HOME INSPECTION REPORT

PERFORMED BY

INSPECTOR:
Scott Makseyn
Home Helpers Inc.
CONTACT:
110 West Laurenbrook Ct
Cary, NC 27518
(919) 233-8522 Office
(919) 342-0892 Fax
(919) 247-4616 Direct

REPORT INFORMATION

PREPARED FOR:
Wellington Park HOA
PROPERTY ADDRESS:
1000 Forest Park Way, Cary, NC 27518

Inspection Performed By:
Scott Makseyn
NCHILB #2464

Table of Contents

Cover Page 1
Table of Contents 2
Summary 3
Intro Page 8
1 Structural Components 9
2 Exterior 15
3 Roofing 20
4 Plumbing System 21
5 Electrical System 23
6 Heating 26
7 Air Conditioning 29
8 Interiors 30
9 Insulation and Ventilation 31
10 Built-In Kitchen Appliances 33
Inspection Agreement 34
Invoice 37

Summary

This summary is not the entire report

**The complete report may include additional information of interest or concern to the client.
It is strongly recommended that the client 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.**

The following conventions are used in this summary:

Repair = The system or component is not functioning as intended and is in need of repair or replacement, or adversely affects the habitability of the dwelling.

Investigate = The system or component warrants further investigation by a specialist or requires subsequent observation to determine if repairs are needed.

All directions given in the report assume you are facing the front of the house.

1. Structural Components

1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Repair, Investigate

(1) **Investigate:**
The primary foundation system under the building is a block pier and wood curtain wall system. This is not a standard method of construction and due to the condition of the piers that support the building the installation of a masonry perimeter wall which can provide full support to the building should be considered. I recommend further investigation by a structural engineer or foundation specialist to provide guidance.

(2) **Investigate:**
Active water entry is occurring in the crawlspace along the right side of the building, the ground is wet and soft. Water entry beneath the building can cause mold growths, poor indoor air quality, insect infestation, and deterioration of the wood framing. A proper masonry foundation would limit or prevent water entry. Other repairs may involve a trench drain system or regrading the right side.
Note: This issue has been occurring for some time and is not an immediate priority. Foundation repairs will likely cure this problem.

(3) **Repair:**
There are signs that an animal is living in the crawlspace beneath the building. There is a clear opening to the exterior at the right rear corner. Animal waste, remains, and disturbed insulation with leaves and debris are present. I recommend that the hole to the exterior be sealed and a wildlife professional remove the animal from under the building.

1.1 FLOORS (Structural)

Investigate

There is extensive deterioration to the floor system at the left side behind the outdoor showers. I am unable to determine if active water entry is still occurring or if this problem has been repaired in the past. Damage to the floor system is present and is in need of repair. Further investigation by a structural engineer or licensed general contractor is needed.

1.3 COLUMNS OR PIERS

Investigate

The piers that provide the structural support for the building are in disrepair and some appear to be in danger of failure. The row of concrete block piers along the rear of the building are leaning excessively, some no longer

1. Structural Components

supporting the joists/beams above. Steel screw jacks have been installed near the bathrooms and are improperly sitting on wooden footings and are not providing any support to the structure. Blocks of wood in contact with the ground instead of masonry have been installed beneath the floor of the kitchen which is not a proper installation and need to be replaced. Further investigation is needed by a structural engineer to provide a plan on how best to repair the structure.

2. Exterior

2.0 WALL CLADDING, FLASHINGS,TRIM

Repair

The lower trim at the outdoor shower has peeling paint that needs repairs to prevent deterioration.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS,PORCHES, RAILINGS

Repair

(1) The steps at the smoking areas, the pergola, barrel storage, pump house and the rear deck are in disrepair. The outer portion of the treads are detached, loose and could fail suddenly resulting in a fall or injury. Repairs or replacements are needed.

(2) The two trees growing through the rear deck are causing movement in the structure. The deck needs to be trimmed back away from the trees with allowances for further growth. The lower handrail at the rear stairway is detached and the upper attachment point has been compromised by the tree growing in this area. The deck will need structural repairs to provide support for joists or beams which may be in the way when the tree openings are enlarged. Without repairs movement in the trees can cause further damage or even catastrophic failure of the structure. Repairs by a licensed general contractor are recommended.

(3) The fencing behind the diving board is detached and needs minor repairs.

