



Inspection Report

Ivar & Suzanne Malmstrom

Property Address:
108 Conway Court
 Mooresville NC 28117



108 Conway court, Mooresville, NC 28117

Envision Home Inspections, LLC

Bill Boan NC # 2981; SC # 2629
NC/SC Licensed Inspector
NC/SC Licensed Builder
NEHA Certified Radon Measurement Provider

ESA Certified Mold Inspector

704 557 5727



Table of Contents

[Cover Page0](#)

[Table of Contents.....0](#)

[Intro Page.....0](#)

[1 Roofing5](#)

[2 Exterior9](#)

[3 Garage15](#)

[4 Interiors17](#)

[5 Structural Components19](#)

[6 Plumbing System23](#)

[7 Electrical System.....27](#)

[8 Heating / Central Air Conditioning33](#)

[9 Insulation and Ventilation42](#)

[10 Built-In Kitchen Appliances44](#)

[11 Swimming Pools, Equipment and Safety47](#)

[12 Outdoor Cooking Equipment.....48](#)

[13 Pier / Dock.....53](#)

[General Summary0](#)

[Invoice0](#)

[Inspection Agreement0](#)

Date: 7/9/2009	Time: 08:00 AM	Report ID:
Property: 108 Conway Court Mooreville NC 28117	Customer: Ivar & Suzanne Malmstrom	Real Estate Professional: Sue Brantly Allen Tate /Mooreville

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

North Carolina, NACHI National Association
of Certified Home Inspectors

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

Under 5 Years

Temperature:

Over 65

Weather:

Cloudy, Light Rain

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

Water Test:

No

1. Roofing

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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

| | **1.0 ROOF COVERINGS**

Roof Covering: Metal, Architectural, Roll/Selvage, Asphalt/Fiberglass

Viewed roof covering from: Ground, Walked roof, Binoculars

Gutter & Downspout Systems:: Aluminum

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

There were several areas over the covered back porch (covered with roll roofing) which exhibited "bubbling", although I could see no readily apparent holes. This will need to be monitored further, as roll roofing is more susceptible to leaks at seams and "bubbling", and typically has a shorter life span than conventional asphalt/fiberglass shingles.



1.0 Picture 1



1.0 Picture 2

IN NI NP RR Inspection Items



1.0 Picture 3

| | | 1.1 FLASHINGS

Comments:

| | | 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Sky Light(s): None

Chimney (exterior): EIFS/Stucco

Comments:

| | 1.3 ROOF DRAINAGE SYSTEMS

Comments:

IN NI NP RR Inspection Items

The downspout on the left side of home (if facing it from front), and behind the air condensers, is full of debris and needs to be cleaned. Recommend repair by a qualified individual



1.3 Picture 1

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

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. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



right side of home



left side of home



rear of home

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR **Inspection Items**

| | **2.0 WALL CLADDING FLASHING AND TRIM**

Siding Style: Cement stucco

Siding Material: Hardcoat stucco

Comments:

On the left side of home (if facing from front), there are chips in the hardcoat stucco on either side of the garage window. This should be repaired as it could lead to moisture problems and subsequent mold growth which accompanies it.

IN NI NP RR **Inspection Items**

Recommend repair by a qualified person/contractor.



2.0 Picture 1

| 2.1 DOORS (Exterior)

Exterior Entry Doors: Wood, Steel, Insulated glass

Comments:

IN NI NP RR Inspection Items

(1) The entry door to the detached garage needs to be adjusted. I had to "pull up" on the door to get it to latch. Recommend repair by a qualified person/contractor.



2.1 Picture 1

IN NI NP RR Inspection Items



2.1 Picture 2

(2) The **hinged** doors on the main floor which lead to the pool area have warped internal water pans. These pans prevent rainwater from entering through the top of the threshold and thereby going underneath the threshold. Sometimes they warp due to many reasons, mainly temperature, humidity, and loss of adhesive which anchors them. It is of potential interest on these two doors, as they are not covered by porches or a roof structure like many other doors on this home.

Recommend sealing the void area(s) with clear silicone by a qualified person.



2.1 Picture 3

| | **2.2 WINDOWS**

Comments:
see 4.6

| | | **2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Appurtenance: Covered porch, Patio, Pool, Pier/Dock, Detached garage (w/ covered walkway), Outdoor grill/bar

Comments:

| | **2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

Driveway: Concrete, Paver/Cobblestone

Comments:

There is a tree on the right side (if facing house from front) rear which needs to be trimmed. It is hitting the cornice and fascia and could pose further damage if not trimmed back during the growth season. This also contributes significantly to clogged gutters.

Recommend repair by a qualified person.



2.4 Picture 1

☒ | | | 2.5 EAVES, SOFFITS AND FASCIAS

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Front of detached garage w/ covered walkway

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR **Inspection Items**

| | | **3.0 GARAGE CEILINGS**

Garage Door Manufacturer: Clopay

Comments:

The ceiling in the detached garage has a long "stress" fracture in the sheetrock. This could be due to expansion/contraction of the ceiling joists, or possibly could be due to the load being applied from the walkway gable ridge falling directly on the ceiling joist and causing displacement. There was no scuttle hole to the detached garage attic area that I could find to properly evaluate.

Recommend repair of sheetrock/paint by a qualified contractor/person. If situation persists, invasive measures might have to be taken to properly rectify.



3.0 Picture 1

IN NI NP RR **Inspection Items**

IN NI NP RR Inspection Items

| | | 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments:

| | | 3.2 GARAGE FLOOR

Comments:

| | | 3.3 GARAGE DOOR (S)

Garage Door Type: Two automatic

Garage Door Material: Insulated, Metal

Comments:

| | | 3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments:

| | | 3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Auto-opener Manufacturer: LIFT-MASTER

Comments:

Both doors did reverse when met with resistance and by use of "electric eyes"

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed 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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

| | 4.0 CEILINGS

Ceiling Materials: Drywall, Sheetrock

Comments:

The ceiling area in the closet of Bedroom 1 (first at top of stairs), has a water stain on it in the corner. I went into attic to try to find where this may be coming from. There were no visible condensate lines in the area, so the probability that it came from a shingle/flashing problem is high. However, I could not specifically locate the source. This could be an active leak, or could have already been fixed and the paint repair just overlooked, as it was dry to the touch. Recommend the ceiling paint be touched up, and further monitoring after heavy rains.



