

10.5 Item 1(Picture)



10.5 Item 2(Picture)



10.5 Item 3(Picture)



10.5 Item 4(Picture)



10.5 Item 5(Picture)



10.5 Item 6(Picture)

**10. INTERIOR COMPONENTS**

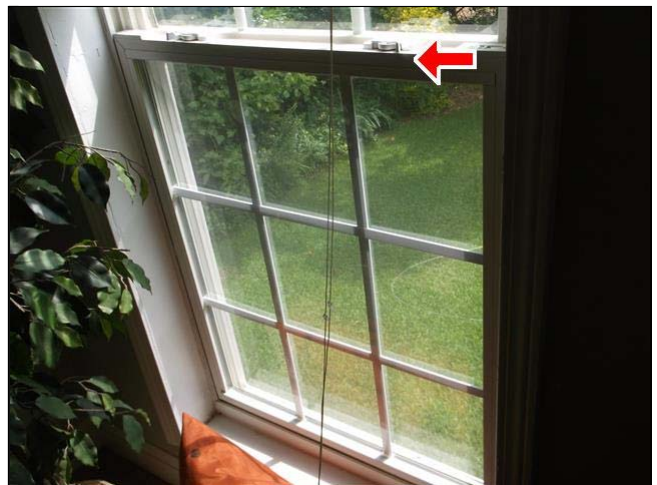
10.5 Item 7(Picture)



10.5 Item 8(Picture)



10.5 Item 9(Picture)



10.5 Item 10(Picture)



## 10. INTERIOR COMPONENTS



10.5 Item 11(Picture)



10.5 Item 12(Picture)



10.5 Item 13(Picture)

### 10.7 DOORS (INTERIOR)

#### **Inspected / Included, Needs Repair**

Entry door shows daylight when closed at patio. Weather stripping needs improving to keep out unconditional air. Several doors does not fit opening properly (out of square) . Replace or repair. A licensed technician should evaluate and make corrections.

**10. INTERIOR COMPONENTS**

10.7 Item 1(Picture)



10.7 Item 2(Picture)



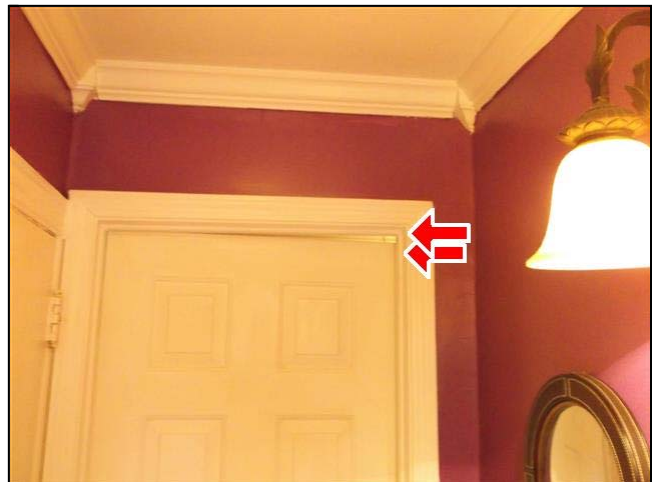
10.7 Item 3(Picture)



10.7 Item 4(Picture)

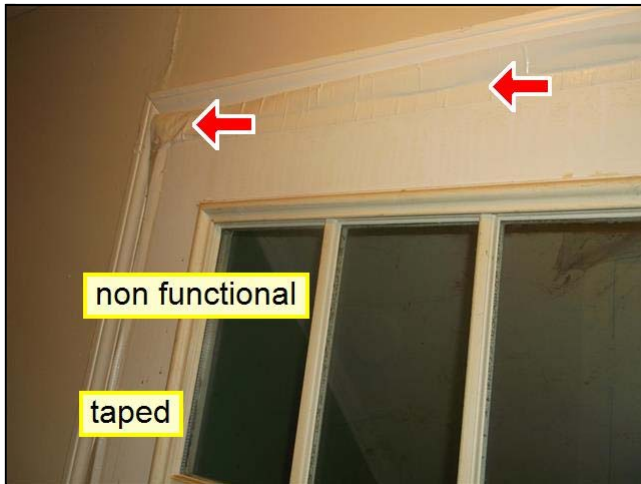


10.7 Item 5(Picture)



10.7 Item 6(Picture)



**10. INTERIOR COMPONENTS**

10.7 Item 7(Picture)



10.7 Item 8(Picture)



10.7 Item 9(Picture)



10.7 Item 10(Picture)

**10.8 DOORS (INTERIOR)****Inspected / Included, Needs Repair**

Shower door is damaged at hall bath. Replace or repair. Damaged metal door to basement . Replace or repair. A licensed technician should be consulted to evaluate and make corrections.



10.8 Item 1(Picture)



10.8 Item 2(Picture)

## 10. INTERIOR COMPONENTS

### 10.9 FIREPLACES

#### Inspected / Included, Needs Repair

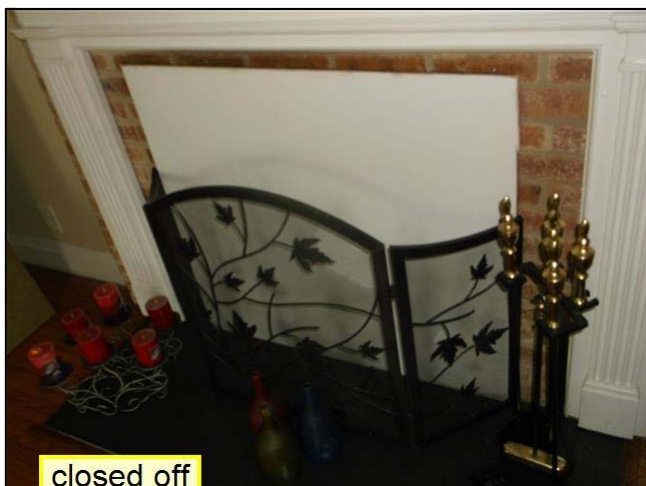
The hearth outside the fireplace is damaged. Replace. Localized pointing of deteriorated mortar between the bricks of the fireplace is recommended to avoid fire chips from entering. A licensed technician should be consulted to evaluate and make corrections.



10.9 Item 1(Picture)



10.9 Item 2(Picture)



10.9 Item 3(Picture)

### 10.10 BASEMENTS

#### Inspected / Included, Needs Repair

The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not considered unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.



## 10. INTERIOR COMPONENTS



10.10 Item 1(Picture)

## 11. APPLIANCES

### 11.0 DISHWASHER

**Inspected / Included, Needs Repair**

Dishwasher did not perform a loop to create a trap under sink. Recommend correcting to avoid a possible back up of sewer water into dishwasher.



11.0 Item 1(Picture)

### 11.7 CARBON MONOXIDE DETECTORS

**Inspected / Included, Not Present, Needs Repair**

Operational carbon monoxide detectors are recommended at each level within the home.



# INVOICE

ERD Home Inspections,LLC  
 7712 Kuck Rd  
 Mint Hill NC 28227  
 704-890-9594  
 Inspected By: Eddie R Davis

Inspection Date: 5/10/2016  
 Report ID: 5/10/2016

Customer Info:	Inspection Property:
ERD Home Inspections	home inspection way Monroe NC
Customer's Real Estate Professional:	

## Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

## Payment Method:

Payment Status: Paid At Time Of Inspection

## Note:



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## TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

### Free of charge:

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

### How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

### How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from notepad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.

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