(4) The first section of handrail at the walkway leading to the crosswalk is loose and needs repairs or replacement to prevent a fall or injury from occurring.

2.6 DRIVEWAYS, PATIOS,WALKWAYS, RETAINING WALLS

Repair

The walkway leading from the parking lot to the street crosswalk has heaved and settled creating an unsafe surface and needs repairs or replacement to prevent a fall or injury from occurring.

2.7 VEGETATION,GRADING, DRAINAGE (With respect ONLY to their effect on the condition of the building)

Repair

The gravel and dirt along the pool gate entrance walkway is too high and is contact with the wood siding. The grade needs to be lowered to maintain 6-8" of clearance to the lower row of siding. Continued ground contact will result in deterioration and insect damage to the structure.

4. Plumbing System

4.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, FIXTURES, FUNCTIONAL FLOW

Investigate

(1) The plumbing supply lines serving the bathrooms are not properly supported or routed in a manner that would enable identification or servicing individual fixtures. Several of the polybutylene supply lines have been previously repaired indicating prior failures have occurred with the piping. The replacement of the polybutylene supply lines should be considered along with the extensive remodeling plans that are under consideration for the bathrooms.

(2) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980s until the mid 1990s. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has plastic fittings and brass and copper fittings . The class action suits have expired and there is no longer any

4. Plumbing System

monetary relief for homeowners that experience a polybutylene piping failure. For more information visit: http://www.pbpipe.com .You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

4.3 FUEL DISTRIBUTION AND STORAGE SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair

The old propane connection at the right side where the gas meter is located is damaged, the line is kinked and no longer usable. I recommend the removal of the line and regulator to prevent injury.

5. Electrical System

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPACITIES

Repair

There is a double tapped a circuit breaker at the upper left of the kitchen electrical panel. This is a wiring defect that needs repairs by a licensed electrician. There are other unused breakers that can be utilized in the panel.

5.3 CONNECTED DEVICES AND FIXTURES (A representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair

(1) There is a damaged electrical box at the pool slide that has corroded through and has visible wiring present. Repairs by a licensed electrician are needed to prevent accidental contact and injury.

(2) The left side recessed light in the men's room and the right side recessed light in the women's room needs a bulb or repairs by an electrician.

(3) The light in the pool attendant room does not function and needs bulbs or repairs by an electrician.

5.5 OPERATION OF GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Repair

The GFCI receptacle on the left side of the raised pergola has a damaged cover and does not respond to GFCI testing. Repairs by an electrician are needed.

6. Heating

6.0 HEATING EQUIPMENT

Investigate

The HVAC system in the building appears to be in excess of 20 years old and according to the National Association of Home Builders these units have a life expectancy of 10-20 years. Signs of rust on the heat exchangers and corrosion/oxidation on the outer cabinets was observed, the control wiring is in disarray and the duct system is in disrepair. This inspection is not a technically exhaustive evaluation of any part of the building. While the unit produced adequate heat and functioned properly, the outward condition of the unit suggests that replacement is needed. I recommend further investigation by a licensed HVAC contractor to determine if a cracked heat exchanger is present which is a carbon monoxide hazard and to provide replacement costs for the entire system.

High Priority for repair prior to the heating season.

6.3 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair

The ductwork under the building is in need of extensive repairs or full replacement. There is a disconnected duct at the main plenum which is causing a drastic loss in efficiency and energy. The return duct into the main room of the clubhouse is crushed and can no longer draw air. Many of the supply ducts are crushed or kinked and no longer supply air. The replacement of the ductwork with new material and sealing all joints will provide a dramatic boost in efficiency and decreased operating costs. I recommend a licensed HVAC contractor repair or replace all the

6. Heating

ductwork under the building.

Mixed Priority: Small operational repairs should be made now to save on operating costs and full replacement when the entire system is replaced.

7. Air Conditioning

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units)

Repair

The return air grill inside the clubhouse main room has been painted shut and needs to be freed to have the filter changed on a regular basis.

8. Interiors

8.3 DOORS (REPRESENTATIVE NUMBER)

Repair

The first two stall doors in the women's room do not latch and need repairs.

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Repair

The attic space is minimally insulated and the scuttle panel has no insulation. The installation of additional insulation will improve the energy efficiency of the building.

Low Priority - This is primarily an efficiency upgrade.

