

# Trinity Home Inspections, LLC

## INSPECTED ONCE, INSPECTED RIGHT

15432 Carrington Ridge Drive, Huntersville, North Carolina 28078  
Tel: 704-361-7242 Fax: 704-766-1127 Mobile: 704-361-7242  
www.trinityhomeinspect.com dick@trinityhomeinspect.com

## SUMMARY REPORT

**Client:** Mr. Jack Buyer  
**Inspection Address:** 555 Main Street, Anywhere, North Carolina 28078  
**Inspection Date:** 1/27/2006 Start: 9:00 am End: 12:00 pm  
**Inspected by:** Dick McDonald

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This inspection report is available on the Internet  
for 30 days from the date of the inspection.  
<http://www.inspectvue.com>

Enter the following Client Name: buyer and the Password: 555main

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

---

### Exterior

#### Site & Other Observations

##### Landscaping Observations

##### *Components and Conditions Needing Service*

- A tree that is adjacent to the foundation should be monitored for any growth that might affect the foundation.

#### Grading & Drainage

##### General Comments

##### *Other Conditions*

- Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

## Drainage Swales

### *Components and Conditions Needing Service*

- The drainage swales on the slope need to be cleaned and kept clean, which may be the responsibility of a homeowners' association. Regardless, clean drainage swales are essential to the general maintenance of the property.

## Exterior Components

### Fascia & Trim

#### *Components and Conditions Needing Service*

- Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight.

## Plumbing

### Potable Water Supply Pipes

#### Water Main Shut-off Location

##### *Other Conditions*

- The main water shut-off valve is located at the front of the residence.

### General Gas Components

#### Gas Main Shut-Off Location

##### *Other Conditions*

- The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### Gas Water Heaters

#### Water Shut-Off Valve & Connectors

##### *Other Conditions*

- The shut-off valve and water connectors are functional.

#### Gas Shut-Off Valve & Connector

##### *Other Conditions*

- The gas control valve and its connector at the water heater are functional.

## Heat

### Forced-Air Furnaces

#### Gas Valve & Connector

##### *Other Conditions*

- The gas valve and connector are in acceptable condition.

## Heat-A/C

### HVAC Split Systems

#### Common Observations

##### *Other Conditions*

- The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

## Living

### Main Entry

#### No Recommended Service

##### *Other Conditions*

- We have evaluated the entry, and found it to be in acceptable condition.

### Breakfast Room

#### Doors

##### *Components and Conditions Needing Service*

- The door striker plate needs to be adjusted for the striker pin to engage.

## Kitchen

### Kitchen

#### No Recommended Service

##### *Other Conditions*

- We have evaluated the kitchen, and found it to be in acceptable condition.

## Stairs

### Main Stairs

#### No Recommended Service

##### *Other Conditions*

- We have evaluated the stairs and landing, and found them to be in acceptable condition.

## Attic

### Primary Attic

#### No Recommended Service

##### *Other Conditions*

- We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

## Bedrooms

### Master Bedroom

#### No Recommended Service

##### *Other Conditions*

- We have evaluated the bedroom, and found it to be in acceptable condition.

### 1st Guest Bedroom

#### No Recommended Service

##### *Other Conditions*

- We have evaluated the bedroom, and found it to be in acceptable condition.

### 2nd Guest Bedroom

Inspection Address: 555 Main Street, Anywhere North Carolina. 28078  
Inspection Date/Time: 1/27/2006 9:00 am to 12:00 pm

---

### **No Recommended Service**

*Other Conditions*

- We have evaluated the bedroom, and found it to be in acceptable condition.

### **3rd Guest Bedroom**

#### **No Recommended Service**

*Other Conditions*

- We have evaluated the bedroom, and found it to be in acceptable condition.

## **Bathrooms**

### **Powder Room**

#### **No Recommended Service**

*Other Conditions*

- We have evaluated the powder room, and found it to be in acceptable condition.

### **Master Bathroom**

#### **No Recommended Service**

*Other Conditions*

- We have evaluated the master bathroom, and found it to be in acceptable condition.

### **Main Hallway Bathroom**

#### **No Recommended Service**

*Other Conditions*

- We have evaluated the main hallway bathroom, and found it to be in acceptable condition.

## **Laundry**

### **Laundry Room**

#### **No Recommended Service**

*Other Conditions*

- We have evaluated the laundry room, and found it to be in acceptable condition.

## **Garage**

### **Double-Car Garage**

#### **No Recommended Service**

*Other Conditions*

- We have evaluated the garage, and found it to be in acceptable condition.

#### **Outlets**

*Components and Conditions Needing Service*

- The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.