4.0 Picture 1

| | | 4.1 WALLS

Wall Material: Drywall, Sheetrock, Tile

Comments:

| | | 4.2 FLOORS

Floor Covering(s): Carpet, Tile

Comments:

| | | 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments:

| | | 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Cabinetry: Wood

Countertop: Granite

Comments:

| | | 4.5 DOORS (REPRESENTATIVE NUMBER)

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Interior Doors: Solid, Raised panel, Wood

Comments:

☒ | | ☒ 4.6 WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Thermal/Insulated, Casement

Window Manufacturer: UNKNOWN

Comments:

The right-most window (if standing in the kitchen looking at lake, not pool) has two areas of broken glass. Recommend replacement by a qualified person/contractor.



4.6 Picture 1

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. 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. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



roof structure in attic (also showing vent pipe for water heater)

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR **Inspection Items**

| | **5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Foundation: Masonry block

Method used to observe Crawlspace: Crawled

Comments:

IN NI NP RR **Inspection Items**

IN NI NP RR Inspection Items

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. This is located directly underneath front gallery where the curved wall adjoins the porch area outside at the pool.



5.0 Picture 1

(2) In the crawl, there are several automatic damper/louvers which need to be replaced/re-attached to their respective vents.

Recommend repair/replacement by a qualified person/contractor.

IN NI NP RR Inspection Items



5.0 Picture 2



5.0 Picture 3

| | | 5.1 WALLS (Structural)
Wall Structure: Wood, 2 X 4 Wood, 2 X 6 Wood
Comments:

| | | 5.2 COLUMNS OR PIERS
Columns or Piers: Masonry block
Comments:

| | | 5.3 FLOORS (Structural)
Floor Structure: Engineered floor joists
Comments:

| | | 5.4 CEILINGS (structural)
Ceiling Structure: Not visible
Comments:

| | | 5.5 ROOF STRUCTURE AND ATTIC

IN NI NP RR Inspection Items

Roof Structure: Stick-built, 2 X 6 Rafters, Lateral bracing, OSB Sheathing

Roof-Type: Hip

Method used to observe attic: Walked

Attic info: Scuttle hole, minimal storage

Comments:

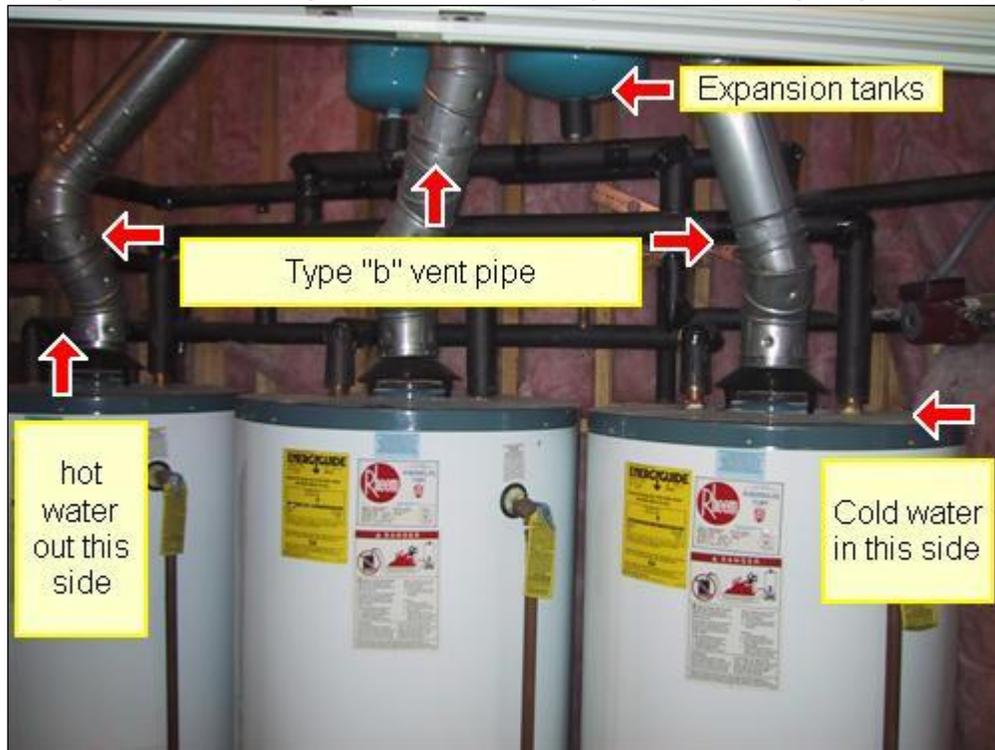
IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. 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.



IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

| | | 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Plumbing Waste Distribution: Private Septic (we do not inspect septic tanks or their distribution lines)

Water Heater Location: 2nd floor, closet (1st bedroom top of stairs)

Comments:

| | 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Water Source: Community Well

Water Filters: None

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper, PEX

Comments:

see section 12

IN NI NP RR Inspection Items

| | | 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 75 Gallon, Three (3) units

Water Heater Manufacturer: RHEEM

Extra Info : all three model #'s = 22VR75-7ON

Comments:

| | | 6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments:

The main water shutoff is in the pantry off the kitchen.



6.3 Picture 1

| | | 6.4 SEWER / SUMP PUMP

Comments:

IN NI NP RR Inspection Items

The sewer pump controls and alarm appeared in good working order. Tested the audible alarm and it was good.



6.4 Picture 1



6.4 Picture 2

| | | 6.5 Other

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

The steam room/shower area off the exercise room functions correctly



6.5 Picture 1



6.5 Picture 2 steam in shower off of exercise room

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current 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 over current 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.



main outside meter box which feeds 3 panels in garage



IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

| | | **7.0 SERVICE ENTRANCE CONDUCTORS**

Electrical Service Conductors: Below ground, Aluminum, 3 - 220 volts

Comments:

| | | **7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Panel capacity: 200 AMP, (3) 200 AMP service panel

IN NI NP RR Inspection Items

Panel Type: Circuit breakers
Electric Panel Manufacturer: GENERAL ELECTRIC
Comments:

☒ | | | 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex
Comments:

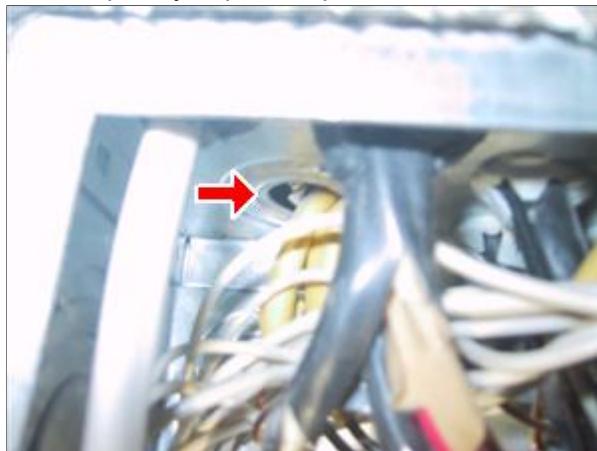
☒ | | | ☒ 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments:
(1) The outlet in the hallway on the 2nd floor leading to the bedroom and exercise room did not show any voltage or current to it. Recommend evaluation and/or repair by a qualified person/electrician



7.3 Picture 1

(2) In subpanel A in the attached garage closet, there is a circuit missing its bushing collar. Although this might seem minimalistic, the bushing prevents the sharp metal edges from cutting into the wire insulation and starting a short. Recommend repair by a qualified person/electrician.



7.3 Picture 2

(3) There were numerous switches in which I could not ascertain what they controlled. **They are marked with blue painters tape.** Also, there are numerous lights either missing or burned out, on the exterior as well as interior. (left side of home *in the crawlspace* as well). Here are some possibilities for the marked switches:

1- They could possibly be linked to the A/V speaker system, as there were dedicated circuits inside the subpanels for them.

2- They could be "spares".

3- They could be "half-hots" (normally found in bedrooms/DR's/LR's). I normally find most of these, but given the fact that the current homeowner still has some bedroom furniture in the home, it was not possible to test ALL the outlets.

4- The lights which are controlled by the switches are burned out.

5- There could also be a problem with the circuit itself.

I recommend replacement of bulbs where necessary. If new bulbs do not solve the problem, the circuit needs to be evaluated/repared by a licensed electrician. One possible method to determine all of the electrical feeds is to get the original electrical blueprint/schematic from the builder, Simonini Custom Homes.



7.3 Picture 3



7.3 Picture 4 Main light, nor accent lighting would come on



7.3 Picture 5 missing floodlight

(4) Several outlets in the A/V room off the kitchen area are missing plate screws. Recommend repair by a qualified person/electrician



7.3 Picture 6

| | | 7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments:

| | | 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

| | | 7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments:

IN NI NP RR Inspection Items

| | | **7.7 SMOKE DETECTORS**

Comments:

| | | **7.8 CARBON MONOXIDE DETECTORS**

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.



left side of home / condensers



right side of home / master area
condenser



gas furnace under master area



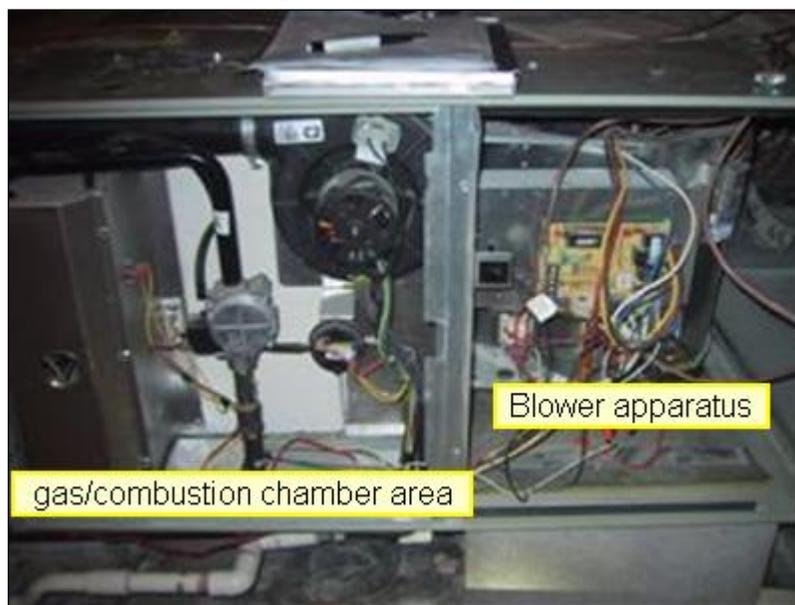
gas furnace under kitchen area (light bulb is out)



gas furnace in attic



Zoning in attic (typical for all units)



attic furnace with accessible panels off (typical of all units)



gas manifold in crawlspace underneath kitchen area and behind furnace

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR **Inspection Items**

| | |

8.0 HEATING EQUIPMENT

Heat Type: Forced Air

Energy Source: Natural gas

Number of Heat Systems (excluding wood): Three

Heat System Manufacturer: TRANE

Model # : All three model #'s = 2TXCC060AC3HCAA

Zoning / MultiZones: Yes, All Units

Gas Lines: CSST, Copper, Black iron

Systems Using Gas/Natural Gas: Heat/Furnaces, Fireplaces, Water Heater

Venting Materials: Metal, B-Vent pipe on gas appliances

Thermostat(s): Digital

Comments:

| | |

8.1 NORMAL OPERATING CONTROLS

Comments:

| | |

8.2 AUTOMATIC SAFETY CONTROLS

Comments:

| |

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Insulated, Flex duct and Metal-Insulated Trunk Lines

Filter Type: Disposable

Comments:

IN NI NP RR **Inspection Items**

(1) There are two areas in the ductwork which need to be sealed. Although this may seem minimalistic, sealing these areas with approved tape will prevent moisture accumulation in the insulation, and reduce the effect of ambient heating on the ductwork.

