



National Property Inspections

Jack & Jill Hill, 62 Button Ct, Southport, NC, 28461



RecallChek.
Authorized Dealer



Saturday, June 30, 2018

Inspector

Mathew Jones

(910) 575-2171 (843) 742-7952

office@nationalpropertyinspections.net

NCHI#3940

Inspection Date:
06/30/2018

Inspector: Mathew Jones
Inspector Phone: (910) 575-2171 (843) 742-7952

Email: office@nationalpropertyinspections.net
NCHI#3940



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes Estimated Age Of Property : 11 Year(s) Property Faces : <input type="checkbox"/> North <input checked="" 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 : 47 Weather : <input checked="" type="checkbox"/> Sunny Soil Conditions : <input checked="" type="checkbox"/> Damp/Wet Persons Present :
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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 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. The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items. Client agrees that if NPI recommends further evaluation of a condition, Client will do so before the end of any inspection contingency. NPI recommends obtaining firm bids from licensed contractors, before closing, on items marked "marginal", "recommend repair", at or near it's design life expectancy. The findings of the inspection are "as of" the inspection date and time. Client understands and agrees that if NPI recommends further evaluation of a condition, Client will do so before the end of any inspection contingency. NPI recommends obtaining firm bids from recommended contractors, before due diligence time frame ends and closing on this property, on all items marked "marginal", recommend repair, not inspected, or at/near design life for component or systems. The findings of the inspection are "as of" the inspection date and time. Ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing. IT IS RECOMMENDED THAT THE CLIENT AND YOUR AGENT, READ THE ENTIRE INSPECTION

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REPORT. Inspected by Mathew Jones, Inspector NC #3940

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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"/>

Positive Slope

Comments:

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



Grading / Drainage: View of front property



Grading / Drainage: View of right side property



Grading / Drainage: View of rear property



Grading / Drainage: View of left side 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"/>

Concrete

Comments:

The driveway, located in front of the house, is concrete and has the proper expansion joints present which are needed to help prevent cracking.



Driveway: Overall view of concrete driveway

WALKS / STEPS

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

Recommend Repairs

Brick

Wood

General Deterioration

Comments:

There are brick steps, located at the front of the house, leading to the front open porch.

1. The wood stairs leading up to the rear wood deck have multiple cracks in the stair stringers. See photos. Evidence suggests this condition creates a safety hazard.
2. The wood step located on the left side of the house, at the garage side entry door, is loose when operating. See Photo. Evidence suggests this condition creates a safety hazard.

**Recommend a licensed general contractor evaluate items 1 and 2 and make the necessary repairs.

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Walks / Steps: Overall view of rear wood steps



Walks / Steps: View of one location of cracked staircase stringers



Walks / Steps: View of loose wood step at left side



Walks / Steps: Overall view of front steps

PORCH - FRONT

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

Open

Comments:

There is a concrete open porch located at the front of the house.

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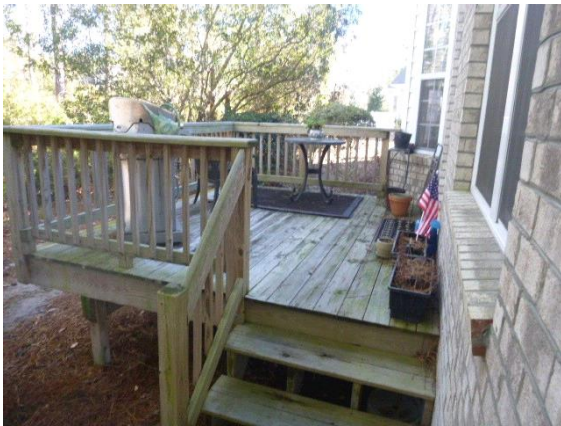
DECKS / BALCONY

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 wood deck located at the rear of the house. See photo. The deck has the appropriate guard rails that measure approximately 32 inches to 36 inches high with the appropriate balusters no wider than 4 inches apart.
Note: visibility of the rear deck was limited due to items on the deck surface and around the perimeter. See Photos.



Decks / Balcony: Overall view of rear wood deck



Decks / Balcony: Overall view of rear wood deck

ROOFING

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

Age: 11 Year(s)

Layers: 1

80% Visible

Aerial mast from ground

Asphalt / Composition

Comments:

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

Leaks not always detectable.

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Roofing: Overall view of asphalt roof shingles



Roofing: Overall view of asphalt roof shingles



Roofing: Overall view of asphalt roof shingles



Roofing: Overall view of asphalt roof shingles

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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"/>

Metal

Filled with Debris

Comments:

The roof valleys have excessive debris present. See Photos. Evidence suggests this condition will inhibit water from draining off of the roof and into the gutters and downspouts properly. Recommend a qualified contractor evaluate and make the necessary repairs.



Flashing/Valleys: View of one location of debris in roof valleys



Flashing/Valleys: View of one location of debris in roof valleys

GUTTERS/DOWN SPOUTS

Recommend Repairs

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

Aluminum

Filled with Debris

Comments:

1. Several areas of the gutters are filled with debris. See Photos. Evidence suggests this condition is inhibiting water draining off the roof, and flowing through the gutters and down spouts properly.
2. There are no splash blocks or extension hoses present on many of the downspouts. See photos. Small holes are starting to form in the ground at the bottom of the downspouts and evidence suggests this condition will inhibit water from draining away from the foundation. **Recommend a qualified contractor evaluate items 1 and 2 and make the necessary repairs.

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Gutters/Down Spouts: View of debris inside the roof gutters



Gutters/Down Spouts: View showing one location of missing splash blocks/extension hoses at the end of downspouts

EXTERIOR SURFACE

Recommend Repairs

Brick Vinyl

	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): Left Side	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The exterior surface consists of brick and vinyl siding with vinyl soffit material.

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1. The exterior spotlight located at the right rear corner of the house does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
 2. One bulb in the exterior spotlight located at the left rear corner of the house does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
 3. The exterior light, located to the right of the garage roll up door, does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
 4. The exterior light, located next to the entry door on the rear deck, does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
- **Recommend a licensed electrician evaluate items 1, 2, 3, and 4 and make the necessary repairs.
5. The coated metal trim throughout the exterior of the house is starting to bubble in many locations. See photos. Evidence suggests this is an indication that water may have penetrated between the metal and the outer coating of the trim, and that corrosion has started. Recommend a qualified contractor evaluate, determine the cause and extent of any damage, and make the necessary repairs.



Exterior Surface: View of defective light fixture located next to garage roll up door



Exterior Surface: View of defective spotlight located at the right rear of house



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Exterior Surface: View of defective light fixture located next to rear entry door



Exterior Surface: View of defective spotlight located at the left rear of house



Exterior Surface: View of one location of peeling coated metal trim



Exterior Surface: View of one location of peeling coated metal trim



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WINDOWS

Recommend Repairs

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

Vinyl

Needs Caulk / Seal

Comments:

The caulking located on the exterior of many of the vinyl windows has separated from the window and brick siding. See Photos. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified contractor evaluate and make the necessary repairs.



Windows: View of one location of separated caulking at windows



Windows: View of one location of separated caulking at windows

EXTERIOR DOORS

Recommend Repairs

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

Fiberglass

Metal

Wood

General Deterioration

Repair / Replace Weather - Strip

Comments:

1. The garage side entry door has soft wood present at the lower section of the door core. See photo. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing. Recommend a qualified general contractor evaluate, determine the cause and extent of the damage, and make the necessary repairs.

2. There is a gap with daylight visible along the lock side of the weather-stripping at the front entry door. See photo. Evidence suggests this condition has created an avenue for energy loss. Recommend a qualified contractor evaluate and make the necessary repairs.

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Exterior Doors: View of soft wood present at garage side entry door



Exterior Doors: View showing daylight between front entry door and door jamb

FOUNDATION

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

Concrete Slab Limited Observation

Comments:

The foundation is a concrete slab on grade, with limited visibility. From the outside there are no visual signs of cracking or signs of water intrusion to suggest foundation problems at the time of inspection.

GARAGE/CARPORT

Recommend Repairs

2 Cars Attached Obscured / Limited View

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOWS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Limitation: The garage has limited visibility due to items located around the perimeter walls and covering the garage floor. See photo.

There is condensation present inside the rear double-pane glass window, located at the front of the garage. See photo. Evidence suggests the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified contractor evaluate and make the necessary repairs or replacements.



Garage/Carport: Overall view of garage



Garage/Carport: Overall view of garage



Garage/Carport: View of fogged window located in the garage

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OVERHEAD GARAGE DOORS

Recommend Repairs

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

of Openers: 2

Metal

Damaged / Inoperative

Comments:

The left side garage door opener did not operate when tested at the time of the inspection. See Photo. Evidence suggests the door opener does not function as intended. Recommend a qualified contractor evaluate and make the necessary repairs.



Overhead Garage Doors: Overall view of left garage door that did not operate



Overhead Garage Doors: View testing left side garage door opener

GARAGE PEDESTRIAN DOOR INTO HOUSE

Solid Core

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

Comments:

The pedestrian door leading into the garage is a solid core fire-rated door. The door and hardware operated as designed.

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Garage Pedestrian Door into House: Overall view of garage pedestrian door

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Attic / Roof

Method of Inspection Physical Entry 65 % 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 Trusses

Comments:

Limitation: Access to the entire attic area is limited due to the truss design and the layout of the HVAC ductwork. See photos.

The attic roof framing consists of engineered 2" x 4" wood trusses that are 2 feet on center and are designed to carry the full load of the bearing roof. The sheathing type is OSB (oriented strand board) See photos.

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.



Attic Framing/Sheathing: Views of attic framing and sheathing



Attic Framing/Sheathing: Views of attic framing and sheathing

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Attic Framing/Sheathing: Views of attic framing and sheathing



Attic Framing/Sheathing: Views of attic framing and sheathing

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 full length of the roof ridge and soffit vents along the perimeter of the home.

ATTIC INSULATION

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

Loose Fill

Comments:

There is 10 to 12 inches of loose fill blown wool type insulation present in the attic area and it is evenly distributed. The attic insulation has an R value of approximately R30.

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Attic Insulation: View showing the depth of insulation located in the attic

ATTIC ELECTRICAL

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

Comments:

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

Interior Foundation

Foundation Type Slab On Grade

FLOOR/SLAB

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

Concrete Obscured / Covered

Comments:

Could not inspect the concrete slab because it was totally covered with flooring.

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ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: Cutler Hammer

Main Disconnect Location: Garage

120 / 240 Volt (Nominal)

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"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. The upper Arc Fault 15 amp breaker located in the right side of the panel is damaged and could not be tested at the time of the inspection. See Photo. Evidence suggests that the breaker does not operate as intended and has created a safety hazard. Recommend a licensed electrician evaluate and make the necessary repairs for safety purposes.
2. There are no CO detector(s) present outside the bedrooms. Although it was not required to have a CO detector(s) when the home was built, North Carolina now requires all homes with fuel sources present such as; **gas fireplaces**, gas stoves, gas furnaces, **attached garages**, and any gas appliance, etc., to have CO detector(s) present outside the bedrooms. Recommend a qualified contractor or licensed electrician install CO detector(s) for safety purposes.

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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Electrical: View of main electric panel and circuit breaker located in the garage



Electrical: View of damaged Arc Fault breaker



Electrical: All smoke detectors were checked and were operational at the time of the inspection

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PLUMBING

Water Service

- Water Public
- Shut Off Location: Laundry room wall

Sewage Service

- Sewage Public

Fuel Service

- Shut Off Location: Propane, at tank

		ACC	MAR	NI	NP	RR
SUPPLY	<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:

Picture shows typical plumbing setup located under sinks. All sink water supply lines are PEX tubing and have PVC drain and vent pipes.

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



Plumbing: View of plumbing pipes below sinks



Plumbing: View of main water shut off valve located in the laundry room



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WATER HEATER

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

Brand: State Model: ES650DORS Size: 50 Gallon(s) Age: 11 Year(s)
 SerialNo: E07A059854

- Electric Insulation Blanket Obstructs View

Comments:

Limitation: The electric water heater, located in the garage, could not be fully physically inspected because there is an insulated blanket fully covering the unit. See photo.

The electric water heater is supplying hot water at the kitchen sink at 108 degrees. See photo. Even though the water heater is operating as intended, due to it's age, I recommend a licensed plumber to evaluate the water heater to determine its condition, in order to plan for any anticipated future repairs and/or replacement, before closing on this home. **Note:** Because of the age of the water heater, it will not be covered by our warranty or insurance.



Water Heater: View of insulation installed on water heater



Water Heater: View of water temperature at the kitchen sink

LAUNDRY FACILITIES

Recommend Repairs

Location: Laundry room

	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Comments:

Inspection Date: 06/30/2018 Inspector: Mathew Jones Inspector Phone: (910) 575-2171 (843) 742-7952 Email: office@nationalpropertyinspections.net NCHI#3940



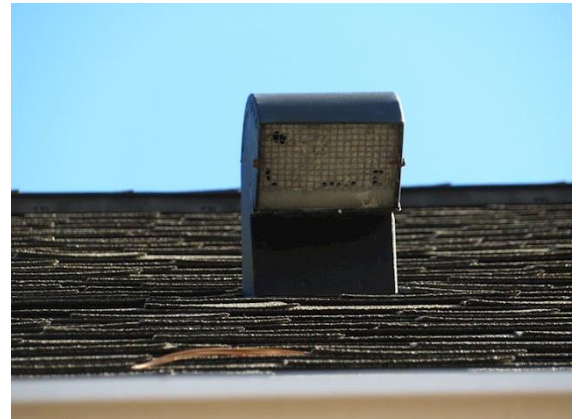
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The dryer vent cap, located on the left side of the roof, is obstructed with dryer exhaust lint. See Photo. Evidence suggests the dryer vent does not operate as intended and that this condition has created a safety hazard. Recommend a qualified contractor evaluate and make the necessary repairs for safety purposes.



Laundry Facilities: Overall view of washer and dryer



Laundry Facilities: View of lint filled dryer vent cap located on the left side of house

HEATING

Brand: Trane Model: 4TWR4048G1000AA BTUs: 48000 Age: 1 Year(s)
 SerialNo: 172017PH4F

Electric Heat Pump

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

The heat pump system is a "split" system, with the air handler located in the attic and the condenser located outside. It is working within industry standards with the supply air temperature reading at least 14 to 20 degrees warmer than the return air. The test results are measured using a digital thermometer at each supply register and at the return air grille. The thermostat and blower were checked and are working as designed.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

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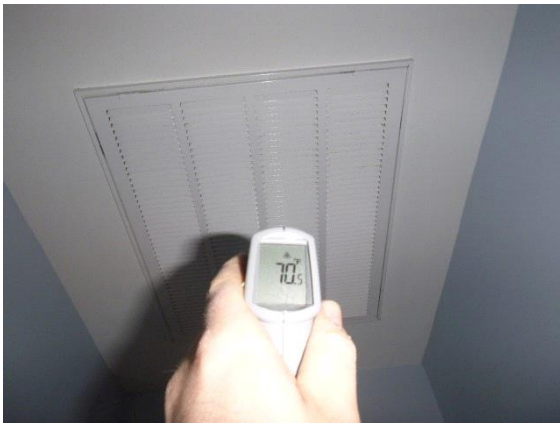
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Heating: View of HVAC condenser located on the right side of house



Heating: View of HVAC air handler located in the attic



Heating: View of return air temperature using a digital thermometer in the heating mode



Heating: View of supply air temperature using a digital thermometer in the heating mode



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HVAC DISTRIBUTION

Ductwork

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

COOLING

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

Brand: Trane Model: 4TWR4048G1000AA Size: 4 Ton Age: 1 Year(s)
 SerialNo: 172017PH4F

Electric Heat Pump Outside Temperature too cold to test

Comments:

Did not inspect the heat pump in the cooling mode due to the manufacturer's recommendation to avoid damaging the condensing unit when the weather is cooler than 65 degrees for a period of more than 24 hours.

KITCHEN

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 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"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Comments:

1. The under cabinet light fixture located to the right of the refrigerator and one bulb in the fixture to the right of the sink did not light when the switches were turned on. See Photos. Recommend changing the light bulbs first, and if the lights still do not work, have a licensed electrician evaluate and make the necessary repairs.
2. The kitchen sink hand sprayer is missing the operating button. See photo. Evidence suggests the kitchen sink sprayer does not function as intended. Recommend a licensed plumber evaluate and make the necessary repairs.
3. One of the tabs used to secure the dishwasher to the countertop is missing a screw. See photo. Evidence suggests this condition may allow the dishwasher to move when operating the door.
4. Several operating control buttons on the dishwasher are damaged. See Photo. Evidence suggests the buttons on the unit do not operate as intended.

****Recommend a qualified appliance contractor evaluate items 3 and 4 and make the necessary repairs.**



Kitchen: Overall view of kitchen



Kitchen: View of one location of defective kitchen light fixture

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Kitchen: View of one location of defective kitchen light fixture



Kitchen: View of hand sprayer missing control button



Kitchen: View showing the dishwasher tab not secured to the countertop



Kitchen: View of damaged dishwasher control buttons

FIREPLACE/STOVE

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

Gas Log

Comments:

The propane gas fireplace, located in the living room, was turned on and operated as designed, at the time of the inspection.

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

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Fireplace/Stove: Overall view of fireplace



Fireplace/Stove: View of fireplace in operation

BATHROOM #1 - GUEST - RIGHT SIDE

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Mathew Jones
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The bathtub faucet is loose from the tub enclosure. See photo. Evidence suggests this condition creates an avenue for water intrusion behind the tub enclosure. Recommend a licensed plumber evaluate and make the necessary repairs or replacements.



Bathroom #1 - Guest - Right Side : Overall view of bathroom



Bathroom #1 - Guest - Right Side : View of loose bath tub faucet

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BATHROOM #2 - MASTER

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

1. The bathroom toilet closet entry door is missing from the door frame and hinges. See photo. Evidence suggests the door does not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
2. The bathtub cold water faucet handle hits the tile wall when operating. See Photo. Evidence suggests the faucet does not operate as intended.
3. The left side bathroom sink is missing the drain stopper. See photo. The stopper is needed to use the sink in the soak-mode and to prevent items from accidentally going down the drain.
**Recommend a licensed plumber evaluate items 2 and 3 and make the necessary repairs.
4. The particle board located inside the master bathroom vanity is swollen in several areas. See photo. Evidence suggests the particle board has had contact with water which has damaged the wood shelf. Recommend a qualified contractor to evaluate the cause of the water damage and cabinet and make the necessary repairs.

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Bathroom #2 - Master: Overall view of bathroom



Bathroom #2 - Master: View of missing drain stopper in left side sink



Bathroom #2 - Master: View of water damage to particle board located under the bathroom sink



Bathroom #2 - Master: View of bathtub faucet handle hitting wall when operating

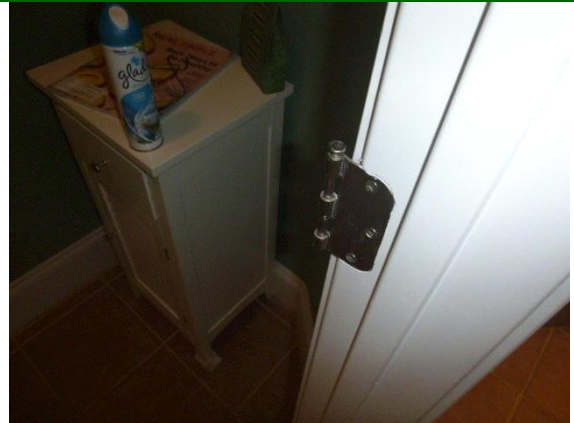


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Bathroom #2 - Master: View of missing toilet closet door



Bathroom #2 - Master: View of missing toilet closet door

BATHROOM #3 - GUEST - 2ND 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

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1. There was no power present at the GFCI receptacle located next to the bathroom sink. See photo. Evidence suggests the receptacle does not function as intended.
 2. One bulb in the light fixture, located over the bathroom sink, did not light when the wall switch was turned on. See photo. Recommend changing the light bulbs first.
- **Recommend a licensed electrician evaluate items 1 and 2 and make the necessary repairs.



Bathroom #3 - Guest - 2nd Floor : Overall view of bathroom



Bathroom #3 - Guest - 2nd Floor : View of no power present at GFCI receptacle in bathroom



Bathroom #3 - Guest - 2nd Floor : View showing defective light in fixture located above the sink

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DINING ROOM

	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 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 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:

LIVING ROOM

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"/>	<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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

One of the recessed ceiling lights, located above the fireplace, did not light when the wall switch was turned on. See photo. Recommend changing the light bulb first, and if the light still does not work, have a licensed electrician evaluate and make the necessary repairs.

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Living Room: Overall view of living room



Living Room: View of defective light on living room ceiling

BEDROOM #1 - MASTER

	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"/>	<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:

Inspection Date:
06/30/2018

Inspector: Mathew Jones
Inspector Phone: (910) 575-2171 (843) 742-7952

Email: office@nationalpropertyinspections.net
NCHI#3940



National Property Inspections

Jack & Jill Hill, 62 Button Ct, Southport, NC, 28461

BEDROOM #2 - GUEST - RIGHT SIDE - FRONT	<input checked="" type="checkbox"/> 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"/>	<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 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:

The bedroom entry door is hitting the threshold when closing. See photo. Evidence suggests the door is not operating as designed. Recommend a qualified contractor evaluate and make the necessary repairs.



Bedroom #2 - Guest - Right Side - Front : Overall view of bedroom



Bedroom #2 - Guest - Right Side - Front : View of entry door hitting threshold



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BEDROOM #3 - GUEST - RIGHT SIDE - REAR

	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"/>	<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:

FINISHED ROOM OVER GARAGE

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"/> Fogged	<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 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:

There is condensation present inside the window panes of the double-pane glass window. See photo. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified contractor evaluate the window and make the necessary repairs or replacements

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Finished Room Over Garage: Overall view of finished room over garage



Finished Room Over Garage: View of fogged window

CAROLINA ROOM

	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"/>	<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 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:

STAIRS / RAILINGS

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

Comments:

Inspection Date:
06/30/2018

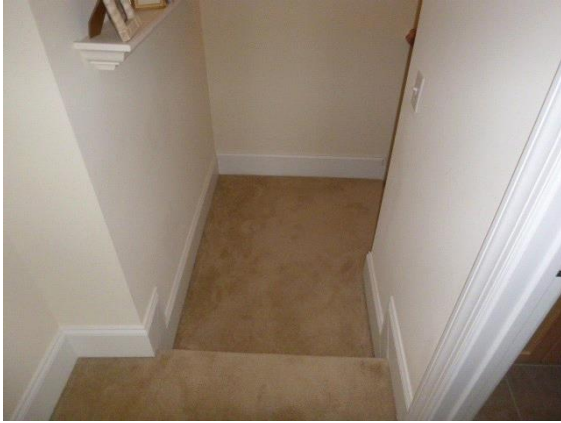
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Stairs / Railings: Overall view of interior stairs and railings



Stairs / Railings: Overall view of interior stairs and railings



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Summary

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;

WALKS / STEPS

RECOMMEND REPAIR

1. The wood stairs leading up to the rear wood deck have multiple cracks in the stair stringers. See photos. Evidence suggests this condition creates a safety hazard.
 2. The wood step located on the left side of the house, at the garage side entry door, is loose when operating. See Photo. Evidence suggests this condition creates a safety hazard.
- **Recommend a licensed general contractor evaluate items 1 and 2 and make the necessary repairs.

FLASHING/VALLEYS

RECOMMEND REPAIR

The roof valleys have excessive debris present. See Photos. Evidence suggests this condition will inhibit water from draining off of the roof and into the gutters and downspouts properly. Recommend a qualified contractor evaluate and make the necessary repairs.

GUTTERS/DOWN SPOUTS

RECOMMEND REPAIR

1. Several areas of the gutters are filled with debris. See Photos. Evidence suggests this condition is inhibiting water draining off the roof, and flowing through the gutters and down spouts properly.
2. There are no splash blocks or extension hoses present on many of the downspouts. See photos. Small holes are starting to form in the ground at the bottom of the downspouts and evidence suggests this condition will inhibit water from draining away from the foundation. **Recommend a qualified contractor evaluate items 1 and 2 and make the necessary repairs.

EXTERIOR SURFACE

Siding/Trim

RECOMMEND REPAIR

Exterior Lighting

RECOMMEND REPAIR

1. The exterior spotlight located at the right rear corner of the house does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
 2. One bulb in the exterior spotlight located at the left rear corner of the house does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
 3. The exterior light, located to the right of the garage roll up door, does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
 4. The exterior light, located next to the entry door on the rear deck, does not light when the wall switch is turned on. See photo. Recommend changing bulb(s) first.
- **Recommend a licensed electrician evaluate items 1, 2, 3, and 4 and make the necessary repairs.
5. The coated metal trim throughout the exterior of the house is starting to bubble in many locations. See photos. Evidence suggests this is an indication that water may have penetrated between the metal and the outer coating of the trim, and that corrosion has started. Recommend a qualified contractor evaluate, determine the cause and extent of any damage, and make the necessary repairs.

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WINDOWS

RECOMMEND REPAIR

The caulking located on the exterior of many of the vinyl windows has separated from the window and brick siding. See Photos. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified contractor evaluate and make the necessary repairs.

EXTERIOR DOORS

RECOMMEND REPAIR

1. The garage side entry door has soft wood present at the lower section of the door core. See photo. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing. Recommend a qualified general contractor evaluate, determine the cause and extent of the damage, and make the necessary repairs.
2. There is a gap with daylight visible along the lock side of the weather-stripping at the front entry door. See photo. Evidence suggests this condition has created an avenue for energy loss. Recommend a qualified contractor evaluate and make the necessary repairs.

GARAGE/CARPORT

Windows

RECOMMEND REPAIR

Limitation: The garage has limited visibility due to items located around the perimeter walls and covering the garage floor. See photo.

There is condensation present inside the rear double-pane glass window, located at the front of the garage. See photo. Evidence suggests the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified contractor evaluate and make the necessary repairs or replacements.

OVERHEAD GARAGE DOORS

RECOMMEND REPAIR

The left side garage door opener did not operate when tested at the time of the inspection. See Photo. Evidence suggests the door opener does not function as intended. Recommend a qualified contractor evaluate and make the necessary repairs.

ELECTRICAL

Arc Fault

RECOMMEND REPAIR

CO Detectors

MARGINAL

1. The upper Arc Fault 15 amp breaker located in the right side of the panel is damaged and could not be tested at the time of the inspection. See Photo. Evidence suggests that the breaker does not operate as intended and has created a safety hazard. Recommend a licensed electrician evaluate and make the necessary repairs for safety purposes.
2. There are no CO detector(s) present outside the bedrooms. Although it was not required to have a CO detector(s) when the home was built, North Carolina now requires all homes with fuel sources present such as; **gas fireplaces**, gas stoves, gas furnaces, **attached garages**, and any gas appliance, etc., to have CO detector(s) present outside the bedrooms. Recommend a qualified contractor or licensed electrician install CO detector(s) for safety purposes.

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LAUNDRY FACILITIES

Dryer Vents

RECOMMEND REPAIR

The dryer vent cap, located on the left side of the roof, is obstructed with dryer exhaust lint. See Photo. Evidence suggests the dryer vent does not operate as intended and that this condition has created a safety hazard. Recommend a qualified contractor evaluate and make the necessary repairs for safety purposes.

KITCHEN

Electrical (Random sampling of outlets, switches, fixtures.)

RECOMMEND REPAIR

Sink/Faucet

RECOMMEND REPAIR

Dishwasher/Cross Flow Protection

RECOMMEND REPAIR

1. The under cabinet light fixture located to the right of the refrigerator and one bulb in the fixture to the right of the sink did not light when the switches were turned on. See Photos. Recommend changing the light bulbs first, and if the lights still do not work, have a licensed electrician evaluate and make the necessary repairs.

2. The kitchen sink hand sprayer is missing the operating button. See photo. Evidence suggests the kitchen sink sprayer does not function as intended. Recommend a licensed plumber evaluate and make the necessary repairs.

3. One of the tabs used to secure the dishwasher to the countertop is missing a screw. See photo. Evidence suggests this condition may allow the dishwasher to move when operating the door.

4. Several operating control buttons on the dishwasher are damaged. See Photo. Evidence suggests the buttons on the unit do not operate as intended.

**Recommend a qualified appliance contractor evaluate items 3 and 4 and make the necessary repairs.

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BATHROOM #1 - GUEST - RIGHT SIDE

Tub/Shower

RECOMMEND REPAIR

The bathtub faucet is loose from the tub enclosure. See photo. Evidence suggests this condition creates an avenue for water intrusion behind the tub enclosure. Recommend a licensed plumber evaluate and make the necessary repairs or replacements.

BATHROOM #2 - MASTER

Interior Doors/Hardware

RECOMMEND REPAIR

Countertops/Cabinets

RECOMMEND REPAIR

Sink/Faucet

RECOMMEND REPAIR

Tub/Shower

RECOMMEND REPAIR

1. The bathroom toilet closet entry door is missing from the door frame and hinges. See photo. Evidence suggests the door does not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
2. The bathtub cold water faucet handle hits the tile wall when operating. See Photo. Evidence suggests the faucet does not operate as intended.
3. The left side bathroom sink is missing the drain stopper. See photo. The stopper is needed to use the sink in the soak-mode and to prevent items from accidentally going down the drain.
**Recommend a licensed plumber evaluate items 2 and 3 and make the necessary repairs.
4. The particle board located inside the master bathroom vanity is swollen in several areas. See photo. Evidence suggests the particle board has had contact with water which has damaged the wood shelf. Recommend a qualified contractor to evaluate the cause of the water damage and cabinet and make the necessary repairs.

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BATHROOM #3 - GUEST - 2ND FLOOR

Electrical (Random sampling of outlets, switches, fixtures.)

RECOMMEND REPAIR

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

RECOMMEND REPAIR

1. There was no power present at the GFCI receptacle located next to the bathroom sink. See photo. Evidence suggests the receptacle does not function as intended.
 2. One bulb in the light fixture, located over the bathroom sink, did not light when the wall switch was turned on. See photo. Recommend changing the light bulbs first.
- **Recommend a licensed electrician evaluate items 1 and 2 and make the necessary repairs.

LIVING ROOM

Electrical (Random sampling of outlets, switches, fixtures.)

RECOMMEND REPAIR

One of the recessed ceiling lights, located above the fireplace, did not light when the wall switch was turned on. See photo. Recommend changing the light bulb first, and if the light still does not work, have a licensed electrician evaluate and make the necessary repairs.

BEDROOM #2 - GUEST - RIGHT SIDE - FRONT

Interior Doors/Hardware

RECOMMEND REPAIR

The bedroom entry door is hitting the threshold when closing. See photo. Evidence suggests the door is not operating as designed. Recommend a qualified contractor evaluate and make the necessary repairs.

FINISHED ROOM OVER GARAGE

Windows/Trim

RECOMMEND REPAIR

There is condensation present inside the window panes of the double-pane glass window. See photo. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified contractor evaluate the window and make the necessary repairs or replacements

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 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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