9.1 INSULATION UNDER FLOOR SYSTEM

Repair

The floor system insulation has been improperly installed, inadequately sized, and has fallen or is missing and many areas under the building. I recommend repairs or replacement of all insulation under the floor system to provide for better energy efficiency. Repairs by a professional insulation contractor are recommended.

Low Priority: Repair after crawlspace environment is improved.

9.2 VAPOR RETARDERS (on ground in crawlspace)

Repair

The vapor barrier is missing from the ground in the crawlspace. Damp earth and high moisture levels were found throughout the crawlspace. High moisture levels can cause poor indoor air quality, insect infestations, deterioration of the wood framing and allow mold and wood destroying organisms to grow. I recommend the installation of a vapor barrier covering 100% of the ground area in the crawlspace to keep moisture levels to a minimum.

Low Priority: Repair along with crawlspace improvements.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair

The crawlspace vents along the pool entrance walkway are partially or completely blocked with debris. The vent closest to the gate is no longer visible due to gravel cover. The vents need to be cleared of all debris and if needed have larger wells installed to prevent blockage. Inadequate ventilation can cause high moisture levels, mold growths and deterioration of the framing under the building.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

9. Insulation and Ventilation

Repair

One of the bathroom fans in the men's room and one of the bathroom fans in the women's room is not connected to the exterior and needs repairs to prevent the accumulation of moist air in the attic space.

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.

######## THIS IS THE END OF THE SUMMARY ########

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Home Helpers Inc.

Date: 5/2/2011	**Time:** 12:43 PM	**Report ID:** 05021102
Property: 1000 Forest Park Way Cary NC 27518	**Customer:** Wellington Park HOA	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair (R) = The system or component is not functioning as intended and is in need of repair or replacement, or adversely affects the habitability of the dwelling.

Investigate (IF) = The system or component warrants further investigation by a specialist or requires subsequent observation to determine if repairs are needed.

Age Of Home:	**Client Is Present:**	**Radon Test:**
Late 60s early 70s construction with late 80s remodel	No	No

Weather:	**Temperature:**	**Rain in last 3 days:**
Clear	70	No

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Masonry block
Skirting

Method used to observe Crawlspace:
Crawled

Floor Structure:
Dimensional wood joists

Wall Structure:
Wood

Columns or Piers:
Masonry block
Brick piers

Ceiling Structure:
Dimensional wood joists

Roof Structure:
Stick-built with dimensional lumber

Roof-Type:
Comtemporary

Method used to observe attic:
Walked where floored only

Attic info:
Scuttle hole

Inspection Items

1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Repair, Investigate

(1) **Investigate:**

The primary foundation system under the building is a block pier and wood curtain wall system. This is not a standard method of construction and due to the condition of the piers that support the building the installation of a masonry perimeter wall which can provide full support to the building should be considered. I recommend further investigation by a structural engineer or foundation specialist to provide guidance.

1.0 Picture 1 wood wall of foundation

(2) **Investigate:**

Active water entry is occurring in the crawlspace along the right side of the building, the ground is wet and soft. Water entry beneath the building can cause mold growths, poor indoor air quality, insect infestation, and deterioration of the wood framing. A proper masonry foundation would limit or prevent water entry. Other repairs may involve a trench drain system or regrading the right side.

Note: This issue has been occurring for some time and is not an immediate priority. Foundation repairs will likely cure this problem.

1.0 Picture 2

(3) **Repair:**

There are signs that an animal is living in the crawlspace beneath the building. There is a clear opening to the exterior at the right rear corner. Animal waste, remains, and disturbed insulation with leaves and debris are present. I recommend that the hole to the exterior be sealed and a wildlife professional remove the animal from under the building.

1.0 Picture 3 fur and nesting material

1.0 Picture 4 hole at right rear corner

1.1 FLOORS (Structural)

Comments: Investigate

There is extensive deterioration to the floor system at the left side behind the outdoor showers. I am unable to determine if active water entry is still occurring or if this problem has been repaired in the past. Damage to the floor system is present and is in need of repair. Further investigation by a structural engineer or licensed general contractor is needed.

1.1 Picture 1 deteriorated outer band and sill

1.1 Picture 2 deterioration behind shower

1.2 WALLS (Structural)

Comments: Not Inspected

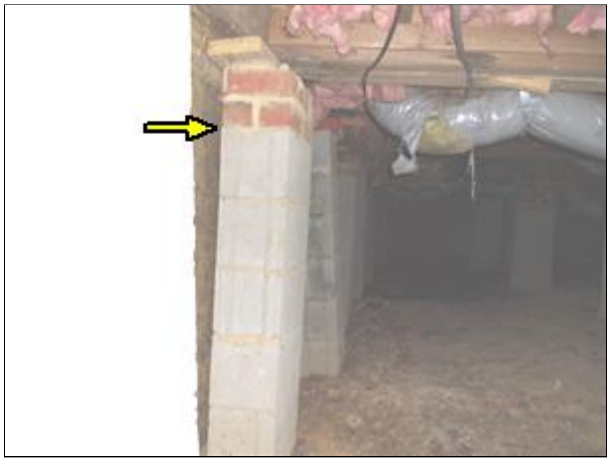
The structural walls were not inspected. All areas were covered with finish materials and were not visible and could not be inspected.

1.3 COLUMNS OR PIERS

Comments: Investigate

The piers that provide the structural support for the building are in disrepair and some appear to be in danger of failure. The row of concrete block piers along the rear of the building are leaning excessively, some no longer supporting the joists/beams above. Steel screw jacks have been installed near the bathrooms and are improperly sitting on wooden footings and are not providing any support to the structure. Blocks of wood in contact with the ground instead of masonry have been installed beneath the floor of the kitchen which is not a proper installation and need to be replaced. Further investigation is needed by a structural engineer to provide a plan on how best to repair the structure.

1.3 Picture 1



1.3 Picture 2

1.3 Picture 3 steel jacks

1.3 Picture 4 wood blocks

1.3 Picture 5 Field pea or moved by roots

1.4 CEILINGS (Structural)

Comments: Not Inspected

The structural members of the ceilings were not visible and could not be inspected.

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

1.6 CRAWLSPACE INSPECTION METHOD AND EXCLUSIONS

Comments: Inspected

The crawlspace was entered through the access door at the rear of the home and was inspected with a flashlight and probe. Moving insulation only where required by the NCHILB SOP . Areas above any air handlers, duct work, pipes and wiring were not visible and not inspected. The crawlspace under the kitchen, men's room, and the women's room were too low to be accessed safely, these areas were not entered.

1.6 Picture 1 crawlspace under the women's bathroom

1.6 Picture 2 crawlspace under the kitchen

1.7 ATTIC INSPECTION METHODS AND EXCLUSIONS

Comments: Inspected

The attic was entered through the scuttle in the pool attendants room. The attic was walked over the bathrooms and pool side entry. Other portions of the attic were not accessible.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Lap	Wood	Steel Insulated glass Vinyl

Appurtenance:	Driveway:
Deck with steps	Parking lot

Inspection Items

2.0 WALL CLADDING, FLASHINGS,TRIM

Comments: Repair

The lower trim at the outdoor shower has peeling paint that needs repairs to prevent deterioration.

2.0 Picture 1

2.1 ENTRYWAY DOORS AND WINDOWS (Representative number)

Comments: Inspected

2.2 GARAGE DOOR OPERATORS

Comments: Not Present

2.3 GARAGE INTERIOR

Comments: Not Present

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS,PORCHES, RAILINGS

Comments: Repair

(1) The steps at the smoking areas, the pergola, barrel storage, pump house and the rear deck are in disrepair. The outer portion of the treads are detached, loose and could fail suddenly resulting in a fall or injury. Repairs or replacements are needed.

2.4 Picture 1

2.4 Picture 2

2.4 Picture 3

(2) The two trees growing through the rear deck are causing movement in the structure. The deck needs to be trimmed back away from the trees with allowances for further growth. The lower handrail at the rear stairway is detached and the upper attachment point has been compromised by the tree growing in this area. The deck will need structural repairs to provide support for joists or beams which may be in the way when the tree openings are enlarged. Without repairs movement in the trees can cause further damage or even catastrophic failure of the structure. Repairs by a licensed general contractor are recommended.

2.4 Picture 4

2.4 Picture 5 damage hand rail at back deck

2.4 Picture 6 tree causing damage

(3) The fencing behind the diving board is detached and needs minor repairs.

(4) The first section of handrail at the walkway leading to the crosswalk is loose and needs repairs or replacement to prevent a fall or injury from occurring.

2.4 Picture 7

2.5 EAVES, SOFFITS, FASCIAS

Comments: Inspected

2.6 DRIVEWAYS, PATIOS,WALKWAYS, RETAINING WALLS

Comments: Repair

The walkway leading from the parking lot to the street crosswalk has heaved and settled creating an unsafe surface and needs repairs or replacement to prevent a fall or injury from occurring.

2.6 Picture 1

2.7 VEGETATION,GRADING, DRAINAGE (With respect ONLY to their effect on the condition of the building)

Comments: Repair

The gravel and dirt along the pool gate entrance walkway is too high and is contact with the wood siding. The grade needs to be lowered to maintain 6-8" of clearance to the lower row of siding. Continued ground contact will result in deterioration and insect damage to the structure.

2.7 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:	Sky Light(s):	Chimney (exterior):
3-Tab fiberglass/asphalt shingle	None	N/A

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected

3.1 ROOF DRAINAGE SYSTEMS

Comments: Inspected

3.2 FLASHINGS

Comments: Inspected

3.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.4 ROOF INSPECTION METHOD AND LIMITATIONS

Comments: Inspected

The roof was inspected from the ground with binoculars. All areas were inspected.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Supply (into home):	Plumbing Waste:	Plumbing Water Distribution (inside home):
PVC	PVC	PEX
	ABS	Copper
		Polybutelyne

Water Heater Power Source:	Water Heater Capacity:	Water Heater Location:
Gas	40 Gallon	Closet

Inspection Items

4.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS, FIXTURES, FUNCTIONAL FLOW

Comments: Investigate

(1) The plumbing supply lines serving the bathrooms are not properly supported or routed in a manner that would enable identification or servicing individual fixtures. Several of the polybutylene supply lines have been previously repaired indicating prior failures have occurred with the piping. The replacement of the polybutylene supply lines should be considered along with the extensive remodeling plans that are under consideration for the bathrooms.

4.0 Picture 1

(2) Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980s until the mid 1990s. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has plastic fittings and brass and copper fittings . The class action suits have expired and there is no longer any monetary relief for homeowners that experience a polybutylene piping failure. For more information visit: http://www.pbpipe.com .You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

4.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS, FUNCTIONAL DRAINAGE

Comments: Inspected

4.2 HOT WATER SYSTEMS, (Normal operating controls, automatic safety controls, chimneys, flues and vents)

Comments: Inspected

4.3 FUEL DISTRIBUTION AND STORAGE SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Repair

The old propane connection at the right side where the gas meter is located is damaged, the line is kinked and no longer usable. I recommend the removal of the line and regulator to prevent injury.

4.3 Picture 1

4.4 SUMP PUMP

Comments: Not Present

4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside

4.6 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Not Inspected

No main water shutoff was found in or under the property. The main water shutoff may be located at the meter.

4.7 PLUMBING SYSTEM LIMITATIONS AND EXCLUSIONS

Comments: Not Inspected

The bathroom showers, the outdoor showers, and the outdoor water fountain were shut down and not inspected.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	200 AMP	Circuit breakers
Aluminum	220 Volts	
Branch wire 15 and 20 AMP:	**Wiring Methods:**	
Copper	Romex	

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

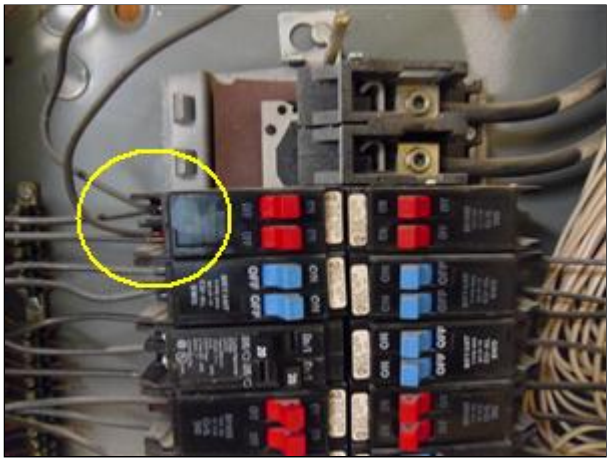
5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPACITIES

Comments: Repair

There is a double tapped a circuit breaker at the upper left of the kitchen electrical panel. This is a wiring defect that needs repairs by a licensed electrician. There are other unused breakers that can be utilized in the panel.



5.2 Picture 1

5.3 CONNECTED DEVICES AND FIXTURES (A representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair

(1) There is a damaged electrical box at the pool slide that has corroded through and has visible wiring present. Repairs by a licensed electrician are needed to prevent accidental contact and injury.

5.3 Picture 1

(2) The left side recessed light in the men's room and the right side recessed light in the women's room needs a bulb or repairs by an electrician.

(3) The light in the pool attendant room does not function and needs bulbs or repairs by an electrician.

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Comments: Repair

The GFCI receptacle on the left side of the raised pergola has a damaged cover and does not respond to GFCI testing. Repairs by an electrician are needed.

5.5 Picture 1

5.6 SMOKE DETECTORS

Comments: Inspected

5.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main electrical service panel is located outside on the right exterior wall and the distribution panel is located in the kitchen

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report

should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air	Gas	One

Ductwork:	Types of Fireplaces:
Insulated and Non-insulated	None

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Investigate

The HVAC system in the building appears to be in excess of 20 years old and according to the National Association of Home Builders these units have a life expectancy of 10-20 years. Signs of rust on the heat exchangers and corrosion/ oxidation on the outer cabinets was observed, the control wiring is in disarray and the duct system is in disrepair. This inspection is not a technically exhaustive evaluation of any part of the building. While the unit produced adequate heat and functioned properly, the outward condition of the unit suggests that replacement is needed. I recommend further investigation by a licensed HVAC contractor to determine if a cracked heat exchanger is present which is a carbon monoxide hazard and to provide replacement costs for the entire system.

High Priority for repair prior to the heating season.

6.0 Picture 1

6.1 NORMAL CONTROLS AND AUTOMATIC SAFETY CONTROLS

Comments: Inspected, Not Inspected

The automatic safety controls were not in a readily accessible portion of the heating unit and were not inspected.

6.2 CHIMNEYS, FLUES AND VENTS (where readily visible)

Comments: Inspected

6.3 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair

The ductwork under the building is in need of extensive repairs or full replacement. There is a disconnected duct at the main plenum which is causing a drastic loss in efficiency and energy. The return duct into the main room of the clubhouse is crushed and can no longer draw air. Many of the supply ducts are crushed or kinked and no longer supply air. The replacement of the ductwork with new material and sealing all joints will provide a dramatic boost in efficiency and decreased operating costs. I recommend a licensed HVAC contractor repair or replace all the ductwork under the building.

Mixed Priority: Small operational repairs should be made now to save on operating costs and full replacement when the entire system is replaced.

6.3 Picture 1 open supply hole

6.3 Picture 2 crush return duct

6.3 Picture 3 disconnected supply duct

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH HABITABLE SPACE

Comments: Inspected

6.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Cooling Equipment Type:	Cooling Equipment Energy Source:	Number of AC Only Units:
Air conditioner unit	Electricity	None

Inspection Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of the air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 70 degrees. This indicates the range in temperature drop is normal.

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units)

Comments: Repair

The return air grill inside the clubhouse main room has been painted shut and needs to be freed to have the filter changed on a regular basis.

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH HABITABLE SPACE

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Vinyl

Cabinetry:
Wood

Countertop:
Laminate

Inspection Items

8.0 CEILINGS, WALLS, FLOORS

Comments: Inspected

8.1 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair

The first two stall doors in the women's room do not latch and need repairs.

8.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Fiberglass Batts
Blown Fiberglass

Floor System Insulation:
Fiberglass batts

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Repair

The attic space is minimally insulated and the scuttle panel has no insulation. The installation of additional insulation will improve the energy efficiency of the building.

Low Priority - This is primarily an efficiency upgrade.

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Repair

The floor system insulation has been improperly installed, inadequately sized, and has fallen or is missing and many areas under the building. I recommend repairs or replacement of all insulation under the floor system to provide for better energy efficiency. Repairs by a professional insulation contractor are recommended.

Low Priority: Repair after crawlspace environment is improved.

9.1 Picture 1 insulation upside down

9.2 VAPOR RETARDERS (on ground in crawlspace)

Comments: Repair

The vapor barrier is missing from the ground in the crawlspace. Damp earth and high moisture levels were found throughout the crawlspace. High moisture levels can cause poor indoor air quality, insect infestations, deterioration of the wood framing and allow mold and wood destroying organisms to grow. I recommend the installation of a vapor barrier covering 100% of the ground area in the crawlspace to keep moisture levels to a minimum.

Low Priority: Repair along with crawlspace improvements.

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Repair

The crawlspace vents along the pool entrance walkway are partially or completely blocked with debris. The vent closest to the gate is no longer visible due to gravel cover. The vents need to be cleared of all debris and if needed have larger wells installed to prevent blockage. Inadequate ventilation can cause high moisture levels, mold growths and deterioration of the framing under the building.

9.3 Picture 1

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair

One of the bathroom fans in the men's room and one of the bathroom fans in the women's room is not connected to the exterior and needs repairs to prevent the accumulation of moist air in the attic space.

9.4 Picture 1

9.5 ACCESSIBLE VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Inspected

The attic fan was not accessible and could not be inspected.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Exhaust/Range hood:	Disposer Brand:
GENERAL ELECTRIC	VENTED	NONE
Range/Oven:	**Built in Microwave:**	
GENERAL ELECTRIC	NONE	

Inspection Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 TRASH COMPACTOR

Comments: Not Present

10.3 GARBAGE DISPOSAL

Comments: Not Present

10.4 VENTILATION EQUIPMENT/ RANGE HOOD

Comments: Inspected

10.5 PERMANENTLY INSTALLED MICROWAVE OVEN

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Home Helpers Inc.

Home Helpers Inc.

110 West Laurenbrook Ct. Cary, NC 27518 (919) 233-8522 Office (919) 342-0892 FAX

AGREEMENT FOR HOME INSPECTION SERVICES

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with Home Helpers Inc. for a visual inspection of the property at the following address: **1000 Forest Park Way Cary, NC 27518**

Inspection Date and Time: 5/2/2011 12:43 PM

This agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. The inspection will be performed according to the Standards of Practice of the North Carolina Home Inspector Licensure Board. The terms in this agreement shall have the same meanings given to them in these standards, Client understands that these standards contain certain limitations, exceptions and exclusions and those are incorporated into this agreement.

Scott Makseyn, of Home Helpers Inc., herein after known as the "Inspector", agrees to perform a visual inspection of the subject property and to provide Client with a written report identifying visually apparent major deficiencies in readily accessible areas that exist at the time of inspection in regards to the **structural components, exterior, roofing, electrical, plumbing, heating, air conditioning, interiors, insulation, ventilation and built in kitchen appliances only**. The Inspector is a home inspection generalist and not an expert or engineer in a particular craft or trade. The report is opinion based and is not technically exhaustive, nor is it a code or compliance inspection. No destructive or disruptive testing shall be performed. No components or systems will be dismantled. The Client assumes all risk for potential problems including areas not accessible at time of inspection, or that which can not be reasonably discovered, including subsequent findings revealed during future repairs or evaluations. The client hereby releases Inspector from any and all liability, and responsibility for the cost of repairing or replacing any deficiency and for consequential damage, property damage, or personal injury of any nature. The Inspectors purpose is to determine whether or not a system or component is functional, allowing for normal wear and tear, and whether or not it adversely affects the habitability of the dwelling. The Inspector is not responsible for determining all that may be wrong with a system or component or the necessary steps, costs or reasons of a deficiency or repair; only that a second opinion may be necessary. If Inspector recommends consulting other specialized experts, Client must do so at Client's expense and liability. Additionally, inspection fees do not cover remedy of any defects. Utilities must be turned on, pilot lights must be lit. Normal operating controls will be used by the inspector to inspect the system or component. Shut-down systems or components will be assumed to be so for a reason and will not be turned on; such items will be reported as (NI) Not Inspected, and a reason will be stated. Water intrusion or moisture may only be visible during or following adequate rainfall. Client holds harmless and agrees that it may be impossible to observe such unless inspection is conducted at that time, and under prescribed conditions.

The inspection and report is not intended to be used as a warranty, guarantee, promise or insurance policy regarding the property condition or future condition, or against the property being free from deficiencies expressed or implied, and/or that Inspector will locate and report on all such defects and deficiencies. The inspection and written report are prepared for the sole, confidential, and exclusive use and possession for the Client. Inspector is not liable for prohibited misuse, misinterpretation or reliance on such by any third party.

The Inspector is not required to move personal property, debris, soil, vegetation, furniture, equipment, carpeting, insulation or like materials which may impede or limit visibility, or to access roofs, crawlspaces or un-floored attic areas where personal or property injury or harm may result. Concealed or latent defects are excluded from this inspection.

Systems and items not covered include, but are not limited to: security, sprinkler, intercom, telephone, cable, satellite, solar, vacuum, well, septic, water conditioning systems, portable A/C units, pools, spas and their components, storm doors, storm windows, screens, awnings, oven clocks, timers, self clean features, accuracy of any thermostats, lightning arrestors, thermo-pane window seals, safety glass, internal furnace combustion systems, heat exchangers, chimney liners, component installation or recalls, any detached buildings or fences, and any items considered cosmetic such as wallpaper, window coverings, paint, and floor coverings.

The inspector shall also exclude reporting on adequacy, life expectancy, costs or procedures to cure any deficiency, component, or system. The operational capacity, performance, quality, design, as well as suitability and adequacies of home components are beyond the purpose and scope of this inspection. Any such opinion given by inspector on excluded items is to be used as a guide only and should be confirmed by the Client prior to property settlement. **The inspection and report do not address** the possible presence of any environmental substance such as asbestos, radon, lead paint, formaldehyde, contaminants, pesticides, toxins, disease, buried fuel tanks, mold, mildew, fungi and/or all other similar substances/ conditions, nor the presence or absence of insects, pests, or wood destroying insects/organisms.

NOTICE OF CLAIMS: Client understands and agrees that any claim for failure to accurately report the visually discernable conditions at the subject property, as limited herein above, shall be made in writing and by phone and reported to the Inspector within ten(10) days of discovery. Client further agrees that with the exception of emergency conditions, the Client, Client's agent or independent contractor will make no alterations or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client agrees and understands that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITS OF LIABILITY: Liability for mistakes or omissions in the Inspection Report is limited to the refund of the fee paid for this Inspection and Report. The liability of the Inspector's principles, agents, and employees are also limited to the fee paid. This liability limitation is binding on the Client and Clients spouses, heirs or representative. Client assumes the risk of all losses greater than the cost of the Inspection. Client agrees to immediately accept a refund of the fee paid as full settlement of any and all claims which may ever arise from this Inspection. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement.

GOVERNING LAW & SEVERABILITY: This Agreement shall be governed by North Carolina law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

PRIVACY:, By signing this agreement the Client agrees to receive future business communications from Home Helpers Inc. Home Helpers Inc. will never sell or otherwise divulge any Client contact information to any other outside sources.

FEES: Inspection fees are based on both the square footage and age of the property to be inspected. Properties found to be in excess disrepair on inspection day will be subject to additional charges. Re-inspections and additional trips start at $150. Cancellations with less than 24hours notice of a scheduled inspection will incur a $150 fee. Payment is due upon completion of the on-site inspection unless other arrangements have been agreed upon by both parties. Payments deferred until closing are subject to a $35 service charge. There will be $35.00 charge if any form of payment is subsequently dishonored. Any fee not paid within 30 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the inspection fee.

RADON TESTING is available for $129. The subject property may be subject to contamination by Radon, a colorless, odorless, radioactive gas listed by the US Environmental Protection Agency (EPA) as a known carcinogen and the second leading cause of lung cancer in the US. Radon decay products may modify damage or destroy cells or DNA in human lungs. Build-up of Radon in homes is a major health concern. More than 20,000 Americans die of Radon-related lung cancer each year. The Inspector, the Surgeon General, the EPA, and HUD all recommend you have your home tested.

Inspection Fees:

Service	Price	Amount	Sub-Total
Custom Property	500.00	1	500.00

Total: $500.00

Client has read, understands and agrees to the terms and conditions of this agreement and gives authorization to release all information contained within the written report to Clients Agent or other interested parties.

Client Name: Wellington Park HOA

Client Signature: Signature On File

E-mails:

Phone:

Scott Makseyn, President
Home Helpers Inc.
North Carolina Licensed Home Inspector #2464

INVOICE

Home Helpers Inc.
110 West Laurenbrook Ct
Cary, NC 27518
(919) 233-8522 Office
(919) 342-0892 Fax
(919) 247-4616 Direct
Inspected By: Scott Makseyn

Inspection Date: 5/2/2011
Report ID: 05021102

Customer Info:	Inspection Property:
Wellington Park HOA **Customer's Real Estate Professional:**	1000 Forest Park Way Cary NC 27518

Inspection Fee:

Service	Price	Amount	Sub-Total
Custom Property	500.00	1	500.00

Tax $0.00
Total Price $500.00

Payment Method:
Payment Status:
Note: