



Inspection Report

Anyone

Property Address:

Any Address

Any City NC



House Front

RMG Home Inspections, Inc.

**Richard M Gower
4906 Old Faison Rd
Knightdale NC 27545
919 624 9215**

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Date: Invalid DateTime	Time:	Report ID:
Property: Any Address Any City NC	Customer: Anyone	Real Estate Professional:

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.

In Attendance: Customer	Type of building: Single Family (2 story)	Approximate age of building: Over 10 Years
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Home Faces: South	Temperature: Below 60 (F) = 15.5 (C)	Weather: Cloudy
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Ground/Soil surface condition: Damp	Rain in last 3 days: No	Radon Test: No
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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	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X			X	Roof Covering: Architectural
1.1	FLASHINGS	X				Viewed roof covering from: Ground
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS	X				Chimney (exterior): N/A

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Comments:

1.0 There is a broken shingle at the peak on the right end of the garage allowing water to get to the wood. The shingle at the peak on the right end of the garage needs to be repaired or replaced.(Picture 1)

The shed roof on the back of the garage could not be seen from the ground and was not inspected.

The roof was inspected from the ground using binoculars. The age of the roof could not be determined, but it appeared to be in good condition at the time of the inspection.



1.0 Picture 1 The broken place in the shingle.

1.1 The flashing was viewed from the ground using binoculars and it appears to be as intended.

1.2 The roof penetrations were in good condition at the time of the inspection.

1.3 The gutters appear intact. There are no visible signs of the gutters leaking at the joints or spilling over the back.

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.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X			X	Siding Style: Lap
2.1	DOORS (Exterior)	X			X	Siding Material: Cement-Fiber
2.2	WINDOWS	X				Exterior Entry Doors: Steel
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X	Insulated glass
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				Appurtenance: Deck with steps
2.5	EAVES, SOFFITS AND FASCIAS	X				Covered porch
2.6	Driveway	X				Driveway: Concrete

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Comments:

2.0 The corner boards for the dormers over the garage are deteriorated at the bottom and the facial boards are deteriorated at the end at the roof on each dormer. Water has entered to cause the deterioration. The corner boards and the facial boards need to be repaired or replaced on each side of each dormer(Picture 2)(Picture 3).(Picture 1)

There is a crack at the joint where the two corner boards meet at the corner to the left of the garage door allowing water to enter. The crack at the corner board needs to be repaired.(Picture 4)

The trim around the right front column is deteriorated and there are cracks at all of the joints on each column for the front porch. Also the base of the post for the left rail on the porch is cracked. There is also missing paint on some of the railing. Water is getting to the wood at all of these places and deterioration will occur. The deteriorated wood needs to be replaced and all of the cracks at the joints need to be filled and painted.(Picture 5)(Picture 6)(Picture 7)

There is a crack where the boards meet at the right back corner of the garage allowing water to enter. The crack needs to be filled and painted.

The right back corner board for the house near the AC units has cracked caulking allowing water to enter. The caulking for the corner board needs to be repaired.(Picture 8)

The board across the front of the second floor porch is not sealed so water cannot get to the framing. This will allow the wood beams to deteriorate. The floor for the upstairs porch appeared to be very wet and the wood did not appear to be

treated. If the wood is not treated it will deteriorate. The board across the front of the porch needs to be repaired and the flooring for the upstairs porch needs to be checked by a licensed contractor and repaired as needed.(Picture 9)



2.0 Picture 1 The right side of the right dormer.



2.0 Picture 2 The left side of the left dormer.



2.0 Picture 3 The left side of the right dormer.



2.0 Picture 4 The crack at the corner board.



2.0 Picture 5 The deteriorated trim and crack at the joint at the right front column.



2.0 Picture 6 One of the cracks at the base trim for the column.



2.0 Picture 7 The split base plate for the left rail for the front steps.



2.0 Picture 8 The cracked caulking.



2.0 Picture 9 This is one area of the board across the front of the porch.

2.1 There is a deteriorated place in the door jamb on the hinge side at the bottom of the jamb for the back door. The deteriorated area needs to be repaired.(Picture 1)



