



Fox Den Home Inspections
204 Aspen Avenue
Elon NC 27244

Page 1

Inspection reference: Jonathan White

Confidential Inspection Report

October 22, 2021



3649 Guess Road
Durham NC 27705

Prepared for:

Jonathan White

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Inspection: Jonathan White

Page 2

Address: 3649 Guess Road

**Inspected by:
Michael Fields
NC License #3674**



Inspection: Jonathan White

Page 3

Address: 3649 Guess Road

Inspection Contents

Summary	4
General Information:	13
Grounds:	15
Exterior:	15
Roof System:	17
Interior:	21
Kitchen:	22
Plumbing System:	23
Electrical System:	24
Heating - Air Conditioning:	25
Basement - Crawlspace:	26



Inspection: Jonathan White

Page 4

Address: 3649 Guess Road

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."

Tuesday, October 26, 2021

Jonathan White

Inspection Site



3649 Guess Road
Durham NC 27705

Dear Jonathan White:

At your request, a visual inspection of the above referenced property was conducted on Friday, October 22, 2021. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

Grounds:

Front Porch:

2.1 Materials:



There was wood rot seen on the front porch side beam and front fascia. There may be addition damage to structure below the trim. Additional investigation is required. A licensed general contractor should be contacted to evaluate and make repairs as needed.

Sidewalks:

2.2 Observations:

There were raised sections of the concrete sidewalk on the left side of the house that created a trip hazard. There was an inch or more height difference on the sidewalk.

A qualified concrete contractor should be called to evaluate the sidewalks. The contractor should make the needed repairs to ensure the sidewalks are safe to use.



Exterior:

Foundation:

3.2 Foudation Vents:

The bottom of the foundation vents on the right side of the house were very close to the exterior finished grade level. Water can enter the crawlspace through the vents if they are below finished grade. The outside grade level should be lowered at the vents or protective vent wells should be installed to prevent water intrusion.



Doors:

3.5 Front entry door:

The front and rear exterior doors were spread apart and the threshold was not connected to the frame any longer. The thresholds are now loose and can eventually dislodge. A qualified door contractor should be contacted to evaluate and make repairs or Replacements as needed.



Electrical:

3.6 Outlets & Switches:

There were no GFCI (ground fault circuit interrupter) protected electrical outlets installed on the exterior of the house. A GFCI outlet terminates the power to the electrical outlet in the case of a power surge. These are typically installed in wet areas. This is a safety hazard.

A licensed electrical contractor should be called to install GFCI protected outlets as needed.

Roof System:

Roof:

4.3 Shingles:

There was one nail sticking through a shingle on the rear of the roof. Damaged shingles may leak and the surrounding materials can be water damaged if not repaired.

A qualified roofing contractor should be called to inspect the shingle and make repairs or replacements are required.



4.4 Boots:

One of the plastic boots on the PVC exhaust pipes coming through the roof was not fitting tightly on the galvanized pipe and had a gap. When the boots split or there are gaps, there is a good chance they will leak in the future and cause water damage to surrounding materials. The damaged boot should be replaced by a qualified roofing contractor.



4.5 Flashing:

There was darkened (water stained or damaged) roof sheathing noticed from inside the attic at the chimney. The metal flashing on the shingles at the chimney was poorly installed. There either was a leak or is a current leak. Further investigation is needed.

A qualified roofing contractor should be called to evaluate the dark sheathing in the attic and the flashing on the roof around the chimney. The contractor should repair any damaged sheathing and then properly flash the chimney to ensure that there is no future water intrusion.



Gutters:

4.6 General:

The gutters around the house were filled with leaves and debris. If the gutters are clogged then they will not collect and drain water away from the house as intended. This can lead to standing water which can cause damage to surrounding materials.

The gutters should be cleaned out immediately and then on a regular basis.

Chimney:

4.8 Stack:

Once the crawlspace was entered, the chimney was inspected and found to have voids and missing brick. There were lots of added posts and 4x4s around the chimney area and some were heavily deflecting. There may be structural deficiencies with the chimney. A licensed general contractor should be contacted to evaluate and make repairs as needed.



Attic:

4.10 Insulation:



The insulation in the attic was not up to today's standards. The lack of proper insulation can result in loss of heated and cooled air from the living space below.

A qualified insulation contractor should be called to install additional insulation if desired.

There was also fecal matter seen in the Attic area. This should all be cleaned by a qualified cleaning company.



