

Western Carolina Home Inspections, LLC

4500 W. US Highway 64, Murphy, NC

Phone/Fax: (828) 837-5407

Name: _____
Address: _____

Telephone Number: _____
E-mail Address: _____
Inspection Ordered by: _____
Property Address: _____

Year Built/Structure Age* : _____ **Square Footage* :** _____ sq ft
Date Performed: _____
Reason for the Inspection: _____

Full Structural Inspection Fee: \$0.00
Additional Inspection Fees if applicable (water test re-inspection): \$0.00
Radon Fee if applicable: \$0.00

Statement of Services for the Above Named Property: \$0.00

Paid in Full on: _____

Check #: NA

Payment is due upon receipt.

As stated in the contract, interest will accrue at the rate of 1.5% per month for any invoice 30 days past due from the date of inspection. Please remit payment to the address above or call the office to make payment arrangements.

I inspected the above property address on the date listed.



Richard D. Kinsey
#0831

*Age and square footage information as provided by client or client representative

I. Foundation, Basement and Structure

Foundation Type:

Thickness: inches

Column or Pier Type:

Floor Structure Type:

Wall Structure Type:

Method used to observe under floor crawlspaces:

Equipment used for inspection of structure: Battery operated stream light flashlight

Moisture Meter Model:

probe for exterior areas around plumbing, deck attachments, and exterior doors

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Grade at Foundation		
2	Walks/Driveway		
3	Retaining Walls		
4	Foundation Walls		
5	Sill Plate		
6	Footing Drain Pipe		
7	Floor Joists or Girder		
8	Sub-flooring		
9	Column or Pier Conditions		
10	Insulation		
11	Cracks		
12	Ventilation		
13	Prior Water Infiltration		
14	Vapor Barrier		
15	Sump Pump		
16	Chimney Foundation		
17	Dist. 1st Wood to Ground		

Comments and Notes:

II. Exterior: Siding, Windows, Doors, and Other Elements

Wall Structure Type:

Wall Cover Material:

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	Checkpoint	Rating	Comments
1	Siding Condition		
2	Cracks (Masonry)		
3	Vegetation		
4	Windows		
5	Doors		
6	Trim work		
7	Paint & Caulk		
8	Storm Doors & Windows		
9	Porch		
10	Decks		
11	Steps		
12	Balconies		
13	Railings		
14	Attached Shed		
15	Carport		
16	Garage		
17	Garage Door Reverse Mechanism		Tested on: <input type="checkbox"/> Force <input type="checkbox"/> Eyes <input type="checkbox"/> Both
18	Garage Door		<input type="checkbox"/> Electric <input type="checkbox"/> Manual

Comments and Notes:

III. Roof**Type of Roof:****Roof Structure:** **Sheathing Material:****Method used to observe Roof Surface:****Materials:****Layers:****Rain Gutters:****Attic Access Method:****Attic Ventilation:**

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	Checkpoint	Rating	Comments
1	Shingle Condition		
2	Flashing & Joints		
3	Eaves, Soffits & Fascias		
4	Skylights		
5	Vent Pipes		
6	Chimney		
7	Gutters & Downspouts		
8	Attic Ventilation		
9	Attic Ventilation Fan & Thermostat		
10	Attic Water Infiltration		
11	Attic Insulation		12 3/4" R-30
12	Joists & Rafters		
13	Sheathing		
14	Trusses		

Comments and Notes:

IV. Plumbing System

Water Supply:

Supply Piping:

Distribution Piping:

Waste Disposal:

Waste Piping:

Waste Ventilation:

Water Heater:

Gallon Capacity:

Manufacturer:

Model Number:

Water Heater Location:

Water Shut Off Valve Location:

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	Checkpoint	Rating	Comments
1.	Condition of bathroom and laundry venting		
2.	Water Pressure (Functional Flow)		
3.	Functional Drainage		
4.	Condition of water piping		
5.	Fixture Connections including Faucets & Traps		
6.	Interior Drain, Sewer and Vent Piping		
7.	Water Heaters		
8.	Water Heaters Norma & Automatic Safety Controls		
9.	Bathroom Plumbing Fixtures		
10.	Bathroom Tile, Grout, & Caulk		
11.	Shower Pans		
12.	Whirlpool Tub		
13.	Laundry Tubs		
14.	Bar Sinks		
15.	Exposed Water Storage Tanks		
16.	Septic System and Well System		
17.	Condensate Pump		
18.	Drainage Ejector Pump		

Comments and Notes:

