



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465



RecallChek.
Authorized Dealer



Anthony DeVita

Saturday, June 30, 2018

Inspector

Anthony DeVita

NC 910-575-2171 SC 843-742-7952

NCHI #3229 SCHI #48551

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No Estimated Age Of Property : 14 Year(s) Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Single-Family Primary Construction : <input checked="" type="checkbox"/> Wood	Temperature : 77 Weather : <input checked="" type="checkbox"/> Partly Cloudy Soil Conditions : <input checked="" type="checkbox"/> Dry Persons Present : <input checked="" type="checkbox"/> Buyer's Agent
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DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement. The safety items/systems are marginally acceptable. The safety items marked marginal were not required to be present when the home was built. However, it is recommended these items be brought up to current safety standards.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
RR (RECOMMEND REPAIR)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

The summary is not the entire report. The complete report includes additional important property information and safety concerns of interest to the client. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general inspection. **NOTE:** The inspection results are limited to the specific conditions on the day and time of this inspection. Areas that are hidden from the inspector's view and not noted on the seller disclosure statement, examples; hidden areas beneath/behind; rugs, furniture, flooring, walls, furniture, built in units and appliances, personal items, etc., cannot and will not be the responsibility of the inspector. **IT IS RECOMMENDED THAT THE CLIENT AND YOUR AGENT, READ THE ENTIRE INSPECTION REPORT.**
Inspected by Anthony DeVita, Inspector NC #3229, SC #48551.

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GRADING / DRAINAGE

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Comments:

The property consists of near level slopes on all four sides of the house. See photos. This condition is providing drainage away from the foundation.



Front Of Property



Left Side Of Property



Rear Of Property



Right Side Of Property

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DRIVEWAY

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gravel Dirt

Comments:

The driveway in front of the house consists of gravel/dirt and has a positive slope away from the house needed for proper drainage.



STAIRS

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wood Loose Balusters

Comments:

The wood stairs, located at the front and rear of the house leading up to the decks and porches, are constructed with the proper tread depths and riser heights. The wood hand rails are the required 32" to 36" high, with balusters no wider than 4" apart.

There is a loose baluster on the rear upper stairs on the left hand rail. See photo. Evidence suggests this condition has created a safety hazard. Recommend a qualified contractor to evaluate and make the necessary repair.

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Loose Baluster

PORCH

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood

Comments:

There is an open wood porch, located on the first floor at the rear of the home. The wood guard rails are the required 32" - 36" high with balusters no wider than 4" apart. The porch has ledgers supporting the decking floor joists and the support beams are notched onto and supported by posts. The beams are attached to the house band joist and supported by metal hangers.

There was no visible flashing between the porch and the house connection. It may be there but it is not readily visible. Recommend a licensed general contractor to evaluate and determine that flashing is present and if not, make the necessary repair.

DECK

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood

Comments:

There is a wood deck located on the second floor at the rear of the home. The deck has the appropriate guard rails that measure approximately 32" - 36" high with balusters, no wider than 4" apart. The deck has ledgers supporting the decking floor joists and the support beams are notched onto and supported by posts. The beams are attached to the house band joist and supported by metal hangers.

There was no visible flashing between the deck and the house connection. It may be there but it is not readily visible. Recommend a licensed general contractor to evaluate and determine that flashing is present and if not, make the necessary repair.

NOTE: There are boards over the top of the deck connection to the house blocking the view from the top to determine if flashing is present. See photo.

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Board Over Deck Connection To The House

PIER/STAIRS/SHOWER

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood

Comments:

There is a pier at the rear of the house that leads to a stairs to the beach. See photos. The pier guard rails are the required 32" - 36" high, with balusters no wider than 4" apart. The pier deck boards are laying flat with no trip hazards. The stairs to the beach have the required hand rails 32" - 36" high, with balusters no wider than 4" apart. The support for the pier is intact with no visual defects. There is a shower and faucet at the beginning of the pier that were tested and functioned as intended.

