



# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



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 :

<b>Property Occupied :</b> Yes <b>Estimated Age Of Property :</b> 37            Year(s) <b>Property Faces :</b> <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West <b>Type of Property :</b> <input checked="" type="checkbox"/> Single-Family <b>Primary Construction :</b> <input checked="" type="checkbox"/> Wood	<b>Temperature :</b> 58    F <b>Weather :</b> <input checked="" type="checkbox"/> Sunny  <b>Soil Conditions :</b> <input checked="" type="checkbox"/> Damp/Wet <b>Persons Present :</b>
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### DEFINITIONS :

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

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	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.
<b>NI (NOT INSPECTED)</b>	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.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>RR (RECOMMEND REPAIRS)</b>	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 has positive slopes on three sides of the house with a slight negative slope at the rear of the house. See photo. Evidence suggests that during a heavy rain water may settle along the rear foundation wall. Recommend a qualified landscape contractor evaluate the grading and make any necessary repairs.



Grading / Drainage: View of front property



Grading / Drainage: View of rear property with negative slope present

## DRIVEWAY

Recommend Repairs

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

Gravel

### Comments:

The gravel driveway has a negative slope present, located near the garage roll up door. See Photo. Evidence suggests this condition may inhibit water from draining away from the foundation. Recommend a qualified contractor evaluate and make the necessary repairs.

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Driveway: Overall view of gravel driveway



Driveway: View of negative slope in gravel driveway near roll up door

## WALKS / STEPS

Recommend Repairs

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

Wood

General Deterioration

### Comments:

1. The wood handrails leading up to the front deck are loose. See Photos. Evidence suggests the loose handrails have created a safety hazard.
  2. The wood stairs leading up to the front and rear wood decks have multiple cracks in the stair stringers. See photos. Evidence suggests this condition creates a safety hazard.
- \*\*Recommend a licensed general contractor evaluate items 1 and 2, all exterior wood steps, determine the cause and extent of any damage, and make the necessary repairs.

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Walks / Steps: Overall view of front steps



Walks / Steps: View of loose handrail located on the front wood steps



Walks / Steps: Overall view of rear steps



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

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



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

## DECKS - 1ST FLOOR - FRONT

Recommend Repairs

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

Wood

No Joist Hangers

Not Bolted to House

### Comments:

1. The front deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.

2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The front deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.

3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard.

\*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.

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Decks - 1st Floor - Front : Overall view of front 1st floor wood deck



Decks - 1st Floor - Front : View of one location of rusted fasteners on front deck



Decks - 1st Floor - Front : View showing the deck ledger board not bolted to the house



Decks - 1st Floor - Front : View of missing joist hangers or ledger strips at the ends of the floor joists

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## DECKS - 2ND FLOOR - FRONT

Recommend Repairs

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

Wood

No Joist Hangers

Not Bolted to House

### Comments:

1. The front deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.

2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The front deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.

3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard.

\*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.



Decks - 2nd Floor - Front : Overall view of front 2nd floor wood deck



Decks - 2nd Floor - Front : View showing the deck ledger board not bolted to the house

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Decks - 2nd Floor - Front : View of missing joist hangers or ledger strips located at the ends of the floor joists



Decks - 2nd Floor - Front : View of one location of rusted fasteners on front decks

## DECKS - 1ST FLOOR - REAR

Recommend Repairs

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

Wood

General Deterioration

No Joist Hangers

Not Bolted to House

### Comments:

1. The rear deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.
2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The rear deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.
3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard. \*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.

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Decks - 1st Floor - Rear : View showing the deck ledger board not bolted to the house, and no joist hangers or ledger strips present



Decks - 1st Floor - Rear : View of one location of rusted fasteners on rear deck



Decks - 1st Floor - Rear : View of one location of rusted fasteners on rear deck



Decks - 1st Floor - Rear : View of one location of rusted fasteners on rear deck

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## DECKS - 2ND FLOOR - REAR

Recommend Repairs

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

Wood

General Deterioration

No Joist Hangers

Not Bolted to House

### Comments:

1. The rear deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.

2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The rear deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.

3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard.

\*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.



Decks - 2nd Floor - Rear : Overall view of rear wood deck



Decks - 2nd Floor - Rear : View showing the deck ledger board is not bolted to the house

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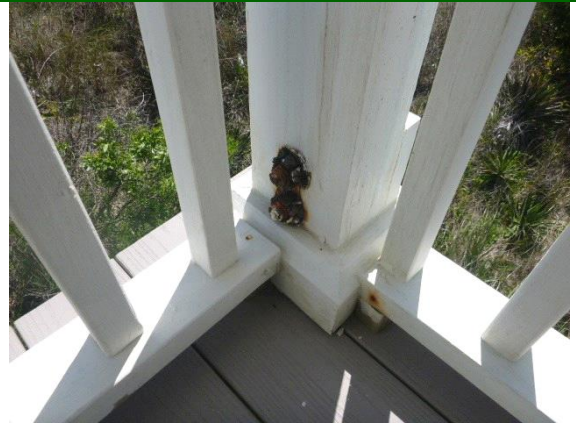


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Decks - 2nd Floor - Rear : View of missing joist hangers or ledger strips located at the ends of the floor joists



Decks - 2nd Floor - Rear : View of one location of rusted fasteners on rear deck

## ROOFING

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

Age: Unknown Year(s)      80% Visible

Aerial mast from ground       Metal

### Comments:

There is standing seam metal roofing installed on a gable style roof. This type roof has an excellent life expectancy and requires low maintenance.

Leaks not always detectable.

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Roofing: Overall view of standing seam metal roof



Roofing: Overall view of standing seam metal roof



Roofing: Overall view of standing seam metal roof



Roofing: Overall view of standing seam metal roof

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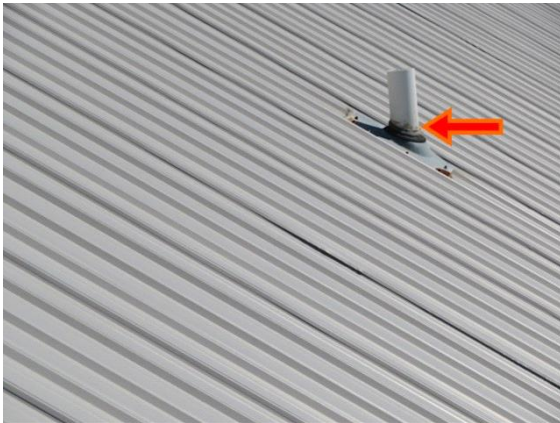
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FLASHING/VALLEYS		<input checked="" type="checkbox"/> Recommend Repairs				
		ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/> Composition / Membrane	<input checked="" type="checkbox"/> Previous Repairs Noted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

There is evidence of previous repairs to the plumbing vent pipe flashings located on the roof. See photos. Evidence suggests that repairs were made to stop prior leaks in these areas. Recommend asking the current owner for disclosure regarding previous repairs. If no repair history is available, recommend a qualified roofing contractor fully evaluate, determine the cause and extent of any damage, and make the necessary repairs.



Flashing/Valleys: View of one location of previous repairs to flashings



Flashing/Valleys: View of one location of previous repairs to flashings

EXTERIOR SURFACE		<input checked="" type="checkbox"/> Recommend Repairs				
		ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Poor Earth / Siding Clearance			
SIDING/TRIM		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR FAUCETS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS <input checked="" type="checkbox"/> NO GFCI		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR LIGHTING		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

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1. There are several areas of soft, deteriorated wood present on the wood siding and trim located throughout the exterior. See Photos. Evidence suggests this condition has weakened the wood siding and that there has been water intrusion into these areas.
2. There are several areas of soft, deteriorated wood present on the wood soffit and fascia located throughout the exterior. See Photos. Evidence suggests this condition has weakened the wood soffit and fascia and that there has been water intrusion into these areas.  
\*\*Recommend a qualified siding contractor fully evaluate items 1 and 2, all exterior wood siding and trim, determine the cause and extent of damage, and make the necessary repairs.
3. There are many exterior wall light fixtures that do not light when turning on the corresponding wall switches. See photos. Recommend changing bulb(s) first.
4. The exterior wall receptacle, located ground floor at the rear, is not GFCI-protected. See photo. All exterior receptacles have been required to be GFCI-protected since 1973. Evidence suggests the receptacle does not function as intended. Recommend a licensed electrician evaluate and make the necessary repairs.



Exterior Surface: View of receptacle with no cover present



Exterior Surface: View of one location of soft deteriorated wood siding

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Exterior Surface: View of one location of soft deteriorated wood siding



Exterior Surface: View of one location of soft deteriorated wood soffit and fascia



Exterior Surface: View of one location of soft deteriorated wood siding



Exterior Surface: View of exterior wall receptacle that is not GFCI protected

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Exterior Surface: View of one location of defective exterior light fixtures



Exterior Surface: View of one location of defective exterior light fixtures

## WINDOWS

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

Vinyl

Comments:

## 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"/>

Metal

Vinyl

Wood

Evidence of Leak(s)

General Deterioration

Repair / Replace Weather - Strip

Screen / Storm Door Damaged

Comments:

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**Limitation:** The front and rear ground floor entry doors could not be inspected because the doors were locked, and the key provided did not access them.

1. The metal storm door, located at the front entry, has excessive corrosion present at the bottom right corner. See photo. Evidence suggests this condition has weakened the structure of the door.
2. The front entry door has soft wood present at the lower sections of the door jambs. See photos. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing.
3. The 1st floor living room rear entry door has soft wood present at the lower sections of the door jambs, door core, and trim. See photos. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing.
4. The rear first 1st floor bedroom entry door hardware is binding when operating, and the exterior handle is missing from the door. See Photos. Evidence suggests the door hardware is not operating as intended.
5. The rear first 1st floor bedroom entry door has soft wood present at the lower sections of the door jambs, door core, and trim. See photos. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing.
6. The 2nd floor front sliding glass door handle is broken. See Photo. Evidence suggests the door hardware is not operating as intended.
7. The 2nd floor front sliding glass door lock and latch are missing from the door. See Photo. Evidence suggests the door hardware is not operating as intended.
8. The top and bottom latch pins for the right side panel of the 2nd floor rear entry door do not fully latch into the door frame. See Photo. Evidence suggests the door hardware is not operating as intended.
9. There is daylight visible between the double rear entry doors on the 2nd floor. See photos. Evidence suggests that the weather stripping is not operating as intended.
10. At the time of the inspection, the carpeted floor located at the base of the 2nd floor rear entry door was noted to be very wet. See Photo. Evidence suggests that there has been water intrusion into this area.

\*\*Recommend a qualified contractor evaluate items 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, determine the cause and extent of any damage, and make the necessary repairs.



Exterior Doors: View of corrosion present on front storm door



Exterior Doors: View of one location of soft wood present at front entry door

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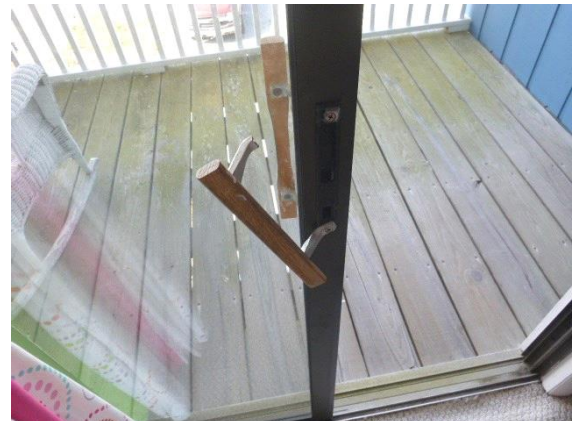
Exterior Doors: View of one location of soft wood present at rear entry door



Exterior Doors: View of one location of soft wood present at rear entry door



Exterior Doors: View of rear door with binding hardware and handle missing



Exterior Doors: View of 2nd floor entry door with broken handle and latch missing

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Exterior Doors: View of one location of 2nd floor rear entry door pins that do not fully latch into frame



Exterior Doors: View of gap in weather stripping at rear 2nd floor entry door

## CARPORT/UNDER HOUSE

Attached

Obscured / Limited View

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

Comments:

**LIMITATION:** The ground level garage and storage areas could not be inspected because the front and rear entry doors were locked and the key provided did not access them. Recommend a qualified contractor access and fully evaluate all areas and systems present on the ground floor prior to settlement on the property.

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Carport/Under House: View of one location of ground floor entry doors that could not be accessed with key



Carport/Under House: View of one location of ground floor entry doors that could not be accessed with key

## GROUND LEVEL STORAGE ROOM

Obscured / Limited View

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

Comments:

**LIMITATION:** The ground