



Inspection Report

Dan McLemore

Property Address:
511 Cedar Grove Road
York SC 29745



Carolinas Premier Inspections

Jay Strause NC#3115 SC RBI #48543
7419 Elwood Drive
Charlotte, NC 28227

Jay Strause

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Summary](#)

[Intro Page](#)

[1 STRUCTURAL COMPONENTS](#)

[2 EXTERIOR](#)

[3 GROUNDS](#)

[4 ROOF SYSTEM](#)

[5 INSULATION AND VENTILATION](#)

[6 GARAGE / CARPORT](#)

[7 ELECTRICAL SYSTEM](#)

[8\(A\) 1st/MAIN FLOOR HEATING-AIR CONDITIONING](#)

[8\(B\) 2nd FLOOR HEATING-AIR CONDITIONING](#)

[9 INTERIOR COMPONENTS](#)

[10 PLUMBING SYSTEM](#)

[11 LAUNDRY AREA](#)

[12\(A\) 1/2 BATHROOM](#)

[12\(B\) HALL BATHROOM](#)

[12\(C\) PRIMARY BATHROOM](#)

[12\(D\) BASEMENT BATHROOM](#)

[12\(E\) GUEST BATHROOM](#)

[13 KITCHEN / APPLIANCES](#)

Summary



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1. STRUCTURAL COMPONENTS

General Summary

1.3 Foundation Findings

There was/were hairline crack(s) noted in the following locations. Point up and continue to monitor. No corresponding cracks were noted inside the home at these areas and all windows and doors around the area were functioning as intended at the time of inspection.

1. front porch- left side

Note: Crack monitoring kits can be purchased at Lowe's, Home Depot, and various other locations. They are a slide which is glued to the veneer over the middle of the crack so that one side is attached on either side of the crack. They will crack if there is future movement which would warrant further investigation by a licensed engineer at that time.



1.7 Crawl Space/Basement Access Findings

The crawl space access door was noted un-installed at the left side of the front porch. Repair/Install as needed for proper function. Contact a qualified professional for repair.



2. EXTERIOR

General Summary

2.1 Trim Findings

There is exposed wood that needs re-painting or finishing noted all around the home to prevent water penetration and/or wood rot. Contact a licensed contractor for review and make any additional repairs as needed.

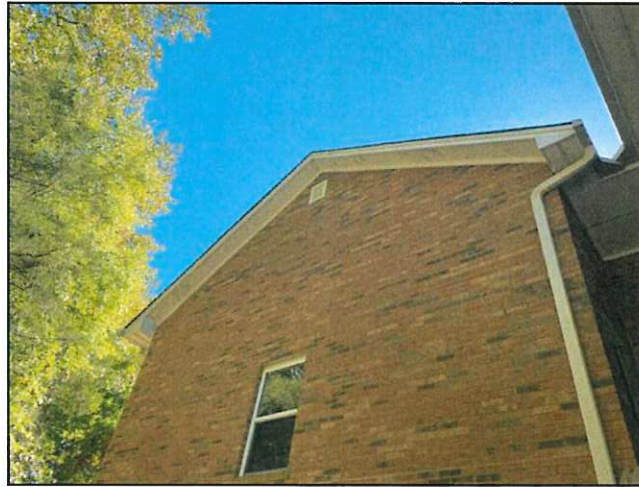
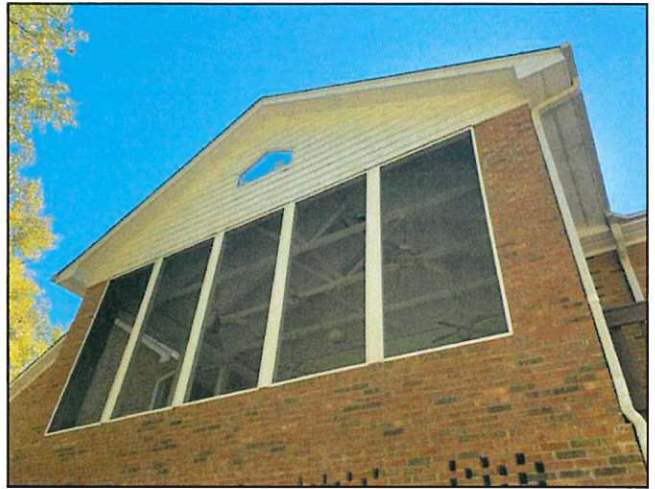




2.3 Eaves/Soffit/Fascia Findings

There is exposed wood that needs re-painting or finishing at the fascias around the home. Re-sealing is needed to prevent water damage and/or possible wood rot. Contact a licensed contractor for review and make repairs as needed.