4.11 Ventilation:

There was a damaged attic ventilation fan which was disconnected. The rain Hood was damaged and cracked and could continue to deteriorate and allow water to enter into the Attic. A qualified roofing contractor should be contacted to evaluate and remove the fan and Patch the area.



The bathroom ventilation fan in the attic was not vented properly to the outside of the attic space. The fan was not connected well to the exhaust pipe either. Bath fans need to be properly vented to the outside of the house so that warm moist air is not blown into the attic. This can cause moisture issues in the attic. A licensed HVAC contractor should be called to vent the bath fan properly so that it vents to the outside of the house as intended.



The gable vents on the house both had some type of nests in them. Small animals and pests can cause damage to surrounding materials. A qualified contractor should be contacted to clean out the gable vents and install some type of screen on the exterior to prevent pests or small animals from nesting in the future.



4.12 Electrical:

There was a new electrical line laying in the Attic which was not connected to anything. There was also signs of old knob and tube wiring. The licensed electrician should be contacted to evaluate and make repairs as needed.



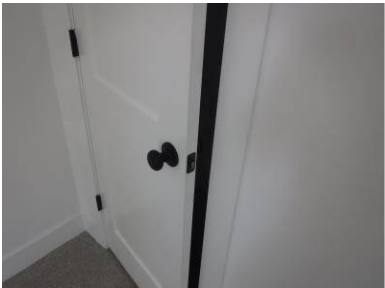
Interior:

General:

5.4 Doors:

> The closet door in the left front bedroom and left rear bedroom was not latching when closed. The door or the door hardware should be adjusted by a qualified contractor so that it will function as intended.

The closet doors in the left rear bedroom were missing the latch plates.



Interior:

5.5 Floor:

After walking around inside the house, there were several areas where the subfloor was not at the same height as other areas of the home. These areas will create a wear mark wear mark in the carpet.



Kitchen:

Appliances:

6.1 Stove-Oven:

There was no anti tipping device installed on the oven. There is a warning on the inside of the oven door that explains why an anti tipping device should be installed. Not having an anti tipping device is a safety hazard.

A qualified contractor should be called to install a proper anti tipping device immediately.

6.4 Dishwasher:

The dishwasher would not start with many attempts. The display would come on as you made your selection but would shut off when the door was closed. Additional investigation is required. A qualified appliance technician should be contacted to evaluate and make repairs as needed.

6.5 Refrigerator:

The lights in the refrigerator and freezer will not coming on at the time of this inspection. Additional investigation is required. A qualified Appliance contractor should be contacted to evaluate and make repairs as needed.

Plumbing System:

Water Heater:

7.3 Location:

The water heater is located in a and built enclosure on the exterior rear of the home. This enclosure did not have proper bracing nor were the posts mechanically attached to the framing. There were also protruding siding nails on the interior of the door which can cause injuries.

Also, the step at the rear exterior door was not properly attached to the home. A licensed general contractor should be contacted to evaluate and make necessary repairs to the framing of the water heater stand and step.



Electrical System:

Electrical Distribution Panels:

8.4 Main Panel Observations:

The main electrical panel was a 'Zinsco' brand electrical panel. These panels have had multiple safety issues in the past and are no longer used in residential construction. Anytime a Zinsco panel is discovered then we recommend that a licensed electrician inspects the panel for safety issues.

A licensed electrician should be called to fully evaluate the Zinsco panel. The electrician should determine if the panel is a safety issue and make recommendations to the seller for repairs or replacements if needed.



Basement - Crawlspace:

Crawlspace:

10.1 Access:

The crawl space access door was not pressure treated nor was it painted. This OSB will deteriorate much quicker if not primed and painted with an approved exterior grade paint. A qualified paint contractor should be contacted to evaluate and make repairs as needed.



10.6 Moisture Level:

There was fungal growth noticed on several floor joists below the kitchen area.

A qualified contractor (that has experience with damp crawl spaces) should be called to evaluate the entire crawl space for moisture related issues.

The contractor should make recommendations for changes and/or repairs that need to be made to get the moisture level in the crawl space to an acceptable level. If there are moisture related issues then the contractor should make recommendations for repairs to the buyer.



10.7 Beams/Underfloor:

There was wood debris laying on the ground inside the crawlspace. If the wood gets wet or damp then there can be fungal growth and wood boring insect will be attracted. The wood needs to be removed.

I recommend inspecting the entire crawlspace for wood materials and other debris and removing all items found immediately.



There were several support beams and metal posts added in the crawl space under several rooms. The repairs seen did not appear to be professionally performed nor did they look like they were permitted. The joist connections to some of the girders was poor and the incorrect Fasteners were used. Standard bright Nails will deteriorate quickly in the pressure treated material because of the chemicals of pressure treating. The posts were not anchor to the beams and there were no footers below the support posts, they were just sitting on flat rock pieces. Anytime posts are added then they should be attached properly have a proper concrete or masonry block footer.



Inspection: Jonathan White

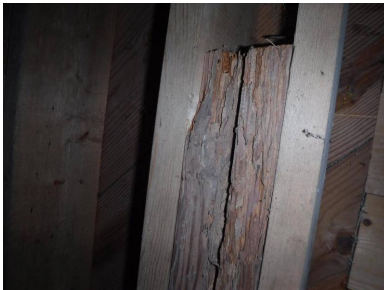
Page 13

Address: 3649 Guess Road

A licensed general contractor should be called to evaluate the support beams and post that were added. The contractor should make repairs as needed to ensure that the posts are installed correctly.



There were multiple areas around the crawl space where water or insect damage had occurred. There have been repairs in the past. We would highly recommend that a pest inspector be contacted to evaluate to ensure there are no active wood destroying insects.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Michael Fields
Fox Den Home Inspections

General Information:

Client & Site Information:

1.1 Inspection Date:

1.2 Client:
Jonathan White

1.3 Inspection Site:
3649 Guess Road



Inspection: Jonathan White

Page 14

Address: 3649 Guess Road

10/22/2021 11:00 AM.

Durham NC 27705.

Building Characteristics:

1.4 Building Style & Type: 1 family.
1.5 Stories: 1
1.6 Space Below Grade: Crawl space.
1.7 Utilities Status: All utilities on.

Climatic Conditions:

1.8 Weather:
Overcast.

1.9 Soil Conditions:
Dry.

**1.10 Outside Temperature
(F):**
60-70.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



Grounds:

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Front Porch:

2.1 Materials:

There was wood rot seen on the front porch side beam and front fascia. There may be addition damage to structure below the trim. Additional investigation is required. A licensed general contractor should be contacted to evaluate and make repairs as needed.

Sidewalks:

2.2 Observations:

There were raised sections of the concrete sidewalk on the left side of the house that created a trip hazard. There was an inch or more height difference on the sidewalk.

A qualified concrete contractor should be called to evaluate the sidewalks. The contractor should make the needed repairs to ensure the sidewalks are safe to use.



Exterior:

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks



if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

3.1 Construction Materials:

Masonry foundation walls and support piers.

3.2 Foundation Vents:

The bottom of the foundation vents on the right side of the house were very close to the exterior finished grade level. Water can enter the crawlspace through the vents if they are below finished grade. The outside grade level should be lowered at the vents or protective vent wells should be installed to prevent water intrusion.



Walls:

3.3 Materials:

Vinyl siding.

3.4 Vegetation:

There was a tree growing against the roof on the right side of the house. Limbs from plants can damage the windows, shingles and exterior finishes of a house.

The tree limbs should be trimmed away from the house by a qualified professional to prevent any chance of damage.



Doors:

3.5 Front entry door:

The front and rear exterior doors were spread apart and the threshold was not connected to the frame any longer. The thresholds are now loose and can eventually dislodge. A qualified door contractor should be contacted to evaluate and make repairs or Replacements as needed.



Electrical:

3.6 Outlets & Switches:

There were no GFCI (ground fault circuit interrupter) protected electrical outlets installed on the exterior of the house. A GFCI outlet terminates the power to the electrical outlet in the case of a power surge. These are typically installed in wet areas. This is a safety hazard.

A licensed electrical contractor should be called to install GFCI protected outlets as needed.

Roof System:

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

4.1 Inspection Method:

Walked on the roof.

4.2 Materials:

Asphalt shingles.

4.3 Shingles:

There was one nail sticking through a shingle on the rear of the roof. Damaged



shingles may leak and the surrounding materials can be water damaged if not repaired.

A qualified roofing contractor should be called to inspect the shingle and make repairs or replacements are required.



4.4 Boots:

One of the plastic boots on the PVC exhaust pipes coming through the roof was not fitting tightly on the galvanized pipe and had a gap. When the boots split or there are gaps, there is a good chance they will leak in the future and cause water damage to surrounding materials. The damaged boot should be replaced by a qualified roofing contractor.



4.5 Flashing:

There was darkened (water stained or damaged) roof sheathing noticed from inside the attic at the chimney. The metal flashing on the shingles at the chimney was poorly installed. There either was a leak or is a current leak. Further investigation is needed.

A qualified roofing contractor should be called to evaluate the dark sheathing in the attic and the flashing on the roof around the chimney. The contractor should repair any damaged sheathing and then properly flash the chimney to ensure that there is no future water intrusion.



Gutters:

4.6 General:

The gutters around the house were filled with leaves and debris. If the gutters are clogged then they will not collect and drain water away from the house as intended. This can lead to standing water which can cause damage to



surrounding materials.

The gutters should be cleaned out immediately and then on a regular basis.

4.7 Splash Blocks:

There were no splash blocks installed at the bottom of the gutter downspouts around the house. Splash blocks help to prevent ground erosion from the water draining off of the roof.

I recommend installing splash blocks at all gutter down spouts.



Chimney:

4.8 Stack:

Once the crawlspace was entered, the chimney was inspected and found to have voids and missing brick. There were lots of added posts and 4x4s around the chimney area and some were heavily deflecting. There may be structural deficiencies with the chimney. A licensed general contractor should be contacted to evaluate and make repairs as needed.



Attic:

4.9 Access:

There was a ceiling access panel located in the left front bedroom closet.

4.10 Insulation:

The insulation in the attic was not up to today's standards. The lack of proper insulation can result in loss of heated and cooled air from the living space below.

A qualified insulation contractor should be called to install additional insulation if desired.

There was also fecal matter seen in the Attic area. This should all be cleaned by a qualified cleaning company.



4.11 Ventilation:

There was a damaged attic ventilation fan which was disconnected. The rain Hood was damaged and cracked and could continue to deteriorate and allow water to enter into the Attic. A qualified roofing contractor should be contacted to evaluate and remove the fan and Patch the area.

The bathroom ventilation fan in the attic was not vented properly to the outside of the attic space. The fan was not connected well to the exhaust pipe either. Bath fans need to be properly vented to the outside of the house so that warm moist air is not blown into the attic. This can cause moisture issues in the attic. A licensed HVAC contractor should be called to vent the bath fan properly so that it vents to the outside of the house as intended.

The gable vents on the house both had some type of nests in them. Small animals and pests can cause damage to surrounding materials. A qualified contractor should be contacted to clean out the gable vents and install some type of screen on the exterior to prevent pests or small animals from nesting in the future.





4.12 Electrical:

There was a new electrical line laying in the Attic which was not connected to anything. There was also signs of old knob and tube wiring. The licensed electrician should be contacted to evaluate and make repairs as needed.



Interior:

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

General:

5.1 Wall Framing Materials:

The interior wall framing materials were not visible due to the interior wall finishes.

5.2 Smoke detectors:

The smoke detectors were tested and functioning at the time of the inspection.

5.3 Carbon monoxide detector:

The carbon monoxide detectors were tested and functioning at the time of the inspection.

5.4 Doors:

> The closet door in the left front bedroom and left rear bedroom was not latching when closed. The door or the door hardware should be adjusted by a qualified contractor so that it will function as intended.

The closet doors in the left rear bedroom were missing the latch plates.



Interior:

5.5 Floor:

After walking around inside the house, there were several areas where the subfloor was not at the same height as other areas of the home. These areas will create a wear mark wear mark in the carpet.



Kitchen:

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Appliances:

6.1 Stove-Oven:

There was no anti tipping device installed on the oven. There is a warning on the inside of the oven door that explains why an anti tipping device should be installed. Not having an anti tipping device is a safety hazard.

A qualified contractor should be called to install a proper anti tipping device immediately.

6.2 Garbage Disposal:

The garbage disposal was working at the time of the inspection. We only verify that the disposal turns on and off as intended.

6.3 Microwave:

The microwave light and exhaust vent were working at the time of the inspection. Other functions and presets on the microwave are not tested.

6.4 Dishwasher:

The dishwasher would not start with many attempts. The display would come on as you made your selection but would shut off when the door was closed. Additional investigation is required. A qualified appliance technician should be contacted to evaluate and make repairs as needed.



6.5 Refrigerator:

The lights in the refrigerator and freezer will not coming on at the time of this inspection. Additional investigation is required. A qualified Appliance contractor should be contacted to evaluate and make repairs as needed.

Plumbing System:

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

7.1 Pressure:

Water pressure around 40 to 80 pounds per square inch is considered normal. The pressure was noted at 71 PSI.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

7.2 Capacity:

There was a 40 gallon electric water heater. The unit was manufactured in 2021.

7.3 Location:

The water heater is located in a and built enclosure on the exterior rear of the home. This enclosure did not have proper bracing nor were the posts mechanically attached to the framing. There were also protruding siding nails on the interior of the door which can cause injuries.



Also, the step at the rear exterior door was not properly attached to the home. A licensed general contractor should be contacted to evaluate and make necessary repairs to the framing of the water heater stand and step.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

Electrical System:

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

- | | |
|--------------------------|----------------|
| 8.1 Type & Condition: | Overhead. |
| 8.2 Grounding Equipment: | Grounding rod. |

Electrical Distribution Panels:

- | | |
|------------------------------|--|
| 8.3 Main Panel Location: | On the exterior left side of the house. |
| 8.4 Main Panel Observations: | The main electrical panel was a 'Zinsco' brand electrical panel. These panels have had multiple safety issues in the past and are no longer used in residential |



construction. Anytime a Zinsco panel is discovered then we recommend that a licensed electrician inspects the panel for safety issues.

A licensed electrician should be called to fully evaluate the Zinsco panel. The electrician should determine if the panel is a safety issue and make recommendations to the seller for repairs or replacements if needed.



Heating - Air Conditioning:

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

9.1 Type & Location:

There was a heat pump servicing the house. The air handler was located in the hall closet. The unit was manufactured in 2008.

Air Conditioning:

9.2 Primary Type:

There was a condenser located on the right side of the house. The unit was manufactured in 2008.

9.3 Air Temp Drop:

An air conditioning system that is working efficiently should have a temperature difference of between 14 and 23 degrees (from the supply air to the return air). The difference was noted at 15 degrees.

The air conditioning was functioning at the time of the inspection. The HVAC units were approximately 13 years old. This is considered older for HVAC units. The buyer should be aware that the HVAC units are older and may require repairs or replacements in the near future.



Basement - Crawlspace:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:

10.1 Access:

The crawl space access door was not pressure treated nor was it painted. This OSB will deteriorate much quicker if not primed and painted with an approved exterior grade paint. A qualified paint contractor should be contacted to evaluate and make repairs as needed.



10.2 Inspection Method:

The crawl space was entered and visually inspected.

10.3 Construction Materials:

Conventional wood framing.

10.4 Insulation:

There was no insulation between the floor joists in the crawlspace. This is typical for houses built at that time.

10.5 Vapor Barrier:

There was a vapor barrier installed in the entire crawl space.

10.6 Moisture Level:

There was fungal growth noticed on several floor joists below the kitchen area.

A qualified contractor (that has experience with damp crawl spaces) should be called to evaluate the entire crawl space for moisture related issues.

The contractor should make recommendations for changes and/or repairs that need to be made to get the moisture level in the crawl space to an acceptable level. If there are moisture related issues then the contractor should make recommendations for repairs to the buyer.



10.7 Beams/Underfloor:

There was wood debris laying on the ground inside the crawlspace. If the wood gets wet or damp then there can be fungal growth and wood boring insect will be attracted. The wood needs to be removed.

I recommend inspecting the entire crawlspace for wood materials and other debris and removing all items found immediately.

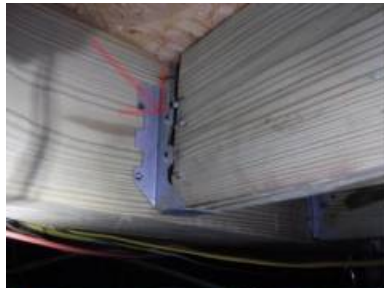
There were several support beams and metal posts added in the crawl space



under several rooms. The repairs seen did not appear to be professionally performed nor did they look like they were permitted. The joist connections to some of the girders was poor and the incorrect Fasteners were used. Standard bright Nails will deteriorate quickly in the pressure treated material because of the chemicals of pressure treating. The posts were not anchor to the beams and there were no footers below the support posts, they were just sitting on flat rock pieces. Anytime posts are added then they should be attached properly have a proper concrete or masonry block footer.

A licensed general contractor should be called to evaluate the support beams and post that were added. The contractor should make repairs as needed to ensure that the posts are installed correctly.

There were multiple areas around the crawl space where water or insect damage had occurred. There have been repairs in the past. We would highly recommend that a pest inspector be contacted to evaluate to ensure there are no active wood destroying insects.





Inspection: Jonathan White

Page 28

Address: 3649 Guess Road



Thank You:

10.8 Thank You:

Thank you for choosing Fox Den Home Inspections for your home inspection. We strive to be as thorough as possible and to give you an honest, unbiased assessment of your home.

Feel free to contact me if you have any questions:

Michael Fields (336) 269-3823.
NCHI License # 3674.





Inspection: Jonathan White

Page 29

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