



Summary Only

Hal Nagle

Property Address:
4106 Moxie Way
Lot 7.512
Charlotte NC 28215



CSH Inspections
Tim Pressley 1879 NC / 2356 SC
P.O. Box 327
Belmont, NC 28012
(704) 860-1491

This is not the complete home inspection report. It is only the Summary Items.

General Summary



CSH Inspections

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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 **warrants 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 or efficiency 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.

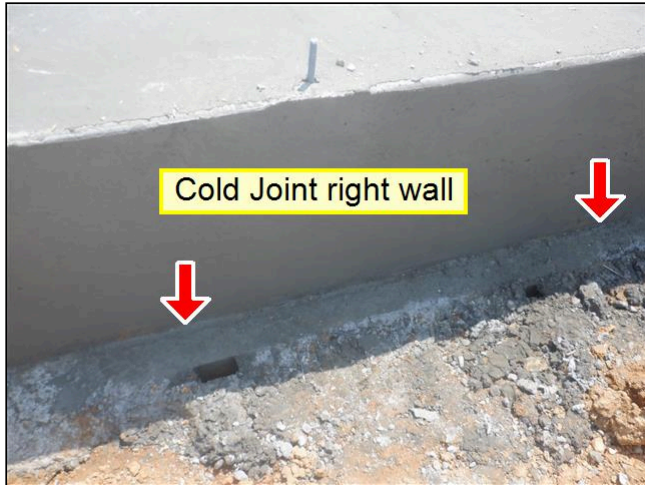
1. Crawl space/ Slab foundation

A. Crawl Space/ Slab Foundation Findings

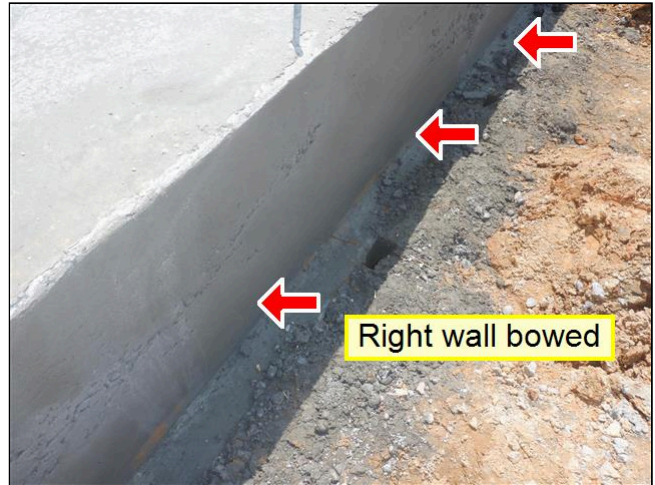
Repair or Replace

This inspection is for slab concerns only. The slab was poured before we were able to inspect it fully. Comments made are based on visual concerns:

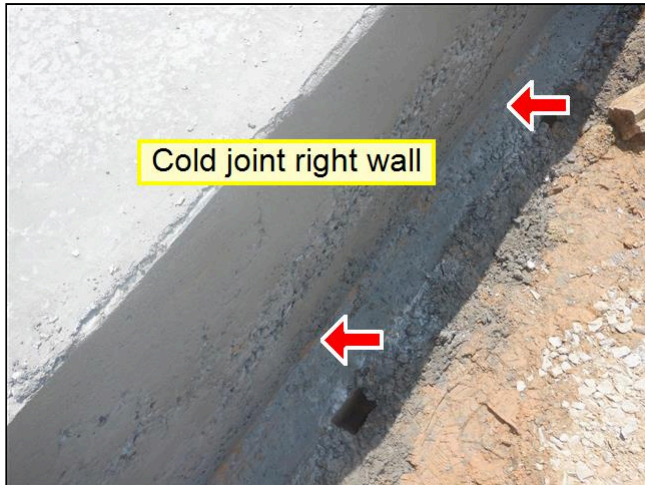
- The right wall is over 2 feet tall and appears to have been poured with a cold joint on top of a footing. With this height wall there is usually a stem wall poured with minimum of #4 rebar supporting this both horizontal and vertical. I was not able to view any steel reinforcement before the pour was made. A structural engineer is needed to design and verify the wall for stability. The wall is bowed out at this time at the bottom area. (See Photo)
- The rear porch area has poured footings under boards and poorly done without complete pour. This also would require a stem wall if footing has a cold joint. Typically this is poured with the monolithic pour at the same time. If this is only a patio with no roof load it would be fine. If roof load is applied from a built in porch etc. this would need full evaluation by a licensed structural engineer.
- The front garage area with board separating the load should have expansion joint material installed at wall areas. Not sure how the expansion material will be installed against the form board with two different heights. This should be evaluated by a professional contractor.
- The 6 mil. poly should be verified that it was spread properly at the garage slab area and the home.



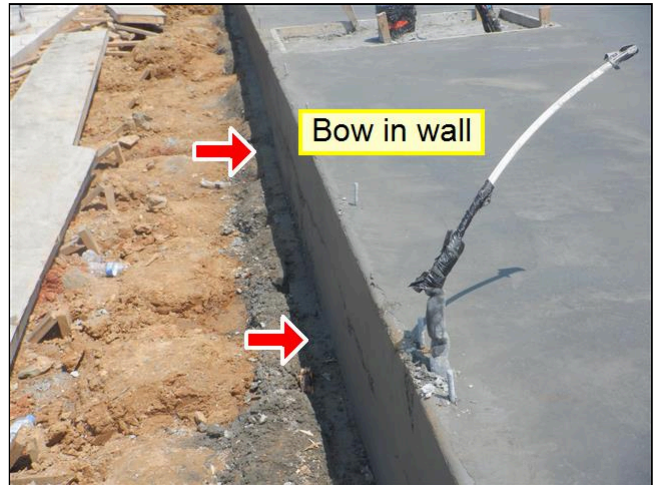
A. Item 1(Picture)



A. Item 2(Picture)



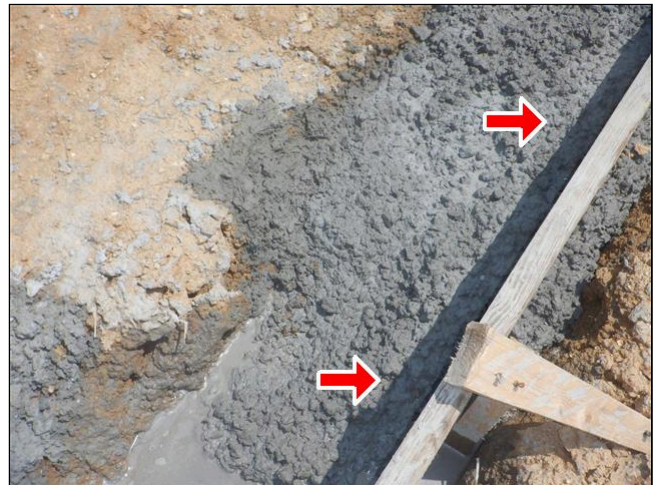
A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)

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.

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