3. GROUNDS

General Summary

3.1 Driveway/Sidewalk Findings

(1) There are cracks noted at the driveway that need to be sealed and/or repaired properly to prevent water penetration and/or continual cracking. Continue to monitor and make additional repairs as needed. Contact a qualified professional for repair.





(2) There was a trip hazard noted in the sidewalk at the front right side of the home. Contact a licensed contractor for review and make repairs as needed.



(3) The sidewalk needs to be pointed up (more mortar) in several areas where there are gaps. This is needed prevent water penetration. Contact a licensed contractor for review and make repairs as needed.





3.2 Front Porch Findings

The front porch steps need to be pointed up (more mortar) in several areas where there are gaps. This is needed to prevent water penetration. Contact a licensed contractor for review and make repairs as needed.



3.4 Deck/Porch Findings

(1) There are no cross braces installed on the deck. Cross bracing should be at least 1/3 of the height of the post to prevent the deck from racking. Contact a licensed contractor for review and make repairs as needed.



(2) The floor joists are not secured by any type of ledger or joist hanger. A ledger or joist hanger gives the joist additional support and also prevents it from twisting. A ledger or joist hanger needs to be installed. Contact a licensed contractor for repair.



(3) The top plate for the handrail is too wide at the rear deck/porch. Repair as needed so that if someone were to fall they;d be able to grab it. Contact a licensed contractor for repair.



5. INSULATION AND VENTILATION

General Summary

5.3 Bathroom Vent Findings

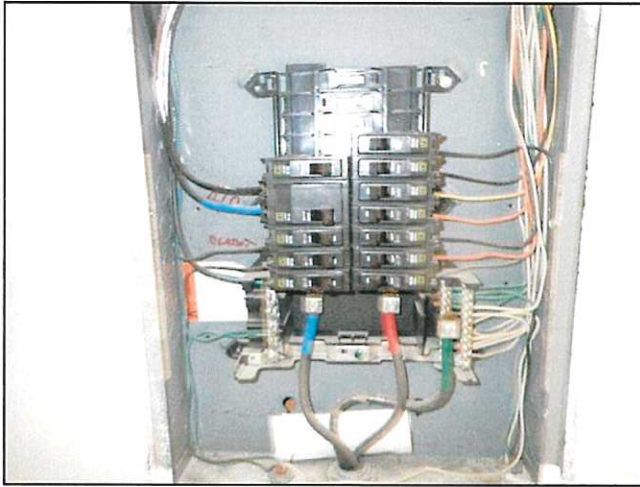
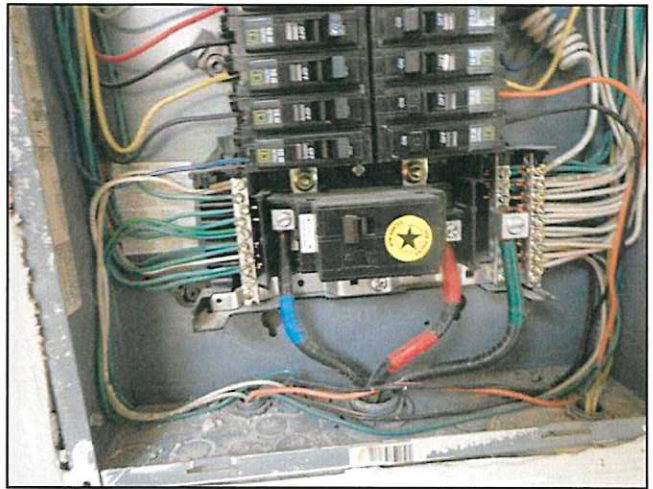
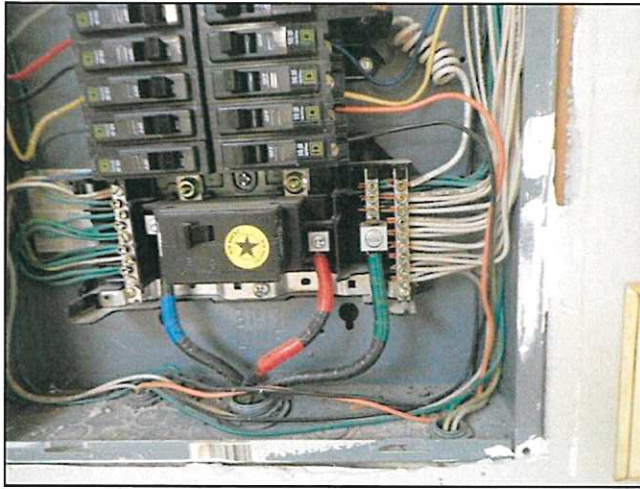
The guest bathroom ventilation fan did not respond when tested and needs to be repaired or replaced. Contact a qualified professional for repair.

