



SUMMARY

1234 Main Street Charlotte NC 28278

Buyer Name

10/02/2024 9:00AM

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These summary pages are 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 real estate agent or an attorney.

3.3.1 Grading/Lot Drainage

AREA(S) PRESENT IN NEED OF ATTENTION

 Marginal Defect

There were areas of grading present that will not allow rainwater to adequately run away from the structure. Repairs to any grading as needed for proper rainwater runoff is recommended to be performed by a grading or landscaping contractor.

Recommendation

Contact a qualified grading contractor.



3.4.1 Vegetation Observations



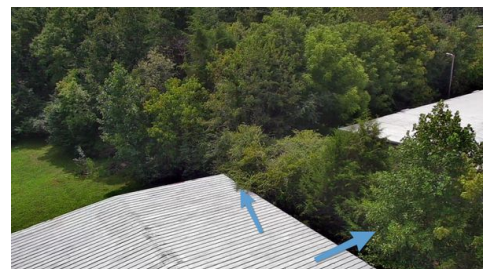
Minor Defect, Maintenance Item, or FYI Item

TREE(S) - LIMBS WITHIN 10 FEET OF ROOF

Tree limbs were present that were covering portions of the roof surface or within 10 feet of the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. Leaves from trees can also clog downspouts and gutters allowing them to overflow. Trimming or removal of the offending branches as needed is recommended to be conducted by a tree trimming company.

Recommendation

Contact a qualified tree service company.



3.5.1 Decks

DECK(S) - HEAVILY WEATHERED



Marginal Defect

Wooden components of the deck and/or stairs were heavily weathered in areas. Decks require periodic maintenance including pressure washing and staining, and neglecting this maintenance can lead to water damage and compromise the integrity of the deck. An evaluation of this deck and repairs or replacement of any damaged wood, including framing members is recommended to be performed by a deck contractor.

Recommendation

Contact a qualified deck contractor.



3.7.1 Stairs & Steps

MASONRY STAIRS - DEFICIENCIES



Marginal Defect

The masonry stairs had areas of missing mortar, cracking in the brick, and loose brick(s) present. Repairs to the masonry is recommended to be performed as needed by a masonry contractor.

Recommendation

Contact a qualified masonry professional.



3.8.1 Guardrails, Stair Rails, & Handrails

GUARDRAIL - MISSING



Significant Defect

SFTY - The referenced area was 30" above finished grade, within a 36" area of the deck or porch, and a proper guardrail was not present. The installation of a proper guardrail is recommended to be installed here for safety by a qualified person.

Recommendation

Contact a qualified deck contractor.



3.14.1 Exterior Spigots

SPIGOT(S) - LOOSE AT WALL



Minor Defect, Maintenance Item, or FYI Item

The referenced spigot was not secured to the wall. Properly securing the spigot to prevent damage to the water distribution pipe is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.

3.15.1 Gas Meter/LP Tank Information

GAS PIPES - SURFACE RUST



Minor Defect, Maintenance Item, or FYI Item

Some degree of surface rust was present on the gas piping in the area of the gas meter. Sanding and painting the pipes with rust-inhibiting paint is recommended to extend the life of the pipes.

Recommendation

Contact a qualified professional.



ROOF SURFACE - HEAVY USE OF MASTIC**Significant Defect**

Mastic was used on the roof surface at the referenced area(s). A properly performing roof covering should be able to resist leaks without the use of mastic (roofing tar). An evaluation of the roof is recommended to be conducted by a qualified roofing contractor with repairs or replacement of the covering performed as needed.

Recommendation

Contact a qualified professional.



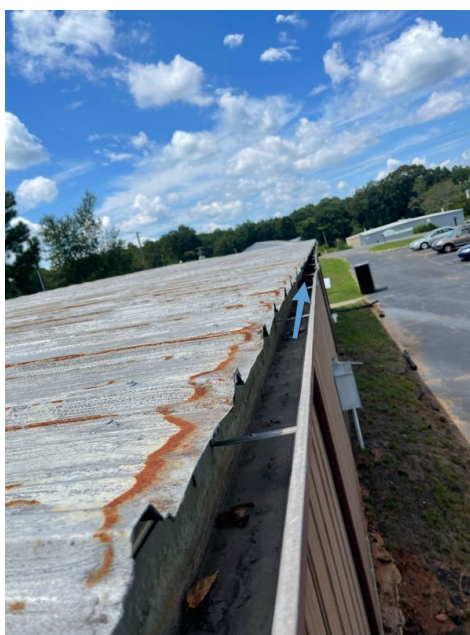
4.6.1 Gutters/Downspouts

GUTTER(S) - LEAVES/DEBRIS**Minor Defect, Maintenance Item, or FYI Item**

Leaves and/or organic debris was present in the gutters. This can create blockages in the downspouts, allowing water to overflow the gutters. Repairs to remove all organic debris from the gutters and downspouts is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



5.2.1 Walls/Cladding

GENERAL - FULL CLADDING EVALUATION RECOMMENDED

 Marginal Defect

Due to multiple improper installations being present, a full evaluation of the home's cladding with repairs made as deemed necessary is recommended to be performed by an inspector certified with EDI or a qualified siding contractor.

https://www.exterior-design-inst.com/index.php?option=com_content&view=article&id=95%3Atennessee

Recommendation

Contact a qualified siding specialist.

5.2.2 Walls/Cladding

CLADDING - GAPS PRESENT

 Marginal Defect

There were gaps present in the cladding at the referenced area(s). This can allow for moisture, insect, and/or rodent entry into the structure. Repairs are recommended to be conducted to properly flash, seal, or fill the gaps by a qualified contractor.

Recommendation

Contact a qualified professional.



5.2.3 Walls/Cladding

GENERAL - SIDING DAMAGE PRESENT

 Marginal Defect

Damage was present to the siding in areas. Repairs or replacement of damaged portions as deemed necessary by a siding contractor is recommended to prevent moisture infiltration.

Recommendation

Contact a qualified siding specialist.

5.2.4 Walls/Cladding

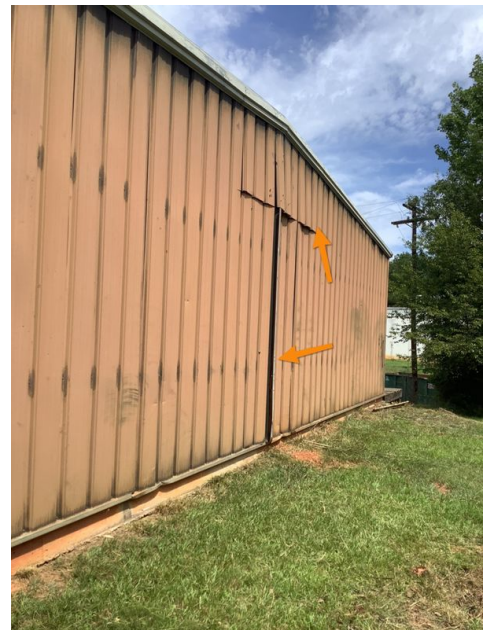
ALUMINUM SIDING - DAMAGED

 Marginal Defect

Sections of the aluminum siding were damaged or had holes present from past modifications. Repairs or replacement as necessary to prevent moisture infiltration is recommended by a qualified person.

Recommendation

Contact a qualified siding specialist.



6.4.1 Ventilation

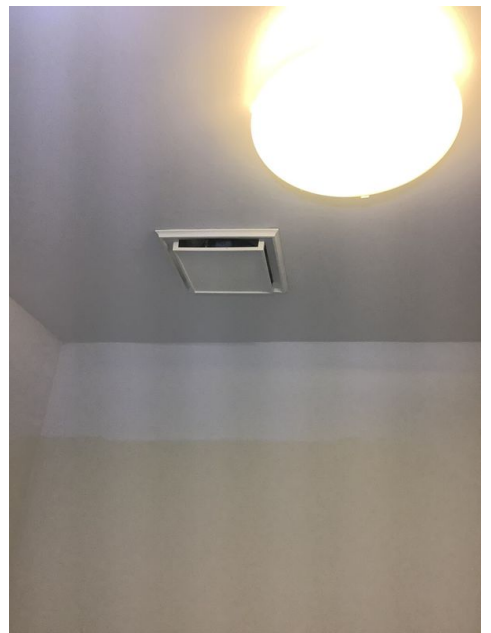
VENTILATION FAN - NOT FUNCTIONAL

— Marginal Defect

The referenced bath ventilation fan did not operate when tested. Repairs or replacement as needed is recommended to be performed by a licensed electrician for proper operation.

Recommendation

Contact a qualified electrical contractor.



6.11.1 Toilet(s)

TOILET - LOOSE AT FLOOR

— Marginal Defect

The toilet was loose at the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, which could allow for leaking. Evaluation of the toilet and wax ring, and re-securing as needed to ensure no leaking will occur is recommended to be conducted by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



7.6.1 Surfaces - Overall

DRYWALL - COSMETIC DEFICIENCIES

🔧 Minor Defect, Maintenance Item, or FYI Item

Cosmetic deficiencies were present to the drywall in areas which may include; nail pops, visible drywall corner bead, visible drywall tape, and/or other cosmetic deficiencies. These "cosmetic" defects can be caused by expansion and contraction, settlement, or a combination of both. Repairs to any affected areas is recommended to be performed by a drywall contractor as desired.

Recommendation

Contact a qualified drywall contractor.

7.8.1 Ceiling Condition

CEILING(S) - PATCHING PRESENT



Marginal Defect

Patched or repaired area(s) were present on the ceiling in the referenced area(s). I recommend consulting with the seller(s) as to why the patching was conducted along with obtaining any applicable invoices or records of the repairs.

Recommendation

Contact the seller for more info



7.8.2 Ceiling Condition

DRYWALL - DAMAGE



Marginal Defect

There was drywall damage present. Repairs are recommended as needed by a drywall contractor or other qualified person.

Recommendation

Contact a qualified professional.



8.1.1 General Info

HVAC NOT FUNCTIONAL - COOLING MODE



Significant Defect

The HVAC was not functional in cooling mode utilizing normal operating controls, at the time of inspection. The thermostat was set to cool and the air handling unit or condensing unit never initiated. All breakers and disconnects were on at the time of inspection. Repairs are recommended to be conducted as needed for proper operation by an HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



8.1.2 General Info

HVAC NOT FUNCTIONAL - HEATING MODE



Significant Defect

The HVAC was not functional in heating mode utilizing normal operating controls, at the time of inspection. The thermostat was set to heat and the air handling unit or furnace unit never initiated. All breakers and disconnects were on at the time of inspection. Repairs are recommended to be performed as needed for proper operation by an HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



8.2.1 Exterior Unit(s) - Split System

EXTERIOR UNIT - AGED



Significant Defect

AGED - The unit was nearing, at, or past its typical service life. Major repairs or replacement of the unit should be anticipated in the future due to its age. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. ***Due to its age servicing is recommended to be conducted by an HVAC contractor.*** A typical life expectancy chart can be found here:

<http://prohitn.com/component-life-expectancies/>

Recommendation

Contact a qualified HVAC professional.

8.2.2 Exterior Unit(s) - Split System

AC NOT FUNCTIONAL COOLING MODE

 Marginal Defect

The unit did not respond to normal operating controls in cooling mode at the time of inspection. Repairs are recommended as needed for proper operation by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

8.3.1 Interior Unit(s) - Split System

INTERIOR UNIT - NOT FUNCTIONAL

 Significant Defect

The unit did not respond to normal operating controls in heating mode, at the time of inspection. Repairs or replacement as needed is recommended for proper operation by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

8.7.1 Refrigerant Lines

PIPE INSULATION - MISSING/DAMAGED (EXTERIOR UNIT)

 Minor Defect, Maintenance Item, or FYI Item

The pipe insulation was damaged or missing on the unit's suction line. Replacement of the insulation as needed is recommended by a qualified person.

Recommendation

Contact a qualified handyman.

8.8.1 Thermostat(s)

THERMOSTAT - NOT FUNCTIONING PROPERLY

 Marginal Defect

The thermometer on the thermostat read 80 degrees at the time of inspection, while the interior ambient temperature was closer to 72 degrees. The thermostat appeared to be defective which could allow the HVAC unit to run needlessly, increasing power bills. Replacement of the thermostat is recommended by a qualified person.

Recommendation

Contact a qualified professional.



8.9.1 Air Filter/Return Plenum

FILTER(S) - DIRTY

 Minor Defect, Maintenance Item, or FYI Item

The air filter was dirty. Replacement of the filter is recommended to be performed ASAP, as a dirty filter puts additional strain on interior HVAC unit(s), can shorten the unit's life, and affect the efficiency of the unit.

Recommendation

Recommended DIY Project

9.1.1 Water Heater Condition

WATER HEATER REMOVED

 **Significant Defect**

The water heater has been removed from the property. I recommend obtaining replacement quotes from a licensed plumbing contractor prior to the end of your inspection contingency period.

Recommendation

Contact a qualified professional.

10.8.1 Portable Fire Extinguishers

FIRE EXTINGUISHERS

 **Marginal Defect**

There were missing fire extinguishers in the building. Please reference local fire code as to how many are required.

Recommendation

Contact a qualified professional.

11.4.1 Water Pressure

ELEVATED WATER PRESSURE

 **Marginal Defect**

The water pressure tested greater than 80psi at the time of inspection. 80 psi is the maximum pressure recommended to protect water distribution pipes from leaking due to pressure (60-70psi is preferred). Pressure regulators are only adjustable from 25-75psi, and any pressure readings over 75psi are typically from a defective regulator (if present). Repairs are recommended to be conducted as needed by a licensed plumber to bring the water pressure under 80psi.

Recommendation

Contact a qualified plumbing contractor.



12.5.1 Service Equipment/Electrical Panel

COVER - INCOMPLETE, INCORRECT, OR MISSING LEGEND

 **Minor Defect, Maintenance Item, or FYI Item**

The legend for the electrical panel was missing, incomplete, or incorrect. A proper legend is required so that breakers are properly labeled, ensuring correct circuits are shut off in case of the need of service, etc. Properly labeling the breakers is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

**COVER - SCREWS MISSING**

There were one or more panel cover screw(s) missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of any missing screws is recommended to be conducted by a qualified person.

Recommendation

Contact a handyman or DIY project

12.7.1 Branch Wiring

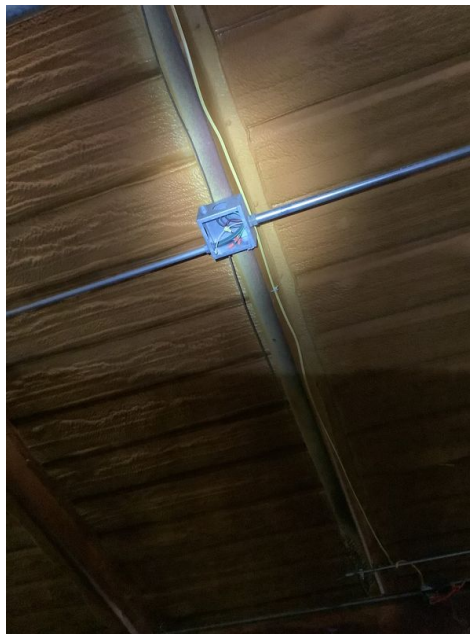
WIRING - SPLICES MADE OUTSIDE OF ELECTRICAL BOX

Significant Defect

SFTY - There were wiring splices that were made outside of electrical box(es). This can be a potential fire or electrocution hazard in applicable situations. Any wiring connections/splices made outside of an electrical box in the building are recommended to be made in a proper box by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.



12.7.2 Branch Wiring

WIRING - UNCONVENTIONAL

Marginal Defect

There was wiring "work" present that was performed in an unconventional manner which is typically indicative of unlicensed work. An evaluation of the wiring with repairs made as needed for safety and to comply with current standards is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified professional.

12.11.1 Doorbell

DOORBELL - NOT FUNCTIONAL

Marginal Defect

The doorbell did not operate when tested. This could be a deficiency with the door bell button, chime, and/or transformer. Repairs or replacement as needed for proper operation is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

12.12.1 Smoke Alarms/Detectors

SMOKE DETECTOR(S) - DISCOLORED

 Marginal Defect

There were smoke detector(s) present that were "yellowed" in color. This is typically an indicator that the detector(s) are past 10 years of age. Multiple sources recommend replacing smoke detectors every five to ten years.

Recommendation

Contact a qualified professional.



13.4.1 Ventilation

POWERED FAN - NOT FUNCTIONAL

 Marginal Defect

The thermostatically controlled fan was not functional at the time of inspection. Repairs or replacement as needed is recommended by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



CEILING - MOISTURE STAINING (ROOF)

Moisture stain(s) were present on the ceilings in the referenced areas. Although the area(s) were not actively leaking at the time of inspection, moisture stains should be viewed as active leaks until they prove themselves otherwise. I recommend inquiring with the sellers about the stains as they would have firsthand knowledge of why the stain is present, and what repairs were carried out to address it. If they are unsure of the stains, a roofing contractor is recommended to evaluate and make repairs as needed. Painting and/or repairs as needed to the area(s) of the staining is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified roofing professional.

15.5.1 Roof Structure - WMC

ROOF STRUCTURE - WATER DAMAGE PRESENT

There was moisture/water damage present on areas of the roof structure and/or decking in the attic. I can only report on the conditions as they existed at the time of inspection and can not confirm if this damage is from a past or present leak. I recommend inquiring with the seller(s) concerning any repairs in association with the leak, and having a roofing contractor make repairs to any damage present as needed.

Recommendation

Contact a qualified roofing professional.



ASPHALT - CRACKING AND/OR DETERIORATION

— Marginal Defect

There was some degree of cracking and/or damage present to the driveway asphalt surface. If a concern, have an asphalt paving company or other qualified person to evaluate for repair.

Recommendation

Contact a qualified driveway contractor.



CRACKING - MINOR



Minor Defect, Maintenance Item, or FYI Item

Minor cracking was present on the referenced concrete slab (<1/8 inch wide). These can be from some degree of settlement or movement, from admixtures or the composition of the concrete, or even the weather conditions when the concrete was poured. It is recommended to seal these cracks at a minimum to prevent water seepage from hydrostatic pressure.

Recommendation

Contact a qualified professional.



FUNGAL GROWTH PRESENT ON SURFACE(S)

There was fungal growth present on the referenced surface(s) or present in the referenced area(s).

1. Evaluation and repairs to the source of the moisture allowing the formation of the growth are recommended to be conducted by a qualified contractor.
2. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.
3. If the testing results of the fungal growth are determined to be mold, evaluation and remediation is recommended to be conducted by an environmental contractor.

Recommendation

Contact a qualified mold inspection professional.