V. Electrical System

Main Service Capacity: ____ Amps 110 Volts 110/220 Volts

Service Entry Conductor Type: **Size:**

Location of Main Panel: Overhead Underground Seal Intact

Weatherproofing of service entrance: Satisfactory

Main Panel Box Type: **Additional Spaces Available:**

Number of Disconnects to cut all power: (6 maximum)

House Wiring:

Other: Receptacles:

Polarity:

Ground Fault Circuit Interrupters (GFCI):

Operating:

Location of Distribution & Sub Panels:

Distribution of Receptacles:

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	Checkpoint	Rating	Comments
1	Service Ground and Bonding Wires		
2	Main Service Cable Attached to House		
3	Service Panel Box		
4	Breaker/Fuse Condition		
5	Interior House Wiring		
6	Receptacles, Switches, & Fixtures		
7	Wiring to Central Heat/AC Systems		
8	Wiring to other Major Electrical Equipment		
9	Outside Receptacles and Fixtures		

Comments and Notes:

VI. Central Heating System

Type: _____ **Power Source:** _____

Brand: _____ **Model:** _____

Tested System: _____

Condition: _____

Type of Ducts or Piping: _____

Size of Filters: _____

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	Checkpoint	Rating	Comments
1	Flue Pipes & Chimneys		
2	Slope & Joints		
3	Automatic Safety Controls		
4	Oil Tank & Oil Tank Vent		
5	Installed Heat Source in each room		
6	Draft Device		
7	Heat Exchanger		
8	Furnace		
9	Carbon Monoxide Detector		
10	Thermostat		
11	Heat Pump		
12	Emergency/Aux. Heat Strips		
13	Air Handler Unit		
14	Refrigerant Lines		
15	Supply Air Ducts		
16	Supply/ Return Plenums		
17	Registers		
18	Inside Fan		
19	Fireplaces		
20	Gas Piping / Connection		

Comments and Notes:

VII Air Conditioning System

Type: _____ **Power Source:** _____

Brand: _____ **Model:** _____

Tested System: _____

Condition: _____

Type of Ducts or Piping: _____

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	Checkpoint	Rating	Comments
1	Filters		
2	Normal Operating Controls		
3	Evaporator Coil		<input type="checkbox"/> Sealed in unit.
4	Installed Cooling Source in each room		
5	Condensation Drain		
6	Outside Condenser Unit		
7	Temperature Drop Test 15 - 25 Degrees=normal cooling temperature		

Comments and Notes:

VIII. Interior: Walls, Ceilings, Floors, Windows, & Doors

Ceiling Structure:

Observed sign of water penetration into the building:

Observed signs of condensation on building components:

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	Checkpoint	Rating	Comments
1	Walls		
2	Ceilings		
3	Floors		
4	Stairways		
5	Steps		
6	Closets		
7	Railings		
8	Windows		
9	Doors		
10	Trim work		
11	Insulation		
12	Kitchen & Bath Cabinets		
13	Kitchen Counter Tops		
14	Locks		
15	Fire Alarms/Smoke Detector		<input type="checkbox"/> Tested Manually <input type="checkbox"/> Integrated Security System
16	Ceiling Fans		

Comments and Notes:

IX. Kitchen Appliances

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	Checkpoint	Rating	Comments
1	Sinks		
2	Dishwasher		
3	Range		<input type="checkbox"/> Electric <input type="checkbox"/> Gas
4	Oven		<input type="checkbox"/> Electric <input type="checkbox"/> Gas
5	Microwave		
6	Fan/Hood		Vent: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior
7	Garbage Disposal		
8	Trash Compactor		
9	Central Vacuum System		

Comments and Notes:

Summary Sheet for:

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

The summary lists items that do not function as intended or adversely affects the habitability of the dwelling as well as items that appear to warrant further investigation by a specialist or subsequent observation. A complete report from WESTERN CAROLINA HOME INSPECTIONS, LLC here consists of this summary and a nine part detailed home inspection checklist. The checklist portion contains individual component and system information, evaluation and testing conditions, and preventative maintenance comments.

If certain materials or items are found present in the structure, a listing of “Items for Further Investigation” may follow the list “Items Considered to be Unsatisfactory”. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required.

This property was not inspected by WESTERN CAROLINA HOME INSPECTIONS, LLC for the presence or absence of health-related molds, mildew, or fungi. WESTERN CAROLINA HOME INSPECTIONS, LLC is not qualified, authorized, nor licensed to inspect for health-related molds, mildew, or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing proceedings.

It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals.

Items Considered to be Unsatisfactory

I. Foundation

II. Exterior

III. Roof

IV. Plumbing

V. Electrical

VI. Central Heating System

VII. Air Conditioning System

VIII. Interior

IX. Appliances