7. ELECTRICAL SYSTEM

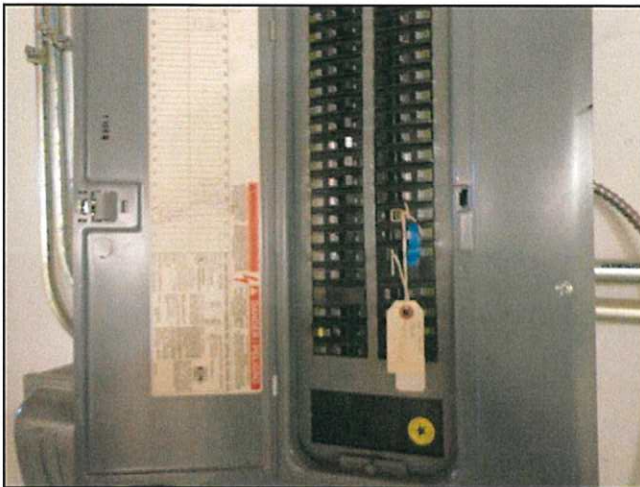
General Summary

7.0 Electrical Panel(s) Findings

(1) Locations: sub panels in the workshop, bedroom, bonus room, and 1/2 bathroom - There are more than one neutral wires secured in a lug of the panel bus bar. This can cause loose connections and overheating of the lines. The neutral wires should each be in an individual lug/screw of the bus bar. Contact a licensed electrician for repair.



(2) Location: left side of the basement and sub panel in the bedroom- The electrical panel was not labeled for all its uses. All breakers should be labeled. Contact a licensed electrician for repair.



(3) Location: sub panel in the 1/2 bathroom- Missing breakers/spacing was noted at the electric panel. This is a safety hazard. Contact a licensed electrician for repair.



7.2 GFCI Findings

The following outlet(s) are not protected by a GFCI. These are needed in "wet" locations to allow the circuit to turn off in case of an emergency. Contact a licensed electrician for repair. :

1. front left wall of the kitchen
2. left wall of the kitchen- both sides of the oven



7.3 Switches, Receptacles & Light Fixture Findings

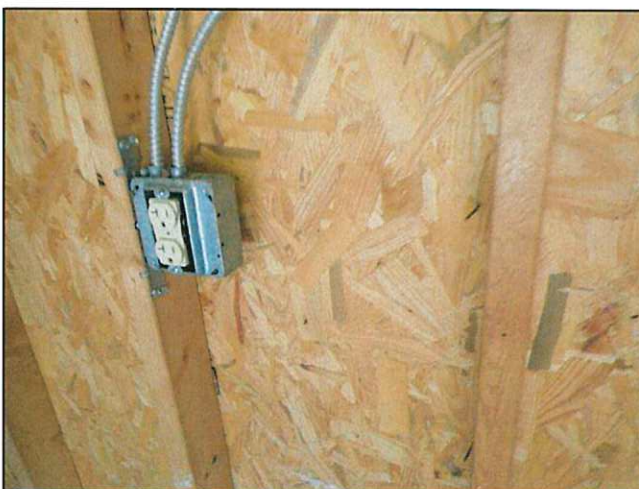
(1) The following ceiling fan(s) was not balanced properly and needs adjustment, repair or replacement to prevent it from shaking loose from the ceiling mount. Contact a qualified professional for repairs.:

1. left side of the front porch
2. front right foyer



(2) Missing cover plates viewed in the following location(s). New cover plates need to be installed to prevent personal harm. Contact a licensed electrician for repairs.

1. garage - multiple



(3) There is a open junction box that needs to be capped at the basement HVAC utility closet. Safety hazard. Contact a licensed electrician for repair.



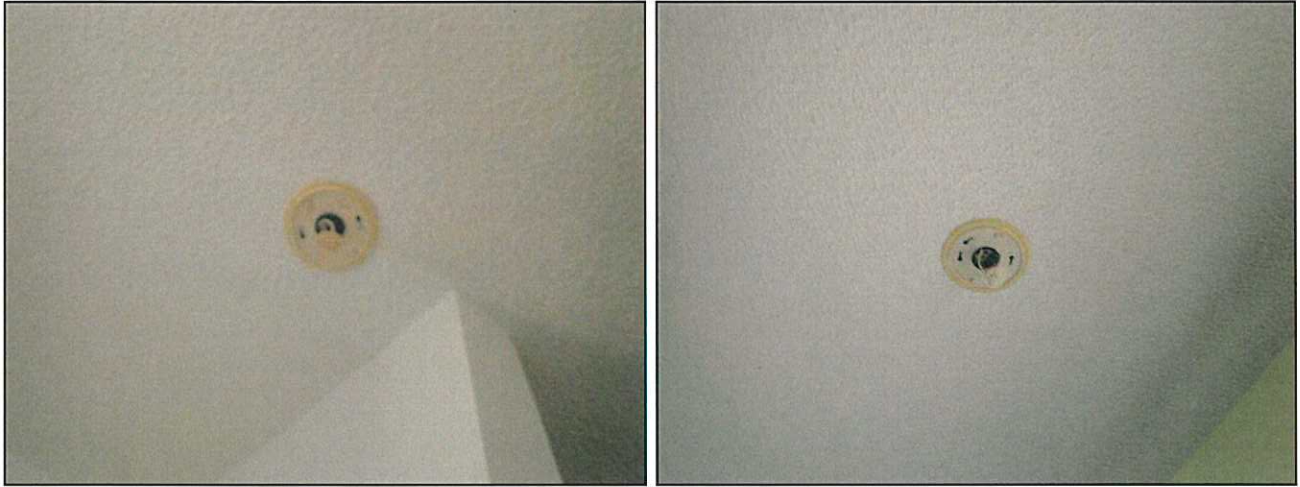
(4) There was no receptacle located at the kitchen island. This is not typical of construction standards. Contact a licensed electrician for repair.



7.6 Smoke Detector Findings

(1) Multiple smoke/carbon monoxide detector(s) was missing at the time of inspection and need installing. Safety hazard. Contact a qualified professional for repair. :





(2) Due to the presence of one or more gas fired appliances in the home, a carbon monoxide detector should be installed to ensure the safety of occupants. One was not located and/or functional at the time of inspection. Contact a qualified professional for repairs.

8(A) . 1st/MAIN FLOOR HEATING-AIR CONDITIONING

General Summary

8.3.A A/C System Exterior Findings

There was a rattling/unusual noise noted at the exterior condensing unit when operating. The inspector was unable to determine the cause of the noise and some disassembling may be required to do so. Contact a qualified HVAC contractor for evaluation/repairs.



8.9.A Fireplace Findings

The pilot light was not lit at the time of inspection. Pilot lights must be lit at the time of inspection for the inspector to test the fireplace. If the unit has been off for some it can take a long time to get them to light and/or the air in the lines often need to be bled. The inspector does not carry lighting matches/lighters to lit units that do not have an auto igniter. It is recommended that the pilot be lit and the unit be inspected prior to closing.



9. INTERIOR COMPONENTS

General Summary

9.0 Front Door Findings

(1) Location: right front door- Daylight can be seen at the bottom left corner of the front door when closed. Additional weather stripping or adjustment is needed. This is needed to prevent water, air, and insect intrusion. Contact a qualified professional.



(2) Location: right front door- The weather stripping along the bottom of the front door is torn or deteriorated and needs replacement to prevent water penetration. Contact a qualified professional for repair.



9.2 Exterior Door Findings

Daylight can be seen along the bottom of the rear house door, basement when closed. Additional weather stripping or adjustment is needed. This is needed to prevent water, air, and insect intrusion. Contact a qualified professional for repair.



9.3 Interior Door Findings

(1) The strike plates need to be adjusted at the following doors. Currently the door handle does not need to be turned for the door to be opened. Contact a qualified professional for repair.

1. primary bathroom

(2) The hall bathroom door swings open by itself. Adjustment is needed for the door to stay open properly. This can be a sign of a door not being square, not level or an uneven floor/wall in some cases. Determine cause and make repairs as needed. Contact a qualified professional for repair.

(3) The following door(s) were rubbing the carpet and need to be adjusted. This causes premature wear and tear to the carpeting, makes opening and closing the door difficult, and prevents the HVAC unit from allowing air travel between the rooms adequately. Contact a qualified professional for repair.

1. front left bedroom



9.5 Window Findings

(1) The windows were painted or stuck shut at the time of inspection. When windows are painted or stuck shut they cannot be tested to ensure that the counter weights/springs are functioning properly. Have the windows corrected so that they are not stuck before closing to verify that counter weights/springs function properly in order to provide a means of escape in the event of an emergency. Contact a qualified professional for repair.

1. kitchen- bay window, left window; when facing side yard
2. sitting room- bay window, both windows



(2) Location: front right bedroom Daylight can be seen at the bottom right corner of the window when closed. Additional weather stripping or adjustment is needed. This is needed to prevent water, air, and insect intrusion. Contact a qualified professional



9.8 Ceiling Findings

There were stains noted on the ceiling at the following locations. Unable to determine if an active leak existed at the time of inspection. Ask the seller the history of the stains and if repairs have been made to correct any leaks that may have caused the stain. If the sellers are unaware of the stain then the stain should be treated as an active issue and further evaluated by a licensed contractor to make repairs as needed.

1. sitting room off the kitchen

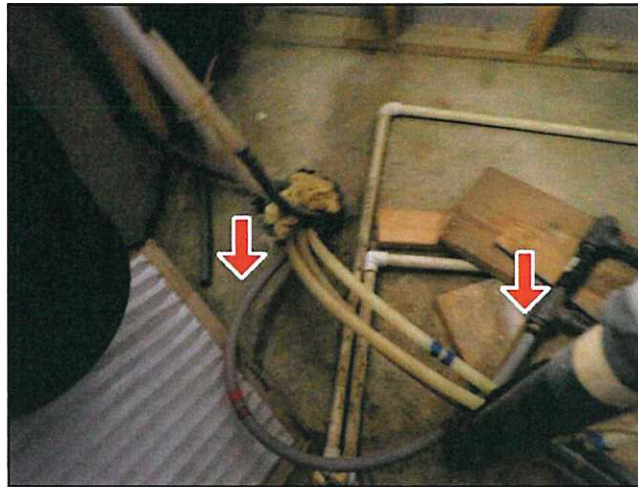
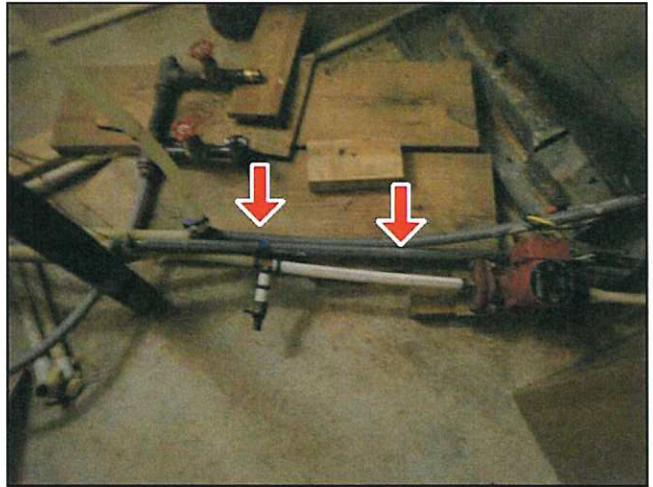


10. PLUMBING SYSTEM

General Summary

10.1 Plumbing Findings

(1) This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.



(2) There was low water pressure noted in the following location(s) when multiple fixtures were used. Repairs are needed for proper function. Contact a licensed plumber for repair.

1. kitchen wet bar



10.4 Water Heater Findings

The temperature pressure relief valve (TPRV) drain line is missing. This is considered a safety hazard and needs correction. The TPRV line should extend to no more than 6" from the floor surface. Contact a licensed plumber for repair.



12(A) . 1/2 BATHROOM

General Summary

12.0.A Bathroom Sink Findings

The sink stopper did not function properly at the time of inspection. When fully engaged the water still drains. The stopper is not functioning as intended and needs repair or adjustments. Contact a licensed plumber for repair.



12(B) . HALL BATHROOM

General Summary

12.2.B Tub/Shower Surround Findings

(1) The weather stripping installed at the bottom of the shower door is torn/damaged and/or missing. This is needed to prevent water from leaking out during use. Contact a qualified professional for repair.