ROOFING

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 14 Year(s)

Layers: 1

100% Visible

Walked On

Asphalt / Composition

Minor Granular Loss

Comments:

The roof consists of asphalt/composite architectural shingles on a cross gable style roof.

NOTE: There is minor granular loss on the shingles. See photo. This is typical of an aging roof, especially in an ocean environment. Over the next several years monitor the roof for any worsening of the granular loss and if necessary, have a qualified roofing contractor to evaluate the overall condition of the roof.

Leaks not always detectable.

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Minor Granular Loss

FLASHING/VALLEYS

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Lead

Exposed Nails

Comments:

The PVC plumbing vent pipes have a lead flashing covering them which will help prevent the PVC vent pipes from getting brittle and cracking from exposure to the sun. The bottom of the front plumbing vent lead flashing has exposed nail heads. See photo. Evidence suggests this condition can create an avenue for water intrusion. Recommend a qualified roofing contractor to evaluate and make the necessary sealing repair.



Exposed Nail Heads

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EXTERIOR SURFACE

Monitor Condition
 Recommend Repairs

	<input checked="" type="checkbox"/> Composite	<input checked="" type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Needs Caulk / Seal	<input checked="" type="checkbox"/> Needs Paint	ACC	MAR	NI	NP	RR
SIDING/TRIM					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR FAUCETS <input checked="" type="checkbox"/> Location(s): Front/ExtShower/Rear					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOLTS IN SUPPORT PILINGS & BRACES					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- 1) The exterior surface consists of composite siding, trim and vinyl soffits.
- 2) The exterior faucets, receptacles and lighting were tested and functioned as intended.

- 1) There is a cracked area of composite siding under the right front second floor window. See photo. Evidence suggests this condition can create an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.
- 2) There are areas of chipped/peeled paint and rusted nail heads throughout the siding, in particular on the ocean facing side of the house. See photos. Evidence suggests the salt air can decay the composite material and the rusted nails can loose their fastening strength. Recommend a qualified painting contractor to evaluate and make the necessary repairs.
- 3) Most of the bolts/nuts used to fasten the piling bracing and the porch/deck framing are heavily corroded. See photo. Evidence suggests it is hard to determine the full extent of the corrosion. Recommend a licensed general contractor to evaluate the bolting and make an necessary repairs. Also determine the best way to minimize future corrosion.



Rusted Nail Heads

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Chipped/Peeled Paint



Typical Heavily Corroded Bolt/Nut

EXTERIOR SHOWER

Wood

	ACC	MAR	NI	NP	RR
SIDING/TRIM/DOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS/FIXTURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The exterior shower plumbing, fixture and door were tested and functioned as intended.



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WINDOWS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl Insulated Pane(s)

Comments:

The windows are vinyl framed with insulated panes and screens installed.

EXTERIOR DOORS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal Glass Panes

Comments:

The exterior front and rear entry doors and associated hardware were tested and function as intended.

CARPORT

Monitor Condition

3 or More Cars Attached Carport

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FLOOR/WALLS/CEILING/ELECTRICAL

Comments:

The concrete floor and ceiling are free of defects. The right side carport ceiling light did not come on when turning on the wall switch. See photo. Suggest changing the bulb **first**, and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repairs.

CARPORT STORAGE ROOM

Recommend Repairs

Attached Obscured / Limited View

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FLOOR/WALLS/CEILING/ELECTRICAL

SIDING/TRIM/DOOR

Comments:

The entry door to the storage room is missing locking hardware (dead bolt and handle lock) and the door is not closing against the door frame properly, indicating it may not be hanging squarely in the frame. See photos. Evidence suggests the security of the door is compromised. Recommend a qualified contractor to evaluate and make the necessary repairs.

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Storage Door No Dead Bolt Hardware



Storage Room Door Not Closing Properly



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Attic / Roof

Method of Inspection Physical Entry 80 % Visible

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB Rafters

Comments:

There are 2" x 8" wood roof rafters that are 16" on center with OSB (oriented strand board) sheathing. See photos. There are no signs of cracked roof rafters or water penetration.

Attic Limitation: The attic floor joists, electrical junction boxes, and drywall located underneath the attic insulation cannot be inspected due to lack of visibility. Leaks not always detectable.



OSB Sheathing



2" x 8" Rafters

ATTIC VENTILATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ridge Soffit

Comments:

The attic ventilation consists of ridge vents running the length of the roof ridges and soffit vents along the perimeter of the roof, providing lower and upper attic ventilation.

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Exterior Of Ridge Vent



Interior Of Ridge Vent



Soffit Vents

ATTIC INSULATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Blanket

Comments:

The insulation in the attic is a blanket type fiberglass insulation which is approximately 6" thick and evenly distributed.

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Blanket Insulation

ATTIC ELECTRICAL

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All electrical wiring, receptacles, and junction boxes that were visible at the time of inspection were terminated properly.

The service light, located in the attic, above the air handler, did not come on when the switch was turned on. See photo.

Suggest changing the bulb first, and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.

Attic Limitation: The electrical junction boxes and light fixtures located around and under the attic insulation cannot be inspected due to lack of visibility.



Service Light Out

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Interior Foundation

Foundation Type Pilings

INTERIOR FOUNDATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The framing support is provided by 8" x 8" pilings driven down until a certain friction point is reached. Typically 2" x 10" or 2" x 12" girders are attached to the pilings. Then 2" x 8" or 2" x 10" wood floor joists and rim joists are joined with floor decking to form a solid framing deck. The pilings were inspected at the ground entry point for wood deterioration and were found to be solid with no signs of deterioration.



Typical Pilings With Cross Bracing

UNDER FLOOR FRAMING & SUPPORT

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Obscured

Comments:

The floor joists and sub-flooring were not inspected due to the lack of access by the carport ceiling covering all of the floor framing.

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Obscured Floor Framing

ELECTRICAL

SERVICE SIZE (Main Panel)

Main Disconnect Location: Panel At Meter

120 / 240 Volt (Nominal)

200 AMP

SERVICE SIZE (Sub Panel)

200 AMP

	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Stranded Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MAIN DISCONNECT PANEL <input checked="" type="checkbox"/> At Meter <input checked="" type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> First Floor Hall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Stranded Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO DETECTORS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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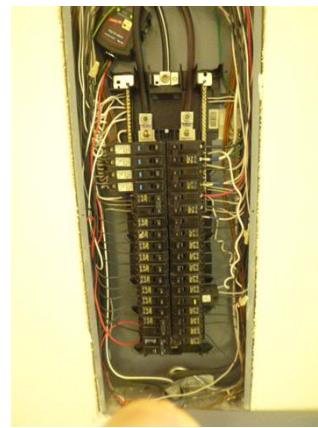
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Comments:

- 1) There is a 200 Amp main electric disconnect panel located outside at the meter and a 200 Amp sub panel, located in the first floor hall outside the laundry room, that is installed properly and well labeled.
- 2) The smoke detectors, located in and out of the bedrooms, were tested by pushing the test buttons and the alarms sounded at the time of inspection. **NOTE:** Smoke detector manufacturers recommend replacing smoke detectors every 10 years and their batteries every 6 months for safety purposes.



Main Disconnect Panel



Sub Panel



Smoke Detector Test

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PLUMBING

Water Service

Water Public Shut Off Location: Front Yard

Sewage Service

Sewage Public

Fuel Service

Shut Off Location: N/A

	ACC	MAR	NI	NP	RR
SUPPLY <input checked="" type="checkbox"/> Braided Metal Flex <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The plumbing setup located under the sinks, consists of copper supply pipe with either PEX tubing or braided metal flex hoses up to the faucets and PVC drain and vent pipes. No visible leaks were detected at the time of inspection.

Main utility line, septic systems and gray water systems are excluded from this Inspection.

WATER HEATER

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand: American Water Heater Model: E61-80H-045DV Size: 80 Gallon(s) Age: 14 Year(s)
Company
SerialNo: 0332126606

Electric

Comments:

The electric water heater located on the first floor is functioning with the water temperature reading 130 degrees at the kitchen sink.

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- 1) The water temperature appears to be set too high at 130 degrees. Water at this temperature could cause scalding to the skin if left under the water for approximately 30 seconds. Recommend a licensed plumber to evaluate and make the necessary adjustment or repair to turn the temperature down to the manufacturers recommended setting of 120 degrees.
- 2) The T/P relief valve on the water heater is missing the extension pipe that is needed to divert the hot water down and away from harm's way in the event the safety valve opens. See photo. Recommend a licensed plumber to evaluate and make the necessary repair.
- 3) Due to the age of the water heater, recommend having a licensed plumber to evaluate the overall condition, in order to plan for any future repairs or replacement.



No T/P Relief Valve Extension



Hot Water Temperature

LAUNDRY FACILITIES

Recommend Repairs

Location: First Floor Hall

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS <input checked="" type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOOR/WINDOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Comments:

The laundry appliances are hooked up properly and functioning as intended. **NOTE:** The inspection does not test how well the appliances work, but does verify if the appliances function as intended and if the utility connections are in acceptable condition.

The window will not open when using a considerable amount of upward force and the right lock latch only closes partway. Evidence suggests this condition has created a safety hazard. All windows are required to operate for emergency egress. Recommend a qualified window contractor to evaluate and make the necessary repair.

HEATING DOWNSTAIRS

Brand: Trane Model: 4TWR4024D1000AA BTUs: 24000 Age: 2 Year(s)
SerialNo: 15234LU54F

Electric Heat Pump Too Warm To Test

	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Did not inspect heat pump in the HEAT mode due to the manufacturer's recommendation to avoid damage to the unit when the outside temperature is warmer than 65 degrees.

HEATING UPSTAIRS

Brand: Goodman Model: Unknown BTUs: 30000 Age: 7 Year(s)
SerialNo: Unknown

Electric Heat Pump Too Warm To Test

	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Did not inspect heat pump in the HEAT mode due to the manufacturer's recommendation to avoid damage to the unit when the outside temperature is warmer than 65 degrees.

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

HVAC DISTRIBUTION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ductwork

Comments:

The thermostats, air flow, and air distribution in each room were checked and functioned as intended.

COOLING DOWNSTAIRS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Trane
SerialNo: 15234LU54F

Model: 4TWR4024D1000AA

Size: 2 Ton

Age: 2 Year(s)

Electric

Heat Pump

Comments:

The HVAC system is a "split" system with the air handler located in the first floor hall closet and the heat pump/compressor located outside. The system is working within industry standards, with the supply air temperature reading at least 14 to 20 degrees cooler than the return air. The test results were measured using a digital thermometer at each supply register and at the return air grille.

COOLING UPSTAIRS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Goodman
SerialNo: Unknown

Model: Unkown

Size: 2.5 Ton

Age: 7 Year(s)

Electric

Heat Pump

Comments:

Inspection Date:
06/30/2018

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843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

The HVAC system is a "split" system with the air handler located in the attic and the heat pump/compressor located outside. The system is working within industry standards, with the supply air temperature reading at least 14 to 20 degrees cooler than the return air. The test results were measured using a digital thermometer at each supply register and at the return air grille.

NOTE: The data tag on the condenser casing was faded and the model number could not be read to determine the size of the system.

Enough of the tag could be read to determine the age. The air handler tag was used to determine the age of the system.

KITCHEN/DINING AREA	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	RR
CEILINGS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperative		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SINK/FAUCET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input checked="" type="checkbox"/> Electric		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BAR SINK		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

- 1) When opening the windows over the sink they both slam shut. Evidence suggests the sash cords located inside the sides of the window frame are damaged and this condition has created a safety hazard. Recommend a qualified window contractor to evaluate and make the necessary repairs.
- 2) The tile floor has cracks present at several areas. See photo. Recommend a qualified tile flooring contractor to evaluate this condition and make any necessary repairs.
- 3) When turning the bar sink cold water on, there is a leak on top of the sink from the fixture. See photo. Evidence suggests this condition can lead to water intrusion into the cabinet below. Recommend a licensed plumber to evaluate and make the necessary repair.
- 4) There is an open calking/grout joint where the countertop and the back splash meet. See photo. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.



Cracked Floor Tile



Cracked Floor Tile



Leak At Bar Sink Fixture



Open Calking/Grout Joint Countertop Back Splash

Inspection Date:
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843-742-7952

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National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

MASTER BATHROOM 2ND FLOOR

Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The light inside of the exhaust fan does not come on when turning on the wall switch. See photo. Suggest replacing the bulb **first** and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465



Exhaust Fan Light Out

HALF BATHROM 2ND FLOOR

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

MASTER BATHROOM 1ST FLOOR	<input checked="" type="checkbox"/> Monitor Condition <input checked="" type="checkbox"/> Recommend Repairs		ACC	MAR	NI	NP	RR
	CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOILET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- 1) The caulking at the bottom of the right sink side splash is cracked. See photo. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary caulking repair.
- 2) The right sink is missing the stopper. See photo. Evidence suggests the sink basin can not be filled. Recommend a licensed plumber to evaluate and make the necessary repair.
- 3) The toilet fill valve, located inside the tank, had water spraying out from the bottom side of the fill valve assembly when the toilet was flushed and the fill tube is missing. See photo. The toilet fill valve assembly does not function as intended and is in need of evaluation and replacement by a licensed plumber.
- 4) The light inside of the exhaust fan does not come on when turning on the wall switch. See photo. Suggest replacing the bulb **first** and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465



No Sink Stopper



Leak At Bottom Of Toilet Fill Valve



Missing Toilet Fill Tube



Exhaust Fan Light Out



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

HALL BATHROOM 1ST FLOOR

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- 1) The bathroom tile floor grout seam, located along the bathtub, is open. See photo. Evidence suggests this condition creates an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.
- 2) The left side sink side splash has a cracked caulking seam where the side splash meets the counter top. See photo. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary sealing repair.
- 3) The light inside of the exhaust fan does not come on when turning on the wall switch. See photo. Suggest replacing the bulb **first** and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.
- 4) The sink is missing the drain stopper. See photo. The stopper is needed to fill the sink basin and to prevent items from accidentally going into the drain. Recommend a licensed plumber to evaluate and make the necessary repair.

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
 Inspector Phone: NC 910-575-2171 SC
 843-742-7952

Email:
 NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465



Open Floor Grout Joint at Tub



No Sink Stopper



Exhaust Fan Light Out

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

FAMILY/DINING ROOM 2ND FLOOR

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The following window and screen defects were observed; the left rear window is stuck shut, the left rear window screen is damaged, the third from the left rear window is difficult to close due to coming down unevenly in the frame and the right and left side windows slam shut when opened. Evidence suggests the defective windows have created a safety hazard. All windows are required to be operational for emergency egress. Recommend a qualified window contractor to evaluate and make the necessary repairs.



Hole In Window Screen

Inspection Date:
06/30/2018

Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465

MASTER BEDROOM 2ND FLOOR

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Evidence of Leak(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The right rear window sill has slight wood decay present in the left corner and there is a damaged area of drywall under the window frame. A moisture meter test produced a high reading, suggesting there is an active leak present. Recommend a qualified contractor to evaluate and determine the cause of the leak, determine the extent of damage and make the necessary repairs.



Decayed Window Sill Wood



High Moisture Meter Reading

Inspection Date:
06/30/2018

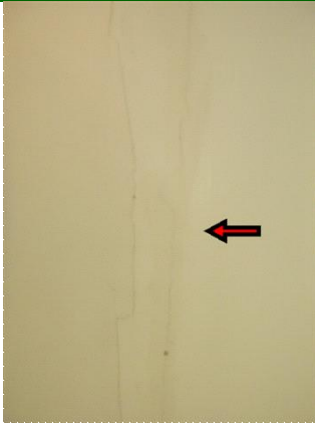
Inspector: Anthony DeVita
Inspector Phone: NC 910-575-2171 SC
843-742-7952

Email:
NCHI #3229 SCHI #48551



National Property Inspections

Mr. and Mrs. Jones, 1715 Beach Dr., Oak Island, NC, 28465



Damaged Drywall Under Right Window

MASTER BEDROOM 1ST FLOOR

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- 1) The side window screen is missing. Evidence suggest this condition does not allow the window to be used for ventilation without letting insects into the room. Recommend a qualified window contractor to evaluate and make the necessary replacement.
- 2) The entry door is hitting the tile floor, making it difficult to open and close. Evidence suggests the door needs adjustment to open and close freely. Recommend a qualified contractor to evaluate and make the necessary repair

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Missing Screen

BEDROOM 1ST FLOOR FRONT

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Damaged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The side window screen is damaged. See photo. Evidence suggests the damaged screen creates an avenue for insects to enter the room. The window screen does not function as intended and is in need of repair or replacement by a qualified window contractor.

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Damaged Window Screen

BEDROOM 1ST FLOOR REAR

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The left rear window, left sash cord is stuck and the window will not open and the side window slams shut. Evidence suggests the windows do not function as intended and have created a safety hazard. All windows are required to be operational for emergency egress. Recommend a qualified window contractor to evaluate and make the necessary repairs.

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Sash Cord Mechanism Stuck

FAMILY ROOM 1ST FLOOR

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperative	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The right window comes out of the frame when opening and slams shut when opened. Evidence suggests the sash springs located inside the side window channels are damaged and need repair or replacement. The windows do not function as intended and have created a safety hazard. All windows are required to be operational for emergency egress. Recommend a qualified window contactor to evaluate and make the necessary repairs.

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STAIRS / RAILINGS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The stairs leading up to the second floor have the appropriate lighting, hand railing, riser and tread size for safety purposes.



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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

STAIRS

RECOMMEND REPAIR

There is a loose baluster on the rear upper stairs on the left hand rail. See photo. Evidence suggests this condition has created a safety hazard. Recommend a qualified contractor to evaluate and make the necessary repair.

PORCH

MARGINAL

There was no visible flashing between the porch and the house connection. It may be there but it is not readily visible. Recommend a licensed general contractor to evaluate and determine that flashing is present and if not, make the necessary repair.

DECK

MARGINAL

There was no visible flashing between the deck and the house connection. It may be there but it is not readily visible. Recommend a licensed general contractor to evaluate and determine that flashing is present and if not, make the necessary repair.

NOTE: There are boards over the top of the deck connection to the house blocking the view from the top to determine if flashing is present. See photo.

ROOFING

MARGINAL

The roof consists of asphalt/composite architectural shingles on a cross gable style roof.

NOTE: There is minor granular loss on the shingles. See photo. This is typical of an aging roof, especially in an ocean environment. Over the next several years monitor the roof for any worsening of the granular loss and if necessary, have a qualified roofing contractor to evaluate the overall condition of the roof.

FLASHING/VALLEYS

RECOMMEND REPAIR

The PVC plumbing vent pipes have a lead flashing covering them which will help prevent the PVC vent pipes from getting brittle and cracking from exposure to the sun. The bottom of the front plumbing vent lead flashing has exposed nail heads. See photo. Evidence suggests this condition can create an avenue for water intrusion. Recommend a qualified roofing contractor to evaluate and make the necessary sealing repair.

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EXTERIOR SURFACE

Siding/Trim

RECOMMEND REPAIR

Bolts In Support Pilings & Braces

MARGINAL

- 1) There is a cracked area of composite siding under the right front second floor window. See photo. Evidence suggests this condition can create an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.
- 2) There are areas of chipped/peeled paint and rusted nail heads throughout the siding, in particular on the ocean facing side of the house. See photos. Evidence suggests the salt air can decay the composite material and the rusted nails can loose their fastening strength. Recommend a qualified painting contractor to evaluate and make the necessary repairs.
- 3) Most of the bolts/nuts used to fasten the piling bracing and the porch/deck framing are heavily corroded. See photo. Evidence suggests it is hard to determine the full extent of the corrosion. Recommend a licensed general contractor to evaluate the bolting and make an necessary repairs. Also determine the best way to minimize future corrosion.

CARPORT

Floor/Walls/Ceiling/Electrical

MARGINAL

The concrete floor and ceiling are free of defects. The right side carport ceiling light did not come on when turning on the wall switch. See photo. Suggest changing the bulb **first**, and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repairs.

CARPORT STORAGE ROOM

Siding/Trim/Door

RECOMMEND REPAIR

The entry door to the storage room is missing locking hardware (dead bolt and handle lock) and the door is not closing against the door frame properly, indicating it may not be hanging squarely in the frame. See photos. Evidence suggests the security of the door is compromised. Recommend a qualified contractor to evaluate and make the necessary repairs.

ATTIC ELECTRICAL

MARGINAL

The service light, located in the attic, above the air handler, did not come on when the switch was turned on. See photo. Suggest changing the bulb first, and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.

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WATER HEATER

RECOMMEND REPAIR

- 1) The water temperature appears to be set too high at 130 degrees. Water at this temperature could cause scalding to the skin if left under the water for approximately 30 seconds. Recommend a licensed plumber to evaluate and make the necessary adjustment or repair to turn the temperature down to the manufacturers recommended setting of 120 degrees.
- 2) The T/P relief valve on the water heater is missing the extension pipe that is needed to divert the hot water down and away from harm's way in the event the safety valve opens. See photo. Recommend a licensed plumber to evaluate and make the necessary repair.
- 3) Due to the age of the water heater, recommend having a licensed plumber to evaluate the overall condition, in order to plan for any future repairs or replacement.

LAUNDRY FACILITIES

Door/Window

RECOMMEND REPAIR

The window will not open when using a considerable amount of upward force and the right lock latch only closes partway. Evidence suggests this condition has created a safety hazard. All windows are required to operate for emergency egress. Recommend a qualified window contractor to evaluate and make the necessary repair.

KITCHEN/DINING AREA

Windows/Trim

RECOMMEND REPAIR

Floor/Finish

RECOMMEND REPAIR

Countertops/Cabinets

RECOMMEND REPAIR

Bar Sink

RECOMMEND REPAIR

- 1) When opening the windows over the sink they both slam shut. Evidence suggests the sash cords located inside the sides of the window frame are damaged and this condition has created a safety hazard. Recommend a qualified window contractor to evaluate and make the necessary repairs.
- 2) The tile floor has cracks present at several areas. See photo. Recommend a qualified tile flooring contractor to evaluate this condition and make any necessary repairs.
- 3) When turning the bar sink cold water on, there is a leak on top of the sink from the fixture. See photo. Evidence suggests this condition can lead to water intrusion into the cabinet below. Recommend a licensed plumber to evaluate and make the necessary repair.
- 4) There is an open caulking/grout joint where the countertop and the back splash meet. See photo. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.

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MASTER BATHROOM 2ND FLOOR

Exhaust Fan

MARGINAL

The light inside of the exhaust fan does not come on when turning on the wall switch. See photo. Suggest replacing the bulb **first** and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.

MASTER BATHROOM 1ST FLOOR

Countertops/Cabinets

RECOMMEND REPAIR

Sink/Faucet

RECOMMEND REPAIR

Toilet

RECOMMEND REPAIR

Exhaust Fan

MARGINAL

- 1) The caulking at the bottom of the right sink side splash is cracked. See photo. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary caulking repair.
- 2) The right sink is missing the stopper. See photo. Evidence suggests the sink basin can not be filled. Recommend a licensed plumber to evaluate and make the necessary repair.
- 3) The toilet fill valve, located inside the tank, had water spraying out from the bottom side of the fill valve assembly when the toilet was flushed and the fill tube is missing. See photo. The toilet fill valve assembly does not function as intended and is in need of evaluation and replacement by a licensed plumber.
- 4) The light inside of the exhaust fan does not come on when turning on the wall switch. See photo. Suggest replacing the bulb **first** and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.

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HALL BATHROOM 1ST FLOOR

Floor/Finish	RECOMMEND REPAIR
Countertops/Cabinets	RECOMMEND REPAIR
Exhaust Fan	MARGINAL

- 1) The bathroom tile floor grout seam, located along the bathtub, is open. See photo. Evidence suggests this condition creates an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.
- 2) The left side sink side splash has a cracked calking seam where the side splash meets the counter top. See photo. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary sealing repair.
- 3) The light inside of the exhaust fan does not come on when turning on the wall switch. See photo. Suggest replacing the bulb **first** and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.
- 4) The sink is missing the drain stopper. See photo. The stopper is needed to fill the sink basin and to prevent items from accidentally going into the drain. Recommend a licensed plumber to evaluate and make the necessary repair.

FAMILY/DINING ROOM 2ND FLOOR

Windows/Trim	RECOMMEND REPAIR
Window Screens	RECOMMEND REPAIR

The following window and screen defects were observed; the left rear window is stuck shut, the left rear window screen is damaged, the third from the left rear window is difficult to close due to coming down unevenly in the frame and the right and left side windows slam shut when opened. Evidence suggests the defective windows have created a safety hazard. All windows are required to be operational for emergency egress. Recommend a qualified window contractor to evaluate and make the necessary repairs.

MASTER BEDROOM 2ND FLOOR

Windows/Trim	RECOMMEND REPAIR
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The right rear window sill has slight wood decay present in the left corner and there is a damaged area of drywall under the window frame. A moisture meter test produced a high reading, suggesting there is an active leak present. Recommend a qualified contractor to evaluate and determine the cause of the leak, determine the extent of damage and make the necessary repairs.

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MASTER BEDROOM 1ST FLOOR

Window Screens

RECOMMEND REPAIR

Interior Doors/Hardware

RECOMMEND REPAIR

- 1) The side window screen is missing. Evidence suggest this condition does not allow the window to be used for ventilation without letting insects into the room. Recommend a qualified window contractor to evaluate and make the necessary replacement.
- 2) The entry door is hitting the tile floor, making it difficult to open and close. Evidence suggests the door needs adjustment to open and close freely. Recommend a qualified contractor to evaluate and make the necessary repair

BEDROOM 1ST FLOOR FRONT

Window Screens

RECOMMEND REPAIR

The side window screen is damaged. See photo. Evidence suggests the damaged screen creates an avenue for insects to enter the room. The window screen does not function as intended and is in need of repair or replacement by a qualified window contractor.

BEDROOM 1ST FLOOR REAR

Windows/Trim

RECOMMEND REPAIR

The left rear window, left sash cord is stuck and the window will not open and the side window slams shut. Evidence suggests the windows do not function as intended and have created a safety hazard. All windows are required to be operational for emergency egress. Recommend a qualified window contactor to evaluate and make the necessary repairs.

FAMILY ROOM 1ST FLOOR

Windows/Trim

RECOMMEND REPAIR

The right window comes out of the frame when opening and slams shut when opened. Evidence suggests the sash springs located inside the side window channels are damaged and need repair or replacement. The windows do not function as intended and have created a safety hazard. All windows are required to be operational for emergency egress. Recommend a qualified window contactor to evaluate and make the necessary repairs.

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement. The safety items/systems are marginally acceptable.

The safety items marked marginal were not required to be present when the home was built. However, it is recommended these items be brought up to current safety standards.

RR (RECOMMEND REPAIR)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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