



Capulli Home Inspections LLC

## Inspection Report

**Joe Doe**

**Property Address:**  
1313 Mockingbird Lane  
Raleigh NC 27616



**Ken Capulli Home Inspections LLC #2395**

**Ken Capulli 2395  
6309 Hilbert Ridge Drive  
Holly Springs NC 27540  
(919) 649-6863**

*Ken Capulli*



# Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Roofing](#)

[2 Exterior](#)

[3 Garage](#)

[4 Interiors](#)

[5 Heating / Central Air Conditioning](#)

[6 Structural Components](#)

[7 Plumbing System](#)

[8 Electrical System](#)

[9 Insulation and Ventilation](#)

[10 Built-In Kitchen Appliances](#)

[General Summary](#)

[Invoice](#)

[Attachments](#)

[Agreement](#)

<b>Date:</b> 1/31/2017	<b>Time:</b>	<b>Report ID:</b> 013117
<b>Property:</b> 1313 Mockingbird Lane Raleigh NC 27616	<b>Customer:</b> Joe Doe	<b>Real Estate Professional:</b> Ken Capulli Fathom Realty

### 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.

**North Carolina Standard of Practice:**  
North Carolina Standard of Practice

**In Attendance:**  
Client's Agent, Client(s)

**Type of building:**  
Single Family (2 story)

**NOTICE:**  
The Inspection and Report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issues pursuant to the Home Inspection Agreement signed by the client(s).

**Approximate age of building:**  
6 Years

**Temperature ( F):**  
50's

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Dry

**Rain / Snow in last 3 days:**  
No

**Radon Test:**  
Yes

**Vacant:**  
The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period., Staged

# 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.

## Styles & Materials

### Roof Covering:

3-Tab fiberglass/asphalt

### Viewed roof covering from:

Ground  
Binoculars  
Camera with zoom lens

## Items

### 1.0 Roof Coverings

Comments: Inspected

### 1.1 Flashings

Comments: Inspected

### 1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

### 1.3 Roof Drainage Systems

Comments: Repair or Replace

**A crushed downspout diverter at the rear elevation needs replacement by a qualified contractor for proper operation**



1.3 Item 1(Picture)

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.

### Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Wood

Insulated glass

**Appurtenance:**

Covered porch

**Driveway:**

Concrete

### Items

#### 2.0 Wall Cladding, Flashing and Trim, Eaves, Soffits, and Fascia

**Comments:** Repair or Replace

**Damaged vinyl siding at the right ( 1 ) and left elevations of house ( 2 ).. I recommend repair by a qualified general contractor to prevent water infiltration that can damage wall sheathing**



2.0 Item 1(Picture)



2.0 Item 2(Picture)

## 2.1 Doors (Exterior)

Comments: Repair or Replace

The rear French door in the kitchen is corroded at the lower door panels. Further deterioration may occur if not corrected. I recommend evaluation by a qualified contractor to determine the extent of damage and to repair as needed



2.1 Item 1(Picture)

## 2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

## 2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

## 2.4 General Comments

Comments: Repair or Replace

The Laundry duct vent cover at the exterior left elevation is clogged with lint. This is a fire hazard I recommend that a qualified contractor remove lint as a safety precaution and proper operation of your dryer.