(2) Several areas in the tub/shower surround were noted to be in need of additional sealant to prevent water penetration. Contact a qualified professional for repair.



12.3.B Tub/Shower Fixture Findings

The hot and cold water supply lines are reversed. This is a child safety hazard. The hot should be on the left and the cold on the right. Some fixtures can be replaced from the front and other will require removal of drywall at the rear of the fixture. Contact a licensed plumber for repair.



12(C) . PRIMARY BATHROOM

General Summary

12.0.C Bathroom Sink Findings

The sink stopper(s) did not function properly at the time of inspection. When pulling the lever the stopper would not respond or function as intended. The root cause was undetermined. Contact a licensed plumber for evaluation and repair.



12.3.C Tub/Shower Fixture Findings

The hot and cold water supply lines are reversed at the primary shower. This is a child safety hazard. The hot should be on the left and the cold on the right. Some fixtures can be replaced from the front and other will require removal of drywall at the rear of the fixture. Contact a licensed plumber for repair.



13. KITCHEN / APPLIANCES

General Summary

13.0 Sink Findings

The hot and cold are reversed at the kitchen faucet. When pulling the faucet handle towards you the water should be cold. This is needed due to a small child turning on the water. Their initial reaction is to pull the faucet handle forward. Contact a licensed plumber for repair.



13.1 Garbage Disposal Findings

The unit did not respond when tested at the time of inspection. This may be a result of a tripped or bad breaker. The breaker was reset at the time of inspection, however the unit did not function or respond. Contact a qualified professional for repair.



13.4 Cooktop Findings

The middle and rear right top burner did not function or respond at the time of inspection. Repair and/or replace as needed for the gas burner to function as intended. Contact a qualified professional for repair.



13.10 Dishwasher Findings

The laundry room dishwasher did not fill with water or operate properly. Repair and/or replace as needed for the dishwasher to function as intended. Contact a qualified professional for repair.



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Table of Contents

[Cover Page.....1](#)
[Table of Contents2](#)
[Summary.....3](#)
[Intro Page6](#)
[1 OUT BUILDING7](#)

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1. OUT BUILDING

General Summary

1.3 Garage Findings

(1) Location: the front garage door- The bottom panel of the garage door is dented/damaged and needs repair or replacement. When the top panel of the garage door is damaged the down force sensitivity cannot be tested as it may cause additional damage to the door itself. Contact a qualified garage door company for review and determine the repairs needed.



(2) Location: rear garage door- The reverse sensor eyes are not functioning or not installed properly on the garage rails. The eyes need to line up in order for the garage door to close properly. If the eyes are not lined up or functioning properly the garage door will not close unless continually holding down the garage door button. Contact a qualified garage door company for repair.

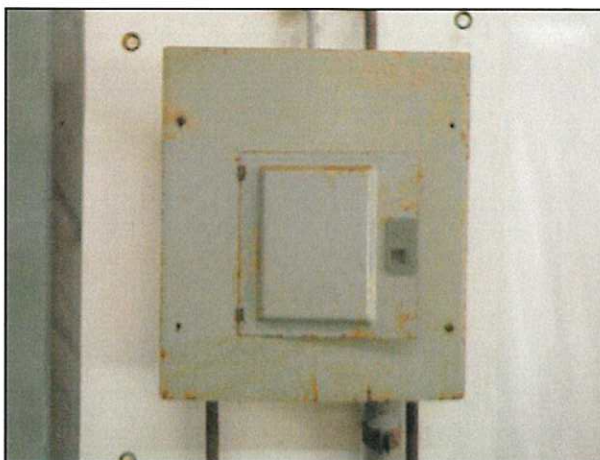


1.4 Electrical Panel(s) Findings

(1) Location: 1st right sub panel- Missing breakers/spacing was noted at the electric panel. This is a safety hazard. Contact a licensed electrician for repair.



(2) Location: 2nd right panel- There was excessive rusted noted around this panel location. The screws for the cover were rusted which prevented a proper inspection. Contact a licensed electrician for repair.



1.6 Switches, Receptacles & Light Fixture Findings

The following lights had a bulb that did not function when tested. Replace the bulb and re-test to be sure it functions and is not an electrical issue prior to closing. Contact a licensed electrician if replacing the bulb does not correct the issue:

1. front left interior

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