Picture 1- in attic at furnace.

Picture 2 - in crawl at furnace underneath kitchen area

Recommend repair by a qualified HVAC contractor.



8.3 Picture 1



8.3 Picture 2

(2) The insulation on the line set on the furnace underneath the kitchen needs to be repaired and extended to the face of the furnace. Recommend repair by a qualified HVAC contractor.



8.3 Picture 3

(3) The insulation on the line set to the exterior condenser pumps on the left side of home behind garage was buried, causing the insulation to deteriorate. Recommend repair by a qualified HVAC contractor.



8.3 Picture 4



8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments:



8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments:

Noticed (by smell) a small leak at the lock nut just before the regulator in the attic area next to furnace.
Recommend repair by a qualified HVAC contractor



8.5 Picture 1

| | | 8.6 MAIN FUEL SHUT OFF (Describe Location)

Comments:

The main fuel shut off is at gas meter outside. However, each gas appliance has its own shutoff, and it is normally a red ball valve on the gas line to each appliance.

| | | 8.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments:

| | | 8.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Types of Fireplaces: Conventional, Gas/LP Log starter

Operable Fireplaces: Two

Number of Woodstoves: None

Comments:

| | | 8.9 GAS/LP FIRELOGS AND FIREPLACES

Comments:

Upon first inspection, both fireplaces had the gas turned off. I turned the gas on to both fireplaces, but could not get the logs to light. This could be due to the gas lines needing to be "bled" if they have been turned off for a long time.

Recommend evaluation an/or repair by a qualified person/contractor.



8.9 Picture 1



8.9 Picture 2

**8.10 COOLING AND AIR HANDLER EQUIPMENT**

Cooling Equipment Type: Air conditioner unit

Cooling Equipment Energy Source: Electricity

Cooling Condenser / Central Air Manufacturer: TRANE

Number of AC Only Units: Three

Comments:

IN NI NP RR Inspection Items

Performed drop tests on each cooling unit, and the results were good. Main floor units differential was average 15-20 degrees, and 2nd floor unit was measuring 13-15 degrees average, which indicates units are cooling efficiently

| | | **8.11 NORMAL OPERATING CONTROLS**

Comments:

| | | **8.12 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and 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 shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



attic area behind water heaters



attic area behind water heaters

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR **Inspection Items**

| | | **9.0 INSULATION IN ATTIC**

Attic Insulation: Blown, Fiberglass, R-30 or better

Comments:

IN NI NP RR **Inspection Items**

IN NI NP RR Inspection Items

| | | **9.1 INSULATION UNDER FLOOR SYSTEM**

Floor System Insulation: Faced, Batts, Fiberglass, R-19

Comments:

| | | **9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

Comments:

There are several areas in the crawlspace (especially under the left side of home/kitchen area) which need the vapor barrier repaired/recovered. The moisture levels in the crawlspace were good, but repairing this will add further moisture protection.

Recommend repair by a qualified person.



9.2 Picture 1

| | | **9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

Ventilation: Ridge vents, Soffit Vents

Comments:

| | | **9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

Exhaust Fans: Fan only

Dryer Power Source: 220 Electric

Dryer Vent: Metal

Comments:

| | | **9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen 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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

| | **10.0 DISHWASHER(S)**

Dishwasher: THERMADOR, 3 (three)

Refrigerator: SUB ZERO

Gas Cooktop: Thermador

Undercounter Icemaker: Automatic, 2 (two)

Comments:

IN NI NP RR Inspection Items

The dishwasher to the right of sink (if looking at sink) is hard to open. Based on further inspection, it is because the rubber flange at the bottom does not extend far enough over the bottom flange of the door, causing the rubber to "pop" once the door is opened far enough. This could be a manufacturer defect, as there appears to be no adjustment mechanism to manually alleviate this. Recommend further evaluation and/or repair by a qualified person/contractor.



10.0 Picture 1



10.0 Picture 2

| | | 10.1 RANGES/OVENS/COOKTOPS

Range/Oven: THERMADOR

Comments:

| | | 10.2 RANGE HOOD

IN NI NP RR Inspection Items

Exhaust Fan: VENTED

Comments:

| | | **10.3 REFRIGERATOR**

Comments:

| | | **10.4 FOOD WASTE DISPOSER**

Sink Disposer: IN SINK ERATOR

Comments:

| | | **10.5 MICROWAVE COOKING EQUIPMENT**

Built in Microwave: In good condition

Comments:

| | | **10.6 UNDERCOUNTER ICE MAKER(S)**

Comments:

The ice maker next to the pantry door is not working properly. Recommend repair/replacement.



10.6 Picture 1

| | | **10.7 UNDERCOUNTER WINE REFRIDGERATOR(S)**

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Swimming Pools, Equipment and Safety

IN=Inspected, Yes=Yes, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, No=No

IN Yes NI NP RR No **Inspection Items**

 11.0 OPERATIONAL CONDITION OF POOL

Style: In ground

Comments:

We do not inspect pools or any of their operating systems. Please use a licensed pool contractor or a company familiar with the construction/installation/maintenance of pools and their ancillary equipment

IN Yes NI NP RR No **Inspection Items**

IN=Inspected, Yes=Yes, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, No=No

12. Outdoor Cooking Equipment

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR **Inspection Items**

| | **12.0 COOKING EQUIPMENT**

Fuel Source: Natural gas

Comments:

The "dutch oven" has gas to it, but would not light, possibly due to the gas line needing to be bled or the automatic ignitor being faulty.

Recommend evaluation and or repair.



12.0 Picture 1

| | **12.1 Cabinetry**

Comments:

IN NI NP RR **Inspection Items**

The outdoor cabinetry and some of the drawers are warped and are coming apart at the dovetail joints. In addition, some of the surfaces inside the cabinets have mold growth in them. Recommend replacement of all cabinets/drawers which need it, as repair of these types of joints usually does not work.



12.1 Picture 1



12.1 Picture 2



12.1 Picture 3



12.1 Picture 4



12.1 Picture 5

| | | 12.2 Countertop
Comments:

| | 12.3 Plumbing/Faucets/Sinks
Comments:

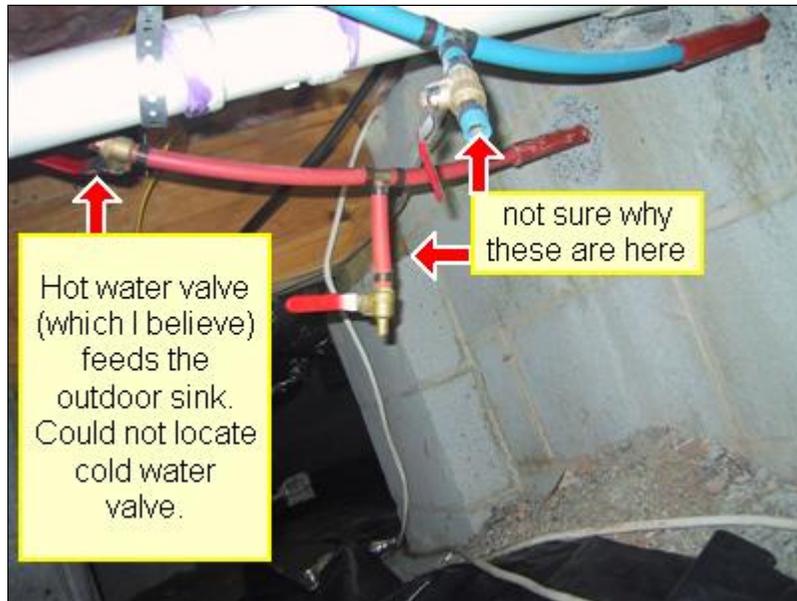
The outdoor cooking area faucet does not have water pressure. I turned the valves underneath, but no water pressure. In the crawlspace, there are two lines which, I believe, feed this sink. (as shown in picture 2)

In addition, and as shown in the picture, there are two branches (one coming off of each line) in which I cannot determine what they are used for. Based upon my determination, they are at best confusing and at worst a detriment to possible moisture and water in the crawlspace should someone become confused and open the wrong valve.

I recommend evaluation and or repair of these lines and, in addition, evaluation and repair of the outdoor faucet/sink apparatus.



12.3 Picture 1



12.3 Picture 2

||| ☒ 12.4 OTHER APPLIACES

Comments:

The outdoor icemaker was not plugged in. I plugged it in and it did come on, but could not determine its ice-making capability or if it needed servicing.

Recommend further evaluation and or repair if needed.



12.4 Picture 1

13. Pier / Dock

The inspection of the dock consists of VISUAL areas only ABOVE water and ABOVE the frame system of the dock. No representation is made to any part of the dock system which is underwater or cannot be seen because it is underneath the dock/platform frame, including any areas which could have or should have been seen because of a low water line at the shore. Inspector WILL NOT stand at the shore line and try to examine UNDERSIDE of dock/platform or any of its components.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.0 Decking
-------------------------------------	--------------------------	--------------------------	--------------------------	---------------------

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.1 Piling/Pylons
-------------------------------------	--------------------------	--------------------------	--------------------------	---------------------------

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13.2 Railing
--------------------------	--------------------------	-------------------------------------	--------------------------	---------------------

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13.3 Structural / Connectors
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------------------

Comments:

(1) The connector for the watercraft vessels has become detached from the deck. Recommend repair by a qualified person/contractor.



13.3 Picture 1

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

IN NI NP RR Inspection Items

(2) The right hand bolt which attaches the "gangplank access ramp" to the boat dock apparatus is coming loose. Recommend repair by a qualified person/contractor.



13.3 Picture 2

| | ☒ | 13.4 Roofing/Roof Structure

Comments:

☒ | | | 13.5 Deck Flootation

Comments:

☒ | | ☒ 13.6 Electrical

Comments:

IN NI NP RR Inspection Items

The GFCI outlet and circuit to power the lift are damaged. Recommend repair by a qualified electrician.



13.6 Picture 1



13.6 Picture 2

☒ | | ☒ 13.7 Plumbing

Comments:

The faucet at the dock did not have water pressure, and was unable to locate shutoff valve.

Recommend evaluation and/or repair by a qualified person/contractor.



13.7 Picture 1

| | 13.8 Sea-Wall/Erosion Control/Rip Rap

Comments:

There is erosion occurring at the entrance ramp to the dock. Although there is a large boulder and a pylon supporting both sides of the ramp, careful monitoring of this situation should be maintained.



13.8 Picture 1



13.8 Picture 2

| | 13.9 Boat Lift

Comments:

I did not inspect the boat lift, due to electrical issues.

General Summary



Envision Home Inspections, LLC

**NC/SC Licensed Inspector
NC/SC Licensed Builder
NEHA Certified Radon Measurement Provider
ESA Certified Mold Inspector
704 557 5727**

Customer

Ivar & Suzanne Malmstrom

Address

108 Conway Court
 Mooresville NC 28117

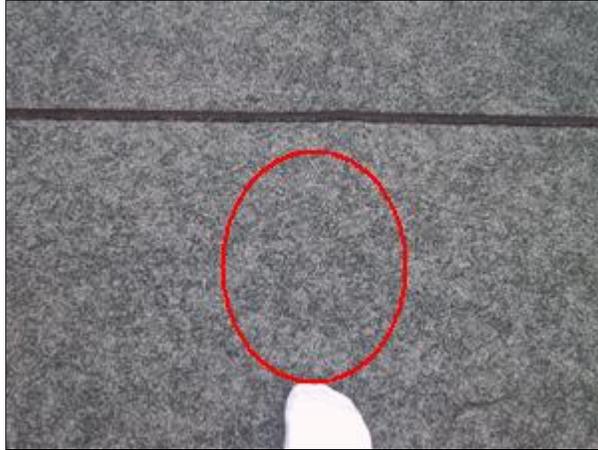
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is **STRONGLY** recommended that the customer read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your NC/SC real estate agent or a NC/SC attorney.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

There were several areas over the covered back porch (covered with roll roofing) which exhibited "bubbling", although I could see no readily apparent holes. This will need to be monitored further, as roll roofing is more susceptible to leaks at seams and "bubbling", and typically has a shorter life span than conventional asphalt/fiberglass shingles.



1.0 Picture 1



1.0 Picture 2

1. Roofing



1.0 Picture 3

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

The downspout on the left side of home (if facing it from front), and behind the air condensers, is full of debris and needs to be cleaned. Recommend repair by a qualified individual



1.3 Picture 1

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

On the left side of home (if facing from front), there are chips in the hardcoat stucco on either side of the garage window. This should be repaired as it could lead to moisture problems and subsequent mold growth which accompanies it.

Recommend repair by a qualified person/contractor.



2.0 Picture 1

2. Exterior

2.1 DOORS (Exterior)

Inspected, Repair or Replace

(1) The entry door to the detached garage needs to be adjusted. I had to "pull up" on the door to get it to latch. Recommend repair by a qualified person/contractor.



2.1 Picture 1

2. Exterior



2.1 Picture 2

(2) The **hinged** doors on the main floor which lead to the pool area have warped internal water pans. These pans prevent rainwater from entering through the top of the threshold and thereby going underneath the threshold. Sometimes they warp due to many reasons, mainly temperature, humidity, and loss of adhesive which anchors them. It is of potential interest on these two doors, as they are not covered by porches or a roof structure like many other doors on this home.

Recommend sealing the void area(s) with clear silicone by a qualified person.

2. Exterior



2.1 Picture 3

2.2 WINDOWS

Inspected, Repair or Replace

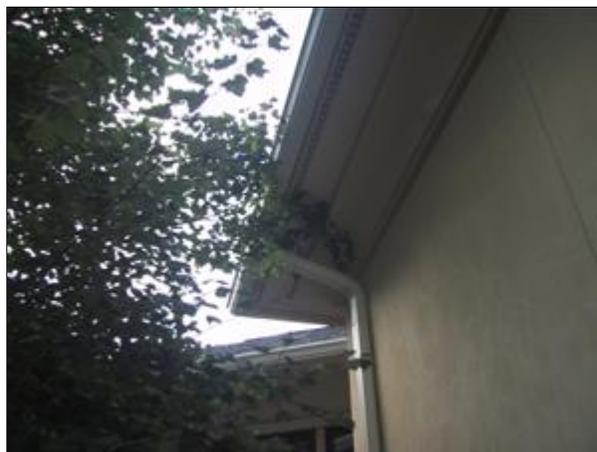
see 4.6

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

There is a tree on the right side (if facing house from front) rear which needs to be trimmed. It is hitting the cornice and fascia and could pose further damage if not trimmed back during the growth season. This also contributes significantly to clogged gutters.

Recommend repair by a qualified person.



2.4 Picture 1

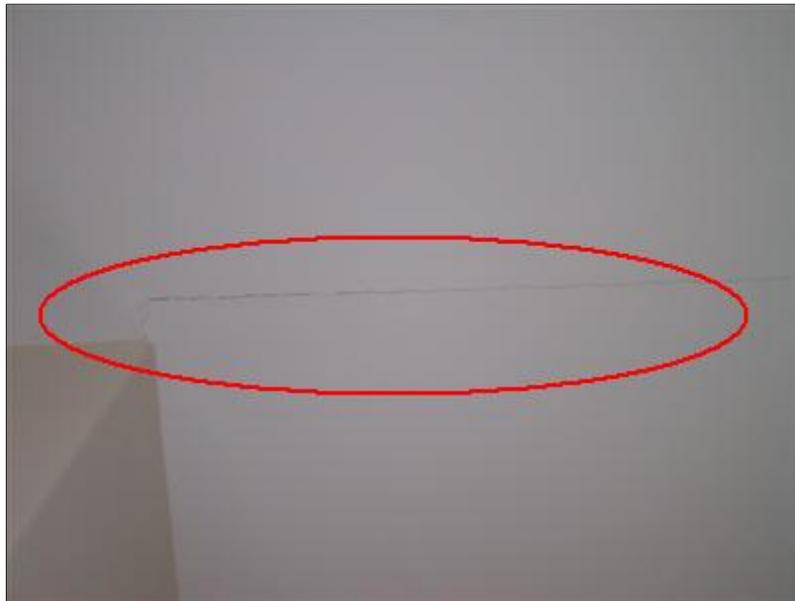
3. Garage

3.0 GARAGE CEILINGS

Inspected, Repair or Replace

The ceiling in the detached garage has a long "stress" fracture in the sheetrock. This could be due to expansion/contraction of the ceiling joists, or possibly could be due to the load being applied from the walkway gable ridge falling directly on the ceiling joist and causing displacement. There was no scuttle hole to the detached garage attic area that I could find to properly evaluate.

Recommend repair of sheetrock/paint by a qualified contractor/person. If situation persists, invasive measures might have to be taken to properly rectify.



3.0 Picture 1

4. Interiors

4.0 CEILINGS

Inspected, Repair or Replace

The ceiling area in the closet of Bedroom 1 (first at top of stairs), has a water stain on it in the corner. I went into attic to try to find where this may be coming from. There were no visible condensate lines in the area, so the probability that it came from a shingle/flashing problem is high. However, I could not specifically locate the source. This could be an active leak, or could have already been fixed and the paint repair just overlooked, as it was dry to the touch. Recommend the ceiling paint be touched up, and further monitoring after heavy rains.



4.0 Picture 1

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The right-most window (if standing in the kitchen looking at lake, not pool) has two areas of broken glass. Recommend replacement by a qualified person/contractor.



4.6 Picture 1

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) Inspected, Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. This is located directly underneath front gallery where the curved wall adjoins the porch area outside at the pool.



5.0 Picture 1

(2) In the crawl, there are several automatic damper/louvers which need to be replaced/re-attached to the their respective vents.

Recommend repair/replacement by a qualified person/contractor.



5.0 Picture 2



5.0 Picture 3

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

see section 12

7. Electrical System

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

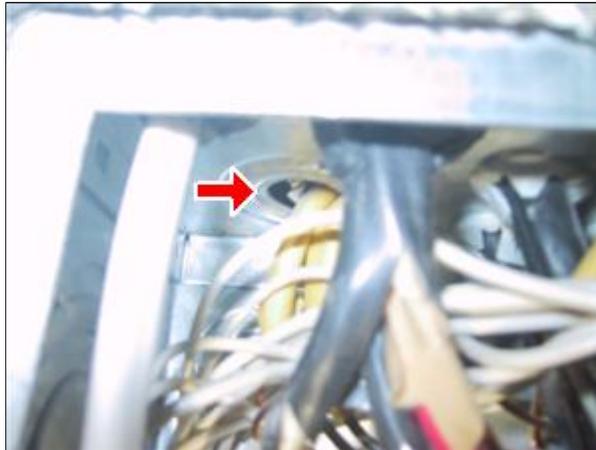
Inspected, Repair or Replace

(1) The outlet in the hallway on the 2nd floor leading to the bedroom and exercise room did not show any voltage or current to it. Recommend evaluation and/or repair by a qualified person/electrician



7.3 Picture 1

(2) In subpanel A in the attached garage closet, there is a circuit missing its bushing collar. Although this might seem minimalistic, the bushing prevents the sharp metal edges from cutting into the wire insulation and starting a short. Recommend repair by a qualified person/electrician.



7.3 Picture 2

(3) There were numerous switches in which I could not ascertain what they controlled. **They are marked with blue painters tape.** Also, there are numerous lights either missing or burned out, on the exterior as well as interior. (left side of home *in the crawlspace* as well). Here are some possibilities for the marked switches:

- 1- They could possibly be linked to the A/V speaker system, as there were dedicated circuits inside the subpanels for them.
- 2- They could be "spares".
- 3- They could be "half-hots" (normally found in bedrooms/DR's/LR's). I normally find most of these, but given the fact that the current homeowner still has some bedroom furniture in the home, it was not possible to test ALL the outlets.
- 4- The lights which are controlled by the switches are burned out.

7. Electrical System

5- There could also be a problem with the circuit itself.

I recommend replacement of bulbs where necessary. If new bulbs do not solve the problem, the circuit needs to be evaluated/repared by a licensed electrician. One possible method to determine all of the electrical feeds is to get the original electrical blueprint/schematic from the builder, Simonini Custom Homes.



7.3 Picture 3



7.3 Picture 4 Main light, nor accent lighting would come on

7. Electrical System



7.3 Picture 5 missing floodlight

(4) Several outlets in the A/V room off the kitchen area are missing plate screws. Recommend repair by a qualified person/electrician



7.3 Picture 6

8. Heating / Central Air Conditioning

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(1) There are two areas in the ductwork which need to be sealed. Although this may seem minimalistic, sealing these areas with approved tape will prevent moisture accumulation in the insulation, and reduce the effect of ambient heating on the ductwork.

Picture 1- in attic at furnace.

Picture 2 - in crawl at furnace underneath kitchen area

Recommend repair by a qualified HVAC contractor.

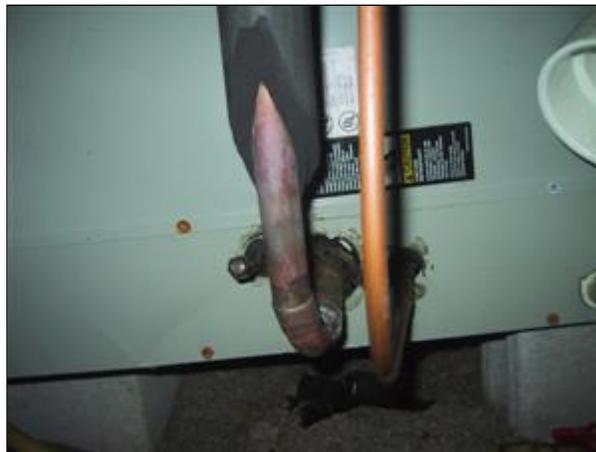


8.3 Picture 1



8.3 Picture 2

(2) The insulation on the line set on the furnace underneath the kitchen needs to be repaired and extended to the face of the furnace. Recommend repair by a qualified HVAC contractor.



8.3 Picture 3

8. Heating / Central Air Conditioning

(3) The insulation on the line set to the exterior condenser pumps on the left side of home behind garage was buried, causing the insulation to deteriorate. Recommend repair by a qualified HVAC contractor.



8.3 Picture 4

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Repair or Replace

Noticed (by smell) a small leak at the lock nut just before the regulator in the attic area next to furnace. Recommend repair by a qualified HVAC contractor



8.5 Picture 1

8. Heating / Central Air Conditioning

8.9 GAS/LP FIRELOGS AND FIREPLACES

Inspected, Repair or Replace

Upon first inspection, both fireplaces had the gas turned off. I turned the gas on to both fireplaces, but could not get the logs to light. This could be due to the gas lines needing to be "bled" if they have been turned off for a long time.

Recommend evaluation an/or repair by a qualified person/contractor.



8.9 Picture 1



8.9 Picture 2

9. Insulation and Ventilation

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Inspected, Repair or Replace

There are several areas in the crawlspace (especially under the left side of home/kitchen area) which need the vapor barrier repaired/recovered. The moisture levels in the crawlspace were good, but repairing this will add further moisture protection.

Recommend repair by a qualified person.



9.2 Picture 1

10. Built-In Kitchen Appliances

10.0 DISHWASHER(S)

Inspected, Repair or Replace

The dishwasher to the right of sink (if looking at sink) is hard to open. Based on further inspection, it is because the rubber flange at the bottom does not extend far enough over the bottom flange of the door, causing the rubber to "pop" once the door is opened far enough. This could be a manufacturer defect, as there appears to be no adjustment mechanism to manually alleviate this. Recommend further evaluation and/or repair by a qualified person/contractor.



10.0 Picture 1



10.0 Picture 2

10. Built-In Kitchen Appliances

10.6 UNDERCOUNTER ICE MAKER(S)

Inspected, Repair or Replace

The ice maker next to the pantry door is not working properly. Recommend repair/replacement.



10.6 Picture 1

11. Swimming Pools, Equipment and Safety

11.0 OPERATIONAL CONDITION OF POOL

Not Inspected

We do not inspect pools or any of their operating systems. Please use a licensed pool contractor or a company familiar with the construction/installation/maintenance of pools and their ancillary equipment

12. Outdoor Cooking Equipment

12.0 COOKING EQUIPMENT

Inspected, Repair or Replace

The "dutch oven" has gas to it, but would not light, possibly due to the gas line needing to be bled or the automatic ignitor being faulty.

Recommend evaluation and or repair.



12.0 Picture 1

12. Outdoor Cooking Equipment

12.1 Cabinetry

Inspected, Repair or Replace

The outdoor cabinetry and some of the drawers are warped and are coming apart at the dovetail joints. In addition, some of the surfaces inside the cabinets have mold growth in them. Recommend replacement of all cabinets/drawers which need it, as repair of these types of joints usually does not work.



12.1 Picture 1



12.1 Picture 2



12.1 Picture 3



12.1 Picture 4

12. Outdoor Cooking Equipment



12.1 Picture 5

12. Outdoor Cooking Equipment

12.3 Plumbing/Faucets/Sinks

Inspected, Repair or Replace

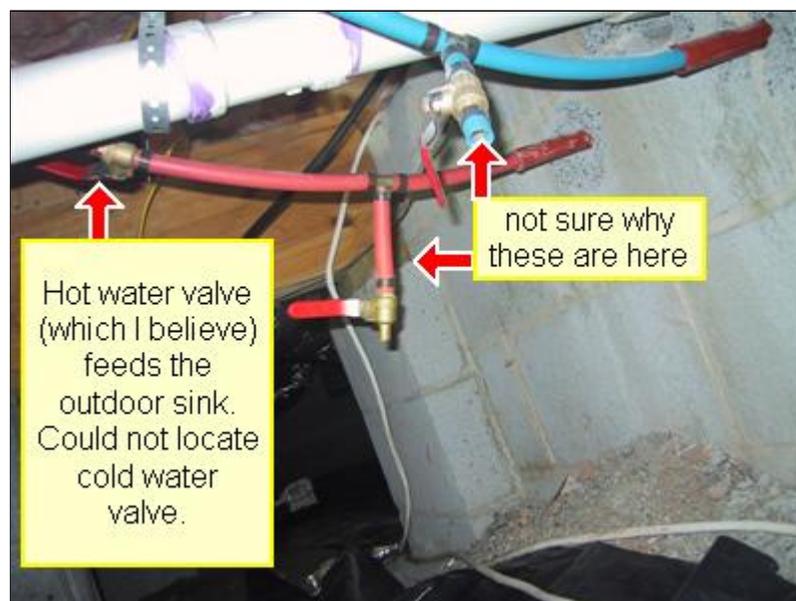
The outdoor cooking area faucet does not have water pressure. I turned the valves underneath, but no water pressure. In the crawlspace, there are two lines which, I believe, feed this sink. (as shown in picture 2)

In addition, and as shown in the picture, there are two branches (one coming off of each line) in which I cannot determine what they are used for. Based upon my determination, they are at best confusing and at worst a detriment to possible moisture and water in the crawlspace should someone become confused and open the wrong valve.

I recommend evaluation and or repair of these lines and, in addition, evaluation and repair of the outdoor faucet/sink apparatus.



12.3 Picture 1



12.3 Picture 2

12. Outdoor Cooking Equipment

12.4 OTHER APPLIACES

Repair or Replace

The outdoor icemaker was not plugged in. I plugged it in and it did come on, but could not determine its ice-making capability or if it needed servicing.

Recommend further evaluation and or repair if needed.



12.4 Picture 1

13. Pier / Dock

13.3 Structural / Connectors

Inspected, Repair or Replace

(1) The connector for the watercraft vessels has become detached from the deck. Recommend repair by a qualified person/contractor.



13.3 Picture 1

(2) The right hand bolt which attaches the "gangplank access ramp" to the boat dock apparatus is coming loose. Recommend repair by a qualified person/contractor.



13.3 Picture 2

13. Pier / Dock

13.6 Electrical

Inspected, Repair or Replace

The GFCI outlet and circuit to power the lift are damaged. Recommend repair by a qualified electrician.



13.6 Picture 1



13.6 Picture 2

13.7 Plumbing

Inspected, Repair or Replace

The faucet at the dock did not have water pressure, and was unable to locate shutoff valve.

Recommend evaluation and/or repair by a qualified person/contractor.



13.7 Picture 1

13. Pier / Dock

13.8 Sea-Wall/Erosion Control/Rip Rap

Inspected, Repair or Replace

There is erosion occurring at the entrance ramp to the dock. Although there is a large boulder and a pylon supporting both sides of the ramp, careful monitoring of this situation should be maintained.



13.8 Picture 1



13.8 Picture 2

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



INVOICE

Envision Home Inspections, LLC
NC/SC Licensed Inspector
NC/SC Licensed Builder
NEHA Certified Radon Measurement Provider
ESA Certified Mold Inspector
704 557 5727

Inspection Date: 7/9/2009
Report ID:

Inspected By: Bill Boan

Customer Info:	Inspection Property:
Ivar & Suzanne Malmstrom Customer's Real Estate Professional: Sue Brantly Allen Tate /Mooresville	108 Conway Court Mooresville NC 28117

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 5,000+	0.10	7200	720.00
Radon test with kit	90.00	1	90.00
Full Mold (with home inspection)	225.00	1	225.00

Tax \$0.00

Total Price \$1035.00

Payment Method: At Closing
Payment Status: Awaiting Closing
Note: Left Invoice With Agent

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.