2.1 Picture 1 The deteriorated in the back door jamb.

2.2 There are no signs of moisture on or between the glass on any of the windows or doors at the time of the inspection.

2.3 There is a crack at the corner joint for the top rail on the left side of the deck allowing water to penetrate the wood. The crack needs to be repaired.(Picture 1)



2.3 Picture 1 The crack at the corner of the top rail for the deck.

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

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	X				Garage Door Type: One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				Garage Door Material: Metal
3.2	GARAGE FLOOR	X				Auto-opener Manufacturer: LIFT-MASTER
3.3	GARAGE DOOR (S)	X				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				

IN NI NP RR

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Comments:

3.5 The garage door will reverse when the sensor beam is broken or the door is met with resistance.

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.

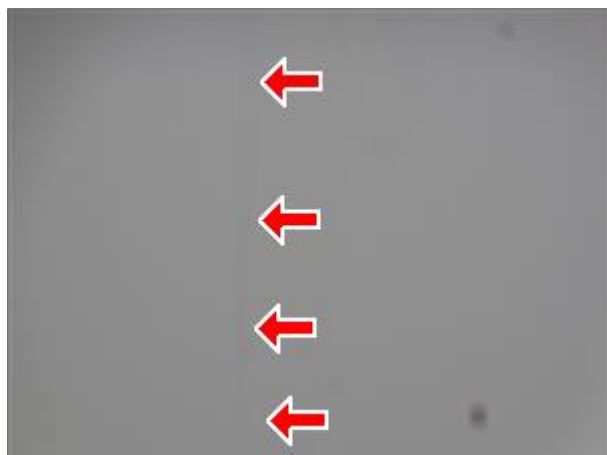
		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	X			X	Ceiling Materials: Gypsum Board
4.1	WALLS	X				Wall Material: Gypsum Board
4.2	FLOORS	X				Interior Doors: Hollow core Masonite Raised panel
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Window Types: Thermal/Insulated Double-hung Tilt feature
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Window Manufacturer: UNKNOWN
4.5	DOORS (REPRESENTATIVE NUMBER)	X				Cabinetry: Wood
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X				Countertop: Laminate

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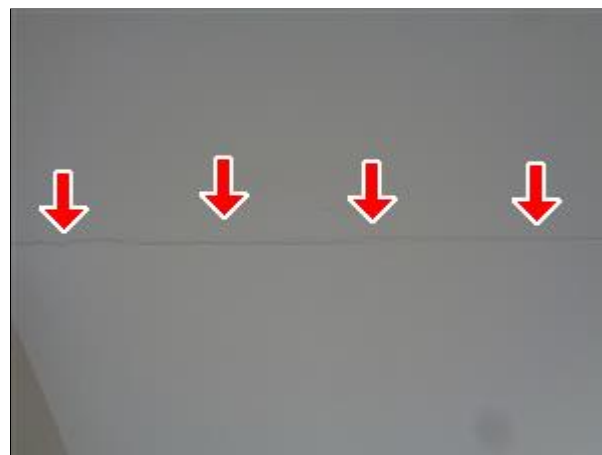
Comments:

4.0 There is a crack in the ceiling between the dining room and the living room. This could be a stress crack. The crack needs to be checked and repaired as needed.(Picture 1)

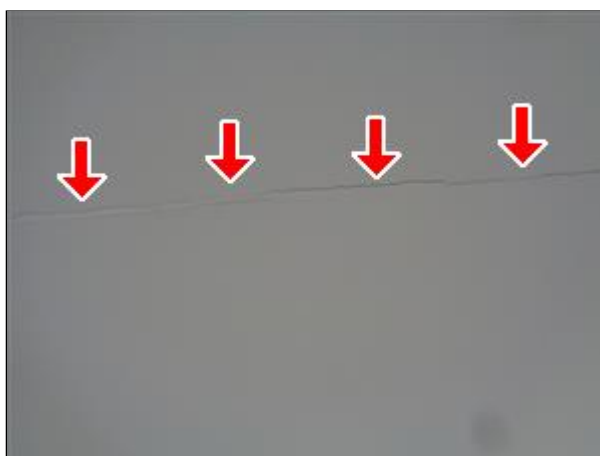
There is a crack in the ceiling at both dormers in the room over the garage. The cracks in the ceiling need to be checked and repaired by a licensed contractor.(Picture 2)(Picture 3)



