



# Inspection Report

**LOIS O'TOOLE**

**Property Address:**  
1542 COLONIAL DRIVE  
WILMINGTON, NC



**Cully Weiss Home Inspector**

**Cully Weiss NC LIC. #0024**

**520-5450**



## General Summary



**520-5450**

**Customer**

LOIS O'TOOLE

**Property Address**

1542 COLONIAL DRIVE  
WILMINGTON, NC

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. ROOFING COMPENENTS

- **Two attic roof trusses have been previously damaged and the repairs made are inadequate....have a structural engineer or truss specialist determine the appropriate repairs, and then have a licensed contractor implement the recommendations**



**2.6 Picture 1**

## 5. HEATING/AIR CONDITIONING

- Although operating, the air conditioning is not cooling as intended and service is needed....in all likelihood, the unit is low on refrigerant, however, it is important that a qualified heating/air conditioning contractor assess the situation and made the necessary corrections. Uncorrected, the life expectancy of the unit will be shortened.



5.1 Picture 1

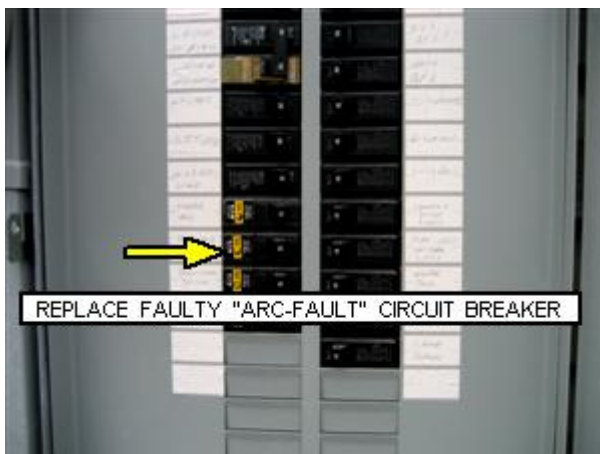
- The heat strips strips did not activate in the emergency mode, which indicates that they probably will not operated when the heat pump is running during colder weather...have a qualified heating contractor make the necessary corrections so that the emergency heats strips and the auxiliary heats strips are performing as intended



5.5 Picture 1

## 6. ELECTRICAL

- The "safety" arc-fault circuit breaker in the panel box is faulty and needs to be replaced by a qualified electrician....unattended, there exist the possibility of electrical hazards



6.3 Picture 1

## 7. PLUMBING

- The lower element of the water heater is not activating....have a qualified plumber evaluate the system and make the necessary corrections



7.5 Picture 1

## 12. KITCHEN/ APPLIANCES

- **The door gasket to the dishwasher is leaking water to the floor during operation...have an appliance technician make the necessary repairs to eliminate the discharge of water**



12.3 Picture 1

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.

*Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Cully Weiss Home Inspector*