2.4 Item 1(Picture)

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

#### Styles & Materials

**Garage Door Type:**

One automatic

**Auto-opener Manufacturer:**

GENIE

**Garage Door Material:**

Metal

**Electric Photo Sensor Functions:**

Yes

**Automatic Reverse Safety Feature Functions:**

NO SAFETY HAZARD

#### Items

**3.0 Garage Ceilings**

**Comments:** Inspected

**3.1 Garage Walls (including Firewall Separation)**

**Comments:** Inspected

**3.2 Garage Floor**

**Comments:** Inspected

**3.3 Garage Door (s)**

**Comments:** Inspected

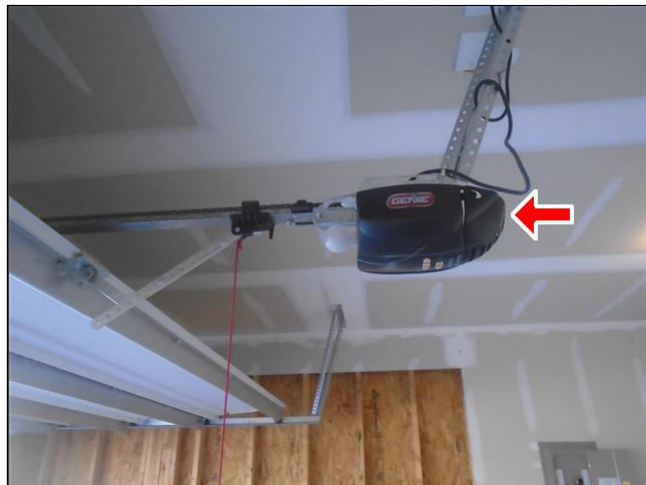
**3.4 Occupant Door (from garage to inside of home)**

**Comments:** Inspected

**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

**Comments:** Repair or Replace

Safety reverse did not respond to test, excessive force will damage the top door section. This garage door opener appears to be equipped with a safety reverse device which did not operate when tested. The door would not reverse when met with resistance. Further evaluation by a licensed overhead door contractor for repair as a safety precaution is recommended



3.5 Item 1(Picture)

## 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.

### Styles & Materials

**Wall Material:**

Drywall

**Ceiling Materials:**

Drywall

**Floor Covering(s):**

Carpet  
Laminated T&G  
Vinyl

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Thermal/Insulated  
Single-hung  
Tilt feature

**Cabinetry:**

Wood

**Kitchen Countertop:**

Granite

### Items

#### 4.0 Ceilings

**Comments:** Inspected

**Evidence of repairs were observed at the ceiling at first floor hallway. I am unable to determine cause or reason for repairs. I recommend consulting the seller for more information, Appears to be cosmetic only**



4.0 Item 1(Picture)

#### 4.1 Walls

**Comments:** Inspected

#### 4.2 Floors

**Comments:** Inspected

#### 4.3 Steps, Stairways, Balconies and Railings

**Comments:** Inspected

#### 4.4 Counters and Cabinets (representative number)

**Comments:** Inspected

#### 4.5 Doors (representative number)

**Comments:** Repair or Replace

**The doors at the first floor hall closet , at the upstairs laundry room, and upstairs hall bathroom do not latch when the door is closed. Adjustment of the strike plate is needed by a licensed general contractor for proper operation**

#### 4.6 Windows (representative number)

Comments: Repair or Replace

The latches at many window sashes in the house will not engage. This is a security / safety hazard. The sashes may be misaligned. Additionally, many of these same windows are not sitting properly within the tracks. I recommend evaluation of these windows by a licensed general contractor that specializes in window repairs and adjustments for proper operation.

The windows in the following rooms are affected:

the rear left bedroom at first floor 1

the Dining Room 2

the Loft at second floor 3

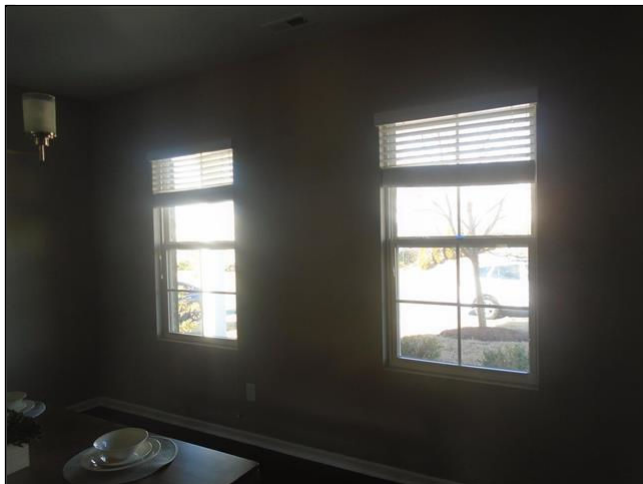
the front right bedroom ( all three windows) ( no photo)

The screen at the window in the second floor front left bedroom needs to be installed 4

The window at the rear wall of master bedroom has a slight cut in the trim, 5



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)

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. 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.

### Styles & Materials

<b>Energy Source:</b> Natural Gas	<b>Heat Type:</b> Gas Furnace	<b>Number of Heat Systems (excluding wood):</b> One
<b>Ductwork:</b> Insulated flexible	<b>Filter Type:</b> Disposable	<b>Heat System Brand:</b> LENNOX
<b>Temperature at registers:</b> 125-130 degrees F	<b>Types of Fireplaces:</b> Vented gas logs	

### Items

#### 5.0 Heating Equipment

**Comments:** Inspected

The furnace was tested using normal operating controls and functioned properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing.

#### 5.1 Normal Operating Controls

**Comments:** Inspected

#### 5.2 Automatic Safety Controls

**Comments:** Inspected

#### 5.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 5.4 Presence of Installed Heat Source in Each Room

**Comments:** Inspected

#### 5.5 Chimneys, Flues and Vents (gas water heaters or heat systems)

**Comments:** Inspected

#### 5.6 HVAC Locations

**Comments:** Inspected

The gas furnace is located in the attic 1

The air conditioning unit is located at the rear exterior 2



5.6 Item 1(Picture)



5.6 Item 2(Picture)

### 5.7 Gas/LP Firelogs

Comments: Inspected

The vented gas fire logs were operated and functioned as intended



5.7 Item 1(Picture)

### 5.8 Cooling and Air Handler Equipment

Comments: Not Inspected

The air conditioning system(s) was not operated due to low exterior temperature (manufacturers recommend not operating A/C systems unless ambient air temperature has been a minimum of 60

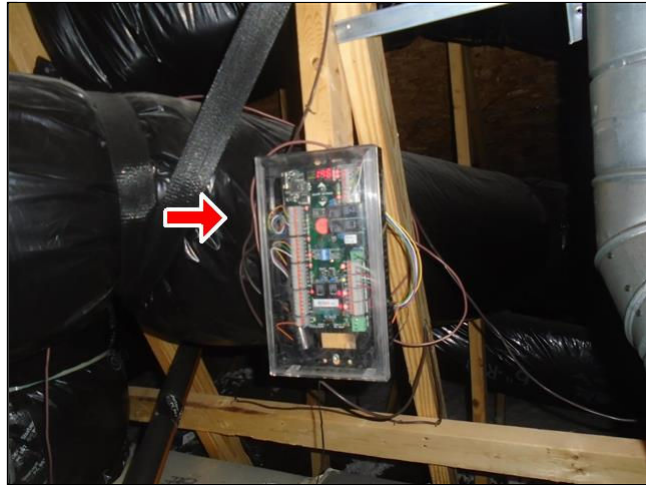


degrees for the past 24 hours). I recommend that the system be serviced and evaluated by a licensed mechanical contractor ( HVAC) prior to its next use

### 5.9 Zoned Heating and Cooling

**Comments:** Not Inspected

**Zoned Heating and Cooling system is present. This allows the first and second floors to have separate thermostats using one heat pump system. These units are complex and are not within the scope of the home inspection. Operated using thermostat and functioned at the time of inspection**



5.9 Item 1(Picture)

### 5.10 Condensation Pan

**Comments:** Inspected

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.

## 6. 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.

### Styles & Materials

<b>Foundation:</b> Slab	<b>Floor Structure:</b> Slab	<b>Floor Structure Second Floor:</b> Not Visible
<b>Ceiling Structure:</b> Not visible	<b>Wall Structure:</b> Standard wood platform framing	<b>Roof Structure:</b> Engineered wood trusses
<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Walked Decked Area Only	<b>Attic info:</b> Pull Down Ladder

### Items

#### 6.0 Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Repair or Replace

**Vertical cracks in the concrete slab at the right side of home were observed. Many homes have hairline shrinkage or settlement cracks which have no effect on the function of the slab. I recommend that a qualified general contractor evaluate and seal the the cracks to prevent water intrusion which could enlarge cracks . I also recommend monitoring the cracks. If cracks should enlarge , I recommend a qualified structural engineer evaluate to determine if repairs are needed. ( 1-2)**

**I recommend that a qualified general contractor seal the gap between the foundation slab and the front brick veneer at the left side of house to prevent water intrusion that may cause bricks to loosen over time (3)**





6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

### 6.1 Walls (Structural)

Comments: Inspected

### 6.2 Ceilings (Structural)

Comments: Not Inspected

### 6.3 Roof Structure and Attic

Comments: 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.

## 7. Plumbing System

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

### Styles & Materials

**Plumbing Water Supply (into home):**

Not visible

**Plumbing Water Distribution (inside home):**

PEX

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Manufacturer:**

RHEEM

### Items

#### 7.0 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Comments:** Inspected

#### 7.1 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

#### 7.2 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Repair or Replace

**The sink faucet at the first floor bathroom drips. I recommend repair by a licensed plumbing contractor for proper operation 1**

**The tub faucet at the first floor hall bathroom is loose and need repair by licensed plumbing contractor to prevent water damage to wall framing 2**

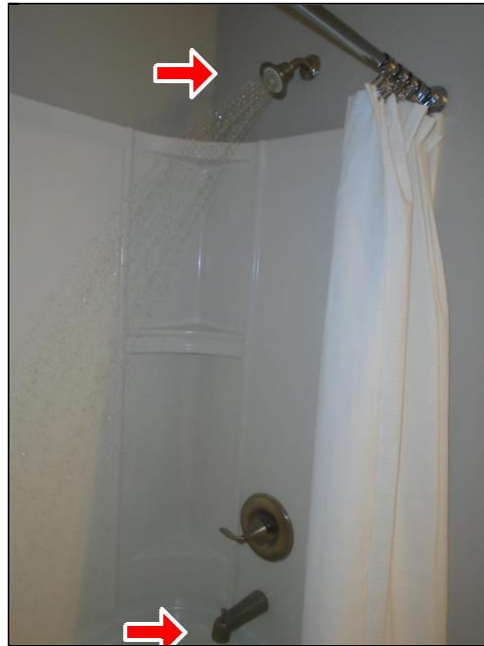
**The tub faucet at the second floor bathroom remains on after the shower head is activated. This reduces the pressure at the shower head . I recommend repair by a licensed plumbing contractor for proper operation 3**



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)

### 7.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut off valve is located in the garage



7.3 Item 1(Picture)

#### 7.4 Water Heater Location

Comments: Inspected

**The water heater is located in the garage**

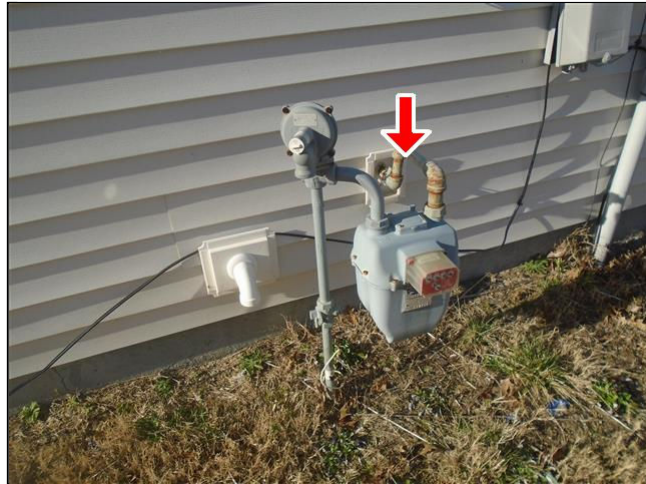


7.4 Item 1(Picture)

#### 7.5 Gas Meter and Shut off

Comments: Inspected

**The gas meter and shut off are located at the left exterior**



7.5 Item 1(Picture)

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.

## 8. 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.

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
Aluminum  
110/220 volt

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Main Disconnect:**

Yes

**Wiring Methods:**

Romex

### Items

**8.0 Service Entrance Conductors**

**Comments:** Inspected

**8.1 Service and Grounding Equipment, Main Overcurrent Device, Main Panel**

**Comments:** Inspected

**8.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Inspected

**8.3 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:** Inspected

**8.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Comments:** Inspected

**8.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected

**8.6 Location of Main and Distribution Panels**

**Comments:** Inspected



The main panel box is located in the garage.



8.6 Item 1(Picture)

### 8.7 Smoke Detectors

Comments: Repair or Replace

The smoke alarms are not interconnected. Smoke alarms are typically interconnected so that if one becomes triggered, they all sound in unison. Interconnected smoke alarms are typically connected with a wire, but new technology allows them to be interconnected wirelessly.

The smoke detector in master bedroom did not function.

I recommend evaluation by a licensed electrical contractor as a safety precaution

### 8.8 Carbon Monoxide Detectors

Comments: Not Present, Repair or Replace

#### NC HOME INSPECTURE BOARD RECOMMENDED COMMENT :

There are no carbon monoxide detectors found in home. This may not have been required when the home was constructed It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions as a safety precaution.

### 8.9 CSST

Comments: Inspected

### 8.10 Dryer Receptacle

Comments: Inspected

### 8.11 Electrical General Comments

Comments: Repair or Replace

The bulbs at the following locations may be spent or are missing: We recommend replacing the bulbs at these fixtures and confirming operation prior to closing

ceiling fixture in master bathroom over the shower (1) ,

the ceiling fixture in the master bathroom closet, (2) ,

the ceiling fixture in kitchen pantry, (3) ,

at the exterior floodlight fixture at rear elevation ( 4 )

The switch plate cover is missing in the kitchen pantry. I recommend replacing as a safety precaution  
5



8.11 Item 1(Picture)



8.11 Item 2(Picture)



8.11 Item 3(Picture)





8.11 Item 4(Picture)



8.11 Item 5(Picture)

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.

## 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.

### Styles & Materials

<b>Attic Insulation:</b> Blown	<b>Ventilation:</b> Ridge vents Soffit Vents	<b>Exhaust Fans ( bathrooms):</b> Fan only
<b>Dryer Power Source:</b> 220 Electric	<b>Dryer Vent:</b> Metal	

### Items

#### 9.0 Insulation in Attic

Comments: Inspected

#### 9.1 Ventilation of Attic

Comments: Inspected

#### 9.2 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

#### 9.3 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

#### 9.4 AC Foam Insulation at exterior refrigerant lines

Comments: Inspected

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.

### Styles & Materials

**Dishwasher Brand:**  
WHIRLPOOL

**Disposer Brand:**  
BADGER

**Range/Oven:**  
WHIRLPOOL

**Built in Microwave:**  
WHIRLPOOL

### Items

#### 10.0 Dishwasher

**Comments:** Repair or Replace

The kickplate below the dishwasher is loose. I recommend that a qualified contractor secure for proper operation



10.0 Item 1(Picture)

#### 10.1 Gas Stove / Oven

**Comments:** Repair or Replace

The gas stove / oven and electric panel display were none operational at the time of inspection. (possibly not connected at gas line or gas valve is off and display panel may not be plugged in. I recommend confirming operation prior to the end of your dud diligence period



10.1 Item 1(Picture)

#### 10.2 Anti Tilt Bracket

**Comments:** Inspected

### 10.3 Food Waste Disposer

Comments: Repair or Replace

The food disposal unit was non operational .( Possibly jammed) I recommend repair or replacement by a licensed plumbing contractor



10.3 Item 1(Picture)

### 10.4 Microwave Cooking Equipment

Comments: Repair or Replace

The microwave counter light did not work. Possibly a spent bulb I recommend confirming operation prior to closing



10.4 Item 1(Picture)

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.

# General Summary



## Capulli Home Inspections LLC

**Ken Capulli Home Inspections LLC #2395**

**6309 Hilbert Ridge Drive  
Holly Springs NC 27540  
(919) 649-6863**

**Customer**  
Joe Doe

**Address**  
1313 Mockingbird Lane  
Raleigh NC 27616

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.

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

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

---

### 1. Roofing

#### 1.3 Roof Drainage Systems Repair or Replace

## 1. Roofing

A crushed downspout diverter at the rear elevation needs replacement by a qualified contractor for proper operation



1.3 Item 1(Picture)

## 2. Exterior



### 2.0 Wall Cladding, Flashing and Trim, Eaves, Soffits, and Fascia

Repair or Replace

Damaged vinyl siding at the right ( 1 ) and left elevations of house ( 2 ).. I recommend repair by a qualified general contractor to prevent water infiltration that can damage wall sheathing



2.0 Item 1(Picture)



2.0 Item 2(Picture)

### 2.1 Doors (Exterior)

Repair or Replace

The rear French door in the kitchen is corroded at the lower door panels. Further deterioration may occur if not corrected. I recommend evaluation by a qualified contractor to determine the extent of damage and to repair as needed



## 2. Exterior



2.1 Item 1(Picture)

### 2.4 General Comments

#### Repair or Replace

The Laundry duct vent cover at the exterior left elevation is clogged with lint. This is a fire hazard I recommend that a qualified contractor remove lint as a safety precaution and proper operation of your dryer.



2.4 Item 1(Picture)

## 3. Garage

### 3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

Safety reverse did not respond to test, excessive force will damage the top door section. This garage door opener appears to be equipped with a safety reverse device which did not operate when tested. The door would not reverse when met with resistance. Further evaluation by a licensed overhead door contractor for repair as a safety precaution is recommended

---

### 3. Garage

---



3.5 Item 1(Picture)

---

### 4. Interiors

---

#### 4.5 Doors (representative number)

##### Repair or Replace

The doors at the first floor hall closet , at the upstairs laundry room, and upstairs hall bathroom do not latch when the door is closed. Adjustment of the strike plate is needed by a licensed general contractor for proper operation

#### 4.6 Windows (representative number)

##### Repair or Replace

The latches at many window sashes in the house will not engage This is a security / safety hazard. The sashes may be misaligned. Additionally, many of these same windows are not sitting properly within the tracks. I recommend evaluation of these windows by a licensed general contractor that specializes in window repairs and adjustments for proper operation

The windows in the following rooms are affected:

the rear left bedroom at first floor 1

the Dining Room 2

the Loft at second floor 3

the front right bedroom ( all three windows) ( no photo)

The screen at the window in the second floor front left bedroom needs to be installed 4

The window at the rear wall of master bedroom has a slight cut in the trim, 5



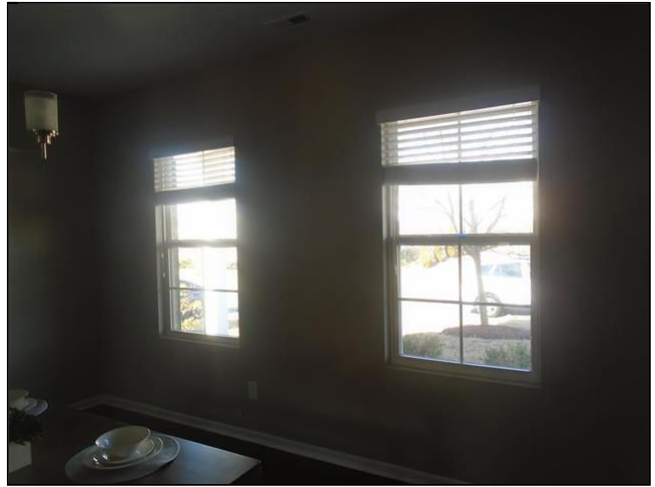
---

## 4. Interiors

---



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)



4.6 Item 5(Picture)

---

## 6. Structural Components

---

- 6.0 Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**  
**Repair or Replace**

---

## 6. Structural Components

---

Vertical cracks in the concrete slab at the right side of home were observed. Many homes have hairline shrinkage or settlement cracks which have no effect on the function of the slab. I recommend that a qualified general contractor evaluate and seal the cracks to prevent water intrusion which could enlarge cracks. I also recommend monitoring the cracks. If cracks should enlarge, I recommend a qualified structural engineer evaluate to determine if repairs are needed. (1-2)

I recommend that a qualified general contractor seal the gap between the foundation slab and the front brick veneer at the left side of house to prevent water intrusion that may cause bricks to loosen over time (3)



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

---

## 7. Plumbing System

---

### 7.2 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

The sink faucet at the first floor bathroom drips. I recommend repair by a licensed plumbing contractor for proper operation 1

The tub faucet at the first floor hall bathroom is loose and need repair by licensed plumbing contractor to prevent water damage to wall framing 2

---

## 7. Plumbing System

---

The tub faucet at the second floor bathroom remains on after the shower head is activated. This reduces the pressure at the shower head . I recommend repair by a licensed plumbing contractor for proper operation 3



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)

---

## 8. Electrical System

---

### 8.7 Smoke Detectors

#### Repair or Replace

The smoke alarms are not interconnected. Smoke alarms are typically interconnected so that if one becomes triggered, they all sound in unison. Interconnected smoke alarms are typically connected with a wire, but new technology allows them to be interconnected wirelessly.

The smoke detector in master bedroom did not function.

I recommend evaluation by a licensed electrical contractor as a safety precaution

---

## 8. Electrical System

---

### 8.8 Carbon Monoxide Detectors

Not Present, Repair or Replace

**NC HOME INSPECTURE BOARD RECOMMENDED COMMENT :**

There are no carbon monoxide detectors found in home. This may not have been required when the home was constructed It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions as a safety precaution.

### 8.11 Electrical General Comments

Repair or Replace

The bulbs at the following locations may be spent or are missing: We recommend replacing the bulbs at these fixtures and confirming operation prior to closing

ceiling fixture in master bathroom over the shower (1) ,

the ceiling fixture in the master bathroom closet, (2) ,

the ceiling fixture in kitchen pantry, (3) ,

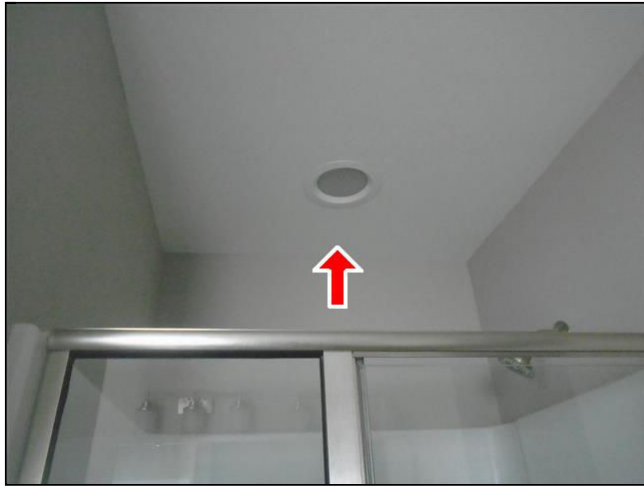
at the exterior floodlight fixture at rear elevation ( 4 )

The switch plate cover is missing in the kitchen pantry. I recommend replacing as a safety precaution 5

---

## 8. Electrical System

---



8.11 Item 1(Picture)



8.11 Item 2(Picture)



8.11 Item 3(Picture)



8.11 Item 4(Picture)



8.11 Item 5(Picture)

---

## 10. Built-In Kitchen Appliances

---

### 10.0 Dishwasher

Repair or Replace



---

## 10. Built-In Kitchen Appliances

---

The kickplate below the dishwasher is loose. I recommend that a qualified contractor secure for proper operation



10.0 Item 1(Picture)

### 10.1 Gas Stove / Oven

**Repair or Replace**

The gas stove / oven and electric panel display were none operational at the time of inspection. (possibly not connected at gas line or gas valve is off and display panel may not be plugged in. I recommend confirming operation prior to the end of your dud diligence period



10.1 Item 1(Picture)

### 10.3 Food Waste Disposer

**Repair or Replace**

The food disposal unit was non operational .( Possibly jammed) I recommend repair or replacement by a licensed plumbing contractor

## 10. Built-In Kitchen Appliances



10.3 Item 1(Picture)

### 10.4 Microwave Cooking Equipment

#### Repair or Replace

The microwave counter light did not work. Possibly a spent bulb I recommend confirming operation prior to closing



10.4 Item 1(Picture)

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



## Capulli Home Inspections LLC

**Ken Capulli Home Inspections LLC #2395**  
**6309 Hilbert Ridge Drive**  
**Holly Springs NC 27540**  
**(919) 649-6863**  
**Inspected By: Ken Capulli**

**Inspection Date: 1/31/2017**  
**Report ID: 013117**

Customer Info:	Inspection Property:
Joe Doe  <b>Customer's Real Estate Professional:</b> Ken Capulli Fathom Realty	1313 Mockingbird Lane Raleigh NC 27616

### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	450.00	1	450.00
Radon test with home inspection	125.00	1	125.00
Payment	-575.00	1	-575.00

**Tax \$0.00**  
**Total Price \$0.00**

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Thank You, We appreciate your business!



# Capulli Home Inspections LLC

**Ken Capulli Home Inspections LLC #2395**

**6309 Hilbert Ridge Drive  
Holly Springs NC 27540  
(919) 649-6863**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Agreement](#)