4.0 Picture 1 The crack in the ceiling.



4.0 Picture 2 The crack in the ceiling of the right dormer.



4.0 Picture 3 The crack in the ceiling of the left dormer.

4.4 The doors and drawers in the vanities and kitchen cabinets were inspected and they worked as intended.

4.5 All of the interior doors were inspected and they all worked as intended at the time of the inspection.

4.6 All of the windows were inspected and they all worked as intended at the time of the inspection.

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.

		IN	NI	NP	RR	Styles & Materials
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.)	X				Foundation: Masonry block Method used to observe
5.1	WALLS (Structural)	X				Crawlspace: Crawled
5.2	COLUMNS OR PIERS	X				Floor Structure: 2 X 10
5.3	FLOORS (Structural)	X	X			Not visible
5.4	CEILINGS (structural)		X			Wall Structure: Masonry
5.5	ROOF STRUCTURE AND ATTIC	X				Columns or Piers: Brick piers Masonry block
5.6	Crawlspace	X				Ceiling Structure: Not visible Roof Structure: Stick-built 2 X 8 Rafters OSB Roof-Type: Gable Method used to observe attic: Walked Attic info: Pull Down stairs

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Comments:

5.3 The floor joist for the second floor were covered and not visible for inspection.

5.4 The ceiling joist were covered and not visible and could not be inspected.

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	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X	Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X				Water Filters: None
6.2	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Plumbing Water Supply (into home): Pex
6.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Distribution (inside home): PEX Flex Washer Drain Size: 2" Diameter Plumbing Waste: PVC Plastic Pipe Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 50 Gallon (2-3 people) Manufacturer: A.O. SMITH Extra Info : MG02-1805155-216 Water Heater Location: LEFT BACK CORNER IN GARAGE

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Comments:

6.0 The tub in each bathroom upstairs drained slowly. This could allow the tubs to over flow. The drains need to be cleared so the tubs will drain as intended.(Picture 1)

The commode in the hall bathroom upstairs will not flush unless the handle is held down. This is an inconvenience. The commode needs to be repaired so the commode flushes as intended.(Picture 2)

All of the drains were inspected and they all worked as intended except the drains for the upstairs tubs. The commodes cut offs worked as intended with no leakage at the stopper. There were no visible signs of leakage around the commode in any of the bathrooms



6.0 Picture 1 The tub in the master bathroom.



6.0 Picture 2 The commode in the hall bathroom upstairs.

6.1 All of the faucets were inspected and there were no leaks. The cut offs at the fixtures also did not leak. All of the visible water lines were inspected and there were not any leaks. All of the fixtures had hot water on the proper side.

6.2 The main water shut off is at the access door in the crawlspace.

6.3 The hot water checked at 123 degrees which is a safe temperature.

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.

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				Electrical Service Conductors: Below ground
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				Panel capacity: 200 AMP With 4/0 Aluminum Wire
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				Panel Type: Circuit breakers
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)				X	Electric Panel Manufacturer: CUTLER HAMMER
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	X				Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X				
7.8	CARBON MONOXIDE DETECTORS			X		
7.9	ARC FAULT BREAKER	X				

IN NI NP RR

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Comments:

7.3 The receptacle box is not attached to the wall to the right of the AC units. This is a safety hazard if the box is pulled out of the wall. The electrical box needs to be properly attached to the wall. (Picture 1)



7.3 Picture 1 The electrical box on the back of the house.

7.5 The outside receptacles are all GFCI receptacles. The baths are GFCI protected and controlled by the GFCI receptacle in the 1/2 bath on the first floor. The kitchen is GFCI protected and has two small appliance circuits.

7.6 The main electrical panel is on the back wall of the garage.

7.7 The smoke detectors are in the entrance hall on the first floor, hall and inside each bedroom upstairs. All of the smoke detectors worked as intended. The smoke detectors are hard wired so when one alarms they all alarm.

7.8 I could not locate a carbon monoxide detector in the house. I suggest adding a carbon monoxide detector on each floor near a heat register since the heat is gas for safety.

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.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	X				Heat Type: Heat Pump Forced Air (also provides cool air)
8.1	NORMAL OPERATING CONTROLS	X				
8.2	AUTOMATIC SAFETY CONTROLS	X				Energy Source: Gas
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				Number of Heat Systems (excluding wood): Two
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Heat System Brand: TRANE
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				Serial # : The serial number was not visible for the unit in the crawlspace/
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			X		4113 M445G
8.7	GAS/LP FIRELOGS AND FIREPLACES	X				Ductwork: Insulated
8.8	COOLING AND AIR HANDLER EQUIPMENT		X		X	Filter Type: Disposable
8.9	NORMAL OPERATING CONTROLS		X			Filter Size: (Three filters) 14x20 20x20
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM		X			Types of Fireplaces: Vented gas logs
						Operable Fireplaces: One
						Number of Woodstoves: None
						Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
						Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: TRANE Serial # : 2293040BF/4042Y3L3F

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Comments:

8.0 The heating system is gas and there is not an easily accessible opening. The chamber has not been inspected to check for cracks or any other damaged parts. The unit may need to be checked further by a licensed HVAC contractor to ensure it works as intended.

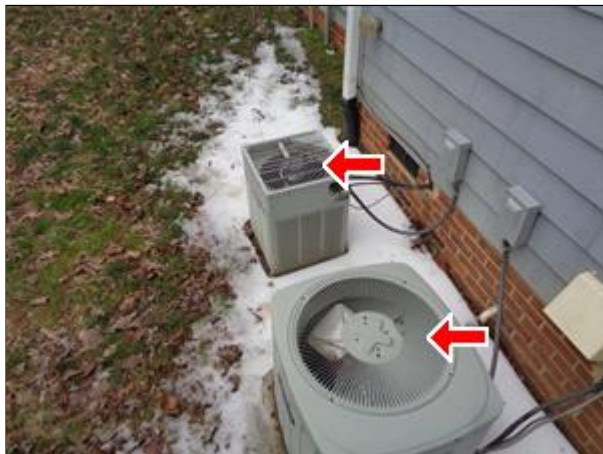
The ambient air test was performed by using a laser gun on the cold air return and the registers to determine if the difference in temperature of the return and supply air is between 12 and 22 degrees which would indicate if the unit is working as intended. The supply air temperature on your system read 97 degrees and the return air was 64 degrees. This indicates the unit for the first floor is working as intended.

The ambient air test was performed by using a laser gun on the cold air return and the registers to determine if the difference in temperature of the return and supply air is between 12 and 22 degrees which would indicate if the unit is working as intended. The supply air temperature on your system read 91 degrees and the return air was 57 degrees. This indicates the unit for the second floor is working as intended.

8.8 The fan in the outside units did not come on to defrost the unit when the heat was on. This needs to be checked and repaired by a licensed HVAC person(Picture 1)

The freon lines are not covered going to the AC units. The lines need to be covered with the wrap to keep anyone from getting burned if the pipes were to be touched.(Picture 2)

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. The unit could be damaged if operated. I did not inspect this unit(s). You may want to have the unit checked by a licensed HVAC contractor to ensure the unit works as intended.



8.8 Picture 1 The outside units.



8.8 Picture 2 The lines without the coverings.

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.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	X				Attic Insulation: Blown Batt
9.1	INSULATION UNDER FLOOR SYSTEM	X				Fiberglass R-30 or better
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X				Ventilation: Gable vents Ridge vents Soffit Vents
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X				
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		

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

- Exhaust Fans:**
Fan only
- Dryer Power Source:**
220 Electric
- Dryer Vent:**
Metal
- Floor System Insulation:**
Faced
Batts
Fiberglass
R-19

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	NI	NP	RR	Styles & Materials
10.0	DISHWASHER		X			Dishwasher Brand: KENMORE
10.1	RANGES/OVENS/COOKTOPS		X			Serial # : FM1903572
10.2	RANGE HOOD FAN			X		Disposer Brand: BADGER
10.3	TRASH COMPACTOR			X		Serial # : 14021886246
10.4	FOOD WASTE DISPOSER	X			X	Exhaust/Range hood: NONE
10.5	MICROWAVE COOKING EQUIPMENT			X		Range/Oven: JENN AIR Serial # : 8114P732-60

IN NI NP RR

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

Built in Microwave:
NONE

Trash Compactors:
NONE

Comments:

10.0 The dishwasher was not run through a cycle as the customer was going to change it out.

10.1 I did not inspect the stove.

10.4 The waste disposal makes a grinding noise when in operation. The waste disposal needs to be checked and repaired as needed.

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.

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General Summary



RMG Home Inspections, Inc.

4906 Old Faison Rd
Knightdale NC 27545
919 624 9215

Customer
Anyone

Address
Any Address
Any City NC

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 recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

There is a broken shingle at the peak on the right end of the garage allowing water to get to the wood. The shingle at the peak on the right end of the garage needs to be repaired or replaced.(Picture 1)

The shed roof on the back of the garage could not be seen from the ground and was not inspected.

The roof was inspected from the ground using binoculars. The age of the roof could not be determined, but it appeared to be in good condition at the time of the inspection.

1. Roofing



1.0 Picture 1 The broken place in the shingle.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

The corner boards for the dormers over the garage are deteriorated at the bottom and the facial boards are deteriorated at the end at the roof on each dormer. Water has entered to cause the deterioration. The corner boards and the facial boards need to be repaired or replaced on each side of each dormer(Picture 2)(Picture 3)(Picture 1)

There is a crack at the joint where the two corner boards meet at the corner to the left of the garage door allowing water to enter. The crack at the corner board needs to be repaired.(Picture 4)

The trim around the right front column is deteriorated and there are cracks at all of the joints on each column for the front porch. Also the base of the post for the left rail on the porch is cracked. There is also missing paint on some of the railing. Water is getting to the wood at all of these places and deterioration will occur. The deteriorated wood needs to be replaced and all of the cracks at the joints need to be filled and painted.(Picture 5)(Picture 6)(Picture 7)

There is a crack where the boards meet at the right back corner of the garage allowing water to enter. The crack needs to be filled and painted.

The right back corner board for the house near the AC units has cracked caulking allowing water to enter. The caulking for the corner board needs to be repaired.(Picture 8)

The board across the front of the second floor porch is not sealed so water cannot get to the framing. This will allow the wood beams to deteriorate. The floor for the upstairs porch appeared to be very wet and the wood did not appear to be treated. If the wood is not treated it will deteriorate. The board across the front of the porch needs to be repaired and the flooring for the upstairs porch needs to be checked by a licensed contractor and repaired as needed.(Picture 9)

2. Exterior



2.0 Picture 1 The right side of the right dormer.



2.0 Picture 2 The left side of the left dormer.



2.0 Picture 3 The left side of the right dormer.



2.0 Picture 4 The crack at the corner board.



2.0 Picture 5 The deteriorated trim and crack at the joint at the right front column.



2.0 Picture 6 One of the cracks at the base trim for the column.

2. Exterior



2.0 Picture 7 The split base plate for the left rail for the front steps.



2.0 Picture 8 The cracked caulking.



2.0 Picture 9 This is one area of the board across the front of the porch.

2.1 DOORS (Exterior)

Inspected, Repair or Replace

There is a deteriorated place in the door jamb on the hinge side at the bottom of the jamb for the back door. The deteriorated area needs to be repaired.(Picture 1)



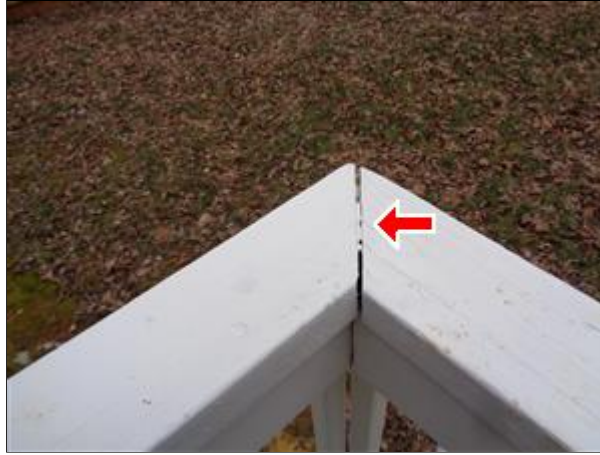
2.1 Picture 1 The deteriorated in the back door jamb.

2. Exterior

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

Inspected, Repair or Replace

There is a crack at the corner joint for the top rail on the left side of the deck allowing water to penetrate the wood. The crack needs to be repaired.(Picture 1)



2.3 Picture 1 The crack at the corner of the top rail for the deck.

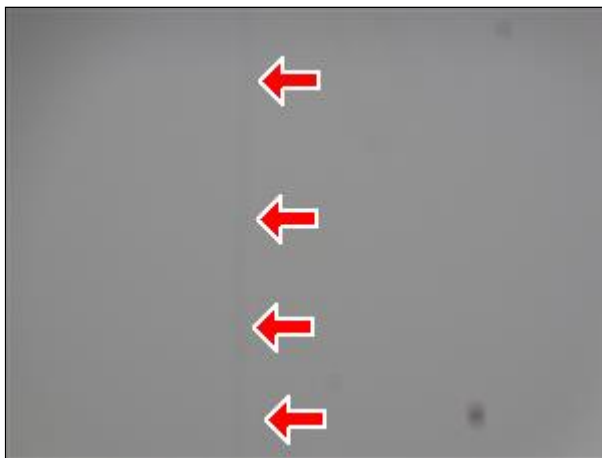
4. Interiors

4.0 CEILINGS

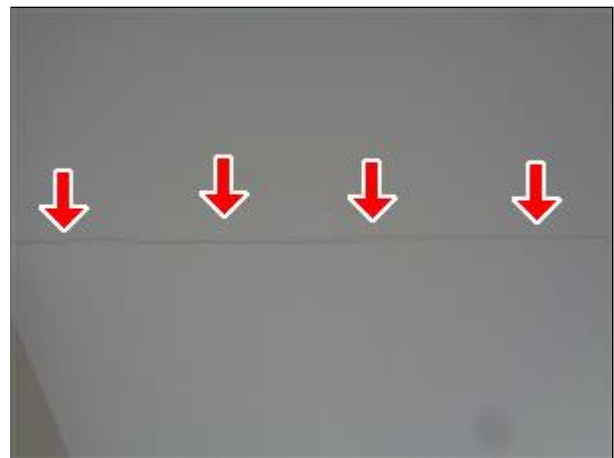
Inspected, Repair or Replace

There is a crack in the ceiling between the dining room and the living room. This could be a stress crack. The crack needs to be checked and repaired as needed.(Picture 1)

There is a crack in the ceiling at both dormers in the room over the garage. The cracks in the ceiling need to be checked and repaired by a licensed contractor.(Picture 2)(Picture 3)

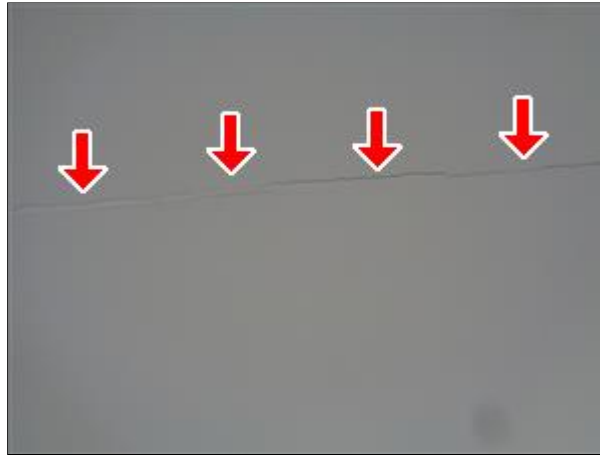


4.0 Picture 1 The crack in the ceiling.



4.0 Picture 2 The crack in the ceiling of the right dormer.

4. Interiors



4.0 Picture 3 The crack in the ceiling of the left dormer.

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

The tub in each bathroom upstairs drained slowly. This could allow the tubs to over flow. The drains need to be cleared so the tubs will drain as intended.(Picture 1)

The commode in the hall bathroom upstairs will not flush unless the handle is held down. This is an inconvenience. The commode needs to be repaired so the commode flushes as intended.(Picture 2)

All of the drains were inspected and they all worked as intended except the drains for the upstairs tubs. The commodes cut offs worked as intended with no leakage at the stopper. There were no visible signs of leakage around the commode in any of the bathrooms



6.0 Picture 1 The tub in the master bathroom.



6.0 Picture 2 The commode in the hall bathroom upstairs.

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)

Repair or Replace

The receptacle box is not attached to the wall to the right of the AC units. This is a safety hazard if the box is pulled out of the wall. The electrical box needs to be properly attached to the wall. (Picture 1)



7.3 Picture 1 The electrical box on the back of the house.

8. Heating / Central Air Conditioning

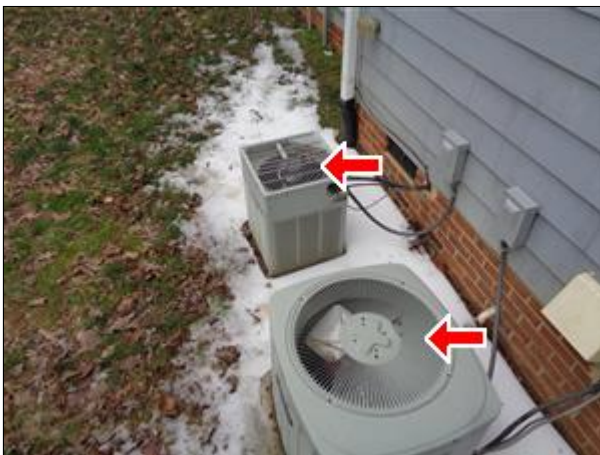
- 8.8 **COOLING AND AIR HANDLER EQUIPMENT**

Not Inspected, Repair or Replace

The fan in the outside units did not come on to defrost the unit when the heat was on. This needs to be checked and repaired by a licensed HVAC person (Picture 1)

The freon lines are not covered going to the AC units. The lines need to be covered with the wrap to keep anyone from getting burned if the pipes were to be touched. (Picture 2)

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. The unit could be damaged if operated. I did not inspect this unit(s). You may want to have the unit checked by a licensed HVAC contractor to ensure the unit works as intended.



8.8 Picture 1 The outside units.



8.8 Picture 2 The lines without the coverings.

10. Built-In Kitchen Appliances

10.4 FOOD WASTE DISPOSER

Inspected, Repair or Replace

The waste disposal makes a grinding noise when in operation. The waste disposal needs to be checked and repaired as needed.

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.

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INVOICE

RMG Home Inspections, Inc.
4906 Old Faison Rd
Knightdale NC 27545
919 624 9215
Inspected By: Richard M Gower

Inspection Date: Invalid DateTime
Report ID:

Customer Info:	Inspection Property:
Anyone Any Address Any City NC Customer's Real Estate Professional:	Any Address Any City NC

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1501 - 2,000	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: PAID IN FULL Check #