



SUMMARY

1234 Main St. WAXHAW NC 28173

Buyer Name
08/01/2022 9:00AM

Rich Smith
InterNACHI Certified Professional Home
Inspector, NC License # 5497
Home Inspections by Rich
7043890599
rich@hibyrich.com



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.

2.1.1 Foundation

CRACK: OPEN



ON THE LEFT

There is a crack in the foundation on the left side of the home. Cracks in the foundation may indicate a deficiency in the foundation that can change and worsen over time, affecting the structural integrity of the home and leading to expensive repairs. There are no current signs of movement. The crack should be monitored by the homeowner for any future changes. If the condition changes, a structural engineer should be consulted to determine the significance/cause of the cracks and to outline any necessary repairs if necessary. If the engineer recommends repairs, only a licensed general contractor, specializing in foundation repair, should be consulted to make the repairs.

Recommendation

Recommend monitoring.



On the Left

3.1.1 Siding & Trim

SIDING: GAP NOT LARGE ENOUGH



REAR

There was not a large enough gap between the siding materials and horizontal surfaces on the rear of the home inside and out side of the screen room. The lack of an adequate gap prevents inspection of the correct installation of any required flashing and may contribute to premature deterioration of the siding. A licensed siding contractor should be consulted to evaluate the gaps and to repair as necessary.

Recommendation

Contact a qualified siding specialist.



Rear



3.1.2 Siding & Trim

STONE VENEER: NO GAP AT GROUND



FRONT

The stone veneer siding on the front of the home reaches to the ground level. This prevents inspection of the foundation for cracks and termite activity and may allow moisture to wick up behind the veneer. This installation is not in compliance with the installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). The installation guidelines are available [here](#). Stone veneer siding should stop before the ground so that there is at least a 4" gap between the siding and the ground. A licensed general contractor should be consulted to evaluate this installation and to recommend repairs as necessary.



A licensed siding contractor should be consulted to ensure the stone veneer is in compliance with the installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). The installation guideline are available [here](#).

Recommendation

Contact a qualified siding specialist.

3.8.1 Vegetation, Grading, Drainage, Retaining Walls

SOIL: EROSION



REAR LEFT CORNER

There is soil erosion on the rear left corner of the home where rain water is clearly accumulating and removing soil and ground cover. This will continue unless addressed by a landscaping specialist. The concern is that the erosion will cause water to move in ways unintended and possibly cause damage to the foundation of the home.

Recommendation

Contact a qualified landscaping contractor



3.8.2 Vegetation, Grading, Drainage, Retaining Walls **TREE: OVERHANG, POSSIBLE DAMAGE**

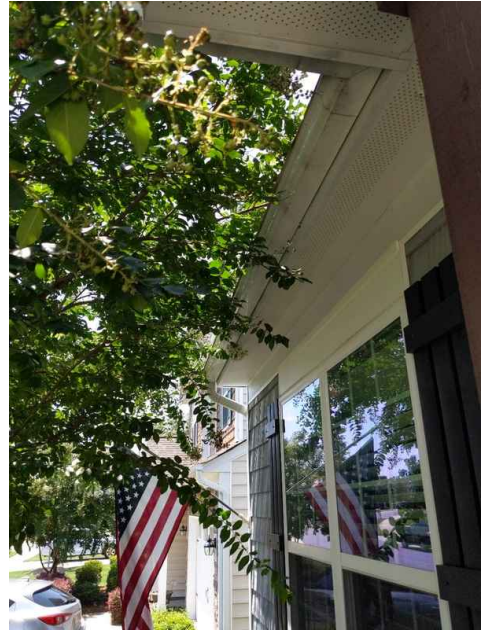


FRONT

There are trees overhanging the roof on the front of the home. This can cause damage should branches fall, and will contribute to debris on the roof and in the gutters. A tree service should be consulted to evaluate the trees and trim as necessary.

Recommendation

Contact a qualified tree service company.



5.4.1 Exterior Fixtures / Faucets

HOSE BIBB: NO VACUUM BREAKER



REAR OF THE HOME

I did not find anti-siphon vacuum breaker on the hose bibb at the rear exterior of the home. The vacuum breaker is designed to prevent the backflow of contaminated water from an attached hose into the potable water system. There are simple, inexpensive vacuum breaker attachments for hose bibbs. A licensed plumber should be consulted to install vacuum breakers all hose bibbs that are not currently protected with vacuum breakers.

Recommendation

Contact a qualified plumbing contractor.



6.2.1 Main Panel

DRIVEN ROD: NOT BURIED



RIGHT SIDE

The driven rod on the service entrance which is located on the right side of the home is not completely buried. The home's electrical system is grounded to this rod and has installation requirements that may not have been met which ensure the proper function of the overcurrent protection and limit safety hazards that could cause serious personal injury. The rods are designed to be mostly buried in the soil and the driven rod at this home is sticking significantly out of the ground. A licensed electrician should be consulted to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



11.5.1 Dryer

DUCT: NOT METAL

BEHIND THE DRYER



Fire Hazard: the dryer exhaust behind the dryer does not use metal duct conforming to UL 2158A, an Underwriters Laboratory standard that is designed to prevent fires in dryer duct. The plastic/foil duct used in this home will trap lint much more easily than metal duct and is prone to collapsing behind the dryer, impeding air flow and increasing heat in the collapsed areas. Heat from the dryer exhaust can ignite lint that accumulates in the duct, and a fire in the duct will burn through plastic/foil duct. Metal ducts do not trap lint as readily and are much more resistant to burning and collapsing. A licensed general contractor should be consulted to replace the current dryer duct with rigid metal or semi-rigid metal duct conforming to UL 2158A and the entire dryer duct should be cleaned of lint annually.



More information on preventing a dryer related fire: [here](#)

Recommendation

Contact a qualified appliance repair professional.