




Heritage Inspections LLC.	[REDACTED] Durham, North Carolina	HI-08-30-2013-2 Doug Elmore, 3219	6 of 34
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	The exterior girders for the wood deck are attached to the support post by a simple nail connections only. This is an uncommon construction method. In general, girders require direct bearing at end points to prevent framing movement or failure. A licensed general contractor should be consulted for repair.
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2. 3.) Deck (Rear)


	The exterior girders for the wood deck are attached to the support post by a simple nail connections only. This is an uncommon construction method. In general, girders require through bolt connections and or direct bearing at end points to prevent framing movement or failure. A licensed general contractor should be consulted for repair.
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2. 4.) Deck (Rear)


	The metal hangers used to support the floor framing of the deck were installed without the proper number and sized nails. The nail installation is crucial to the function of the hanger, without proper installation the hanger could fail allowing the deck to move or collapse. A licensed general contractor should be consulted for complete evaluation of the deck and to make necessary repairs.
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I. 3.3.) (Summary Continued) Roofing (Covering Materials):
Concerns and Comments:

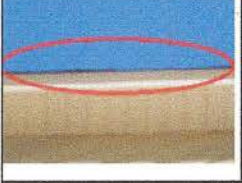
1. 1.) Main House Second Story Section

	The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: torn shingles, incorrect exposure, Left gable ridge. A licensed roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system. At the time of the repair, the roofer may be able to answer questions related to the life expectancy of the roof covering system.
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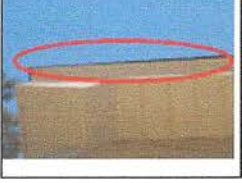
1. 2.) Main House Second Story Section

	The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: The shingles were not properly trimmed along the roof eave. The shingles were left too long, and are folded into the gutter tray. Improper edge termination along eaves can result in water penetration in the building envelop. Right side gable and ridge. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.
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1. 3.) Main House Second Story Section

	The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: The shingles were not properly trimmed along the roof eave. The shingles were left too long, and are folded into the gutter tray. Improper edge termination along eaves can result in water penetration in the building envelop. Right side gable and ridge. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.
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1. 4.) Main House Second Story Section

	The roof covering system is in need of further evaluation and repair. The following concerns were noted at the time of the inspection: The shingles were not properly trimmed along the roof eave. The shingles were left too long, and are folded into the gutter tray. Improper edge termination along eaves can result in water penetration in the building envelop. Right side gable and ridge. A licensed roofing contractor should be consulted for a complete evaluation and repair to ensure the weathertightness of the roof covering system.
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I. 4.2.) (Summary Continued) Plumbing (Water Heating Equipment):

Concerns and Comments:

1. 1.) Unit #1



Water heater in contact with concrete slab and should be elevated at least 18 inches to prevent fire hazards from combustible materials often found in garage locations. This unit is not properly installed. A licensed plumbing contractor should be consulted to evaluate the system and repair/replace as needed to ensure a safe installation.

THIS IS THE AMENDED VISION

I. 5.2.) (Summary Continued) Electrical (Branch Circuits, Wiring):

Concerns and Comments:

1. 1.) Garage



The electrical system of the home is in need of further evaluation and repair. The following items were noted during the inspection: plastic covering cut short. This condition presents a safety hazard that could result in serious personal injury and or property damage. This should be further evaluated and repaired as needed or by a licensed electrical contractor.

I. 5.2.) (Summary Continued) Electrical (Light Fixtures, Receptacles, Smoke Detectors):

Concerns and Comments:

1. 1.) Laundry



The light fixture located in the laundry was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture, further evaluation and repair is needed.

4. 1.) Kitchen



The electrical receptacles of the home are in need of further evaluation and repair. Receptacle in island plastic covering cut short. The following item was noted during the inspection: The receptacles need repair to ensure proper and safe operation. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system

I. 6.2.) (Summary Continued) (Gas Piping and Fuel Storage Systems):

Concerns and Comments:

1. 1.) Exterior

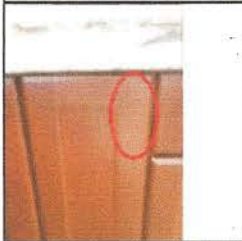


This home has corrugated stainless steel gas lines. This gas line has specific installation requirements related to required bending allowances, support, protection, and electrical bonding to ensure safe conditions. The electrical bonding is typically required to prevent damage from electrical storms in the event of a lightning strike. During the home inspection the bonding attachment could not be located. An electrical contractor should be consulted for a complete evaluation of the CSST installation and to verify the presence of electrical bonding.


I. 8.2.) (Summary Continued) Interiors (Kitchens):

Concerns and Comments:

1. 1.) Kitchen

	<p>All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.</p> <p>The cabinet door to the back side of the stove is missing the handle. Repair needed.</p>
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1. 2.) Kitchen

	<p>All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.</p> <p>The base cabinet to the left of the refrigerator missing both shelves. Repair needed.</p>
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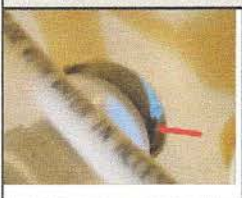
1. 3.) Kitchen

	<p>The windows in the breakfast nook will not stay open. Both window bottom sashes close slowly. This is a safety hazard. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.</p>
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I. 8.2.) (Summary Continued) Interiors (Bathrooms):

Concerns and Comments:


1. 1.) Bathroom #1 (Upstairs Hall Bath)

	<p>All systems listed should be evaluated and repaired as needed by a general contractor to ensure that all systems are functioning as intended. The contractor should consult specialist in each trade as needed.</p> <p>The bathroom is in need of further evaluation and repair related to the following concerns: open penetration in wall needs to be sealed. This will allow moisture into the wall cavity and access for fire to travel into the wall cavity. Both vanities.</p>
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3. 1.) Master Bathroom

	<p>A general repair specialist or licensed general contractor should be consulted for evaluation and repair.</p> <p>The toilet is in need of further evaluation and repair related to the following concerns: Broken toilet seat.</p>
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3. 2.) Master Bathroom

	<p>The bathroom is in need of further evaluation and repair related to the following concerns: Missing floor register repair needed.</p>
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3. 3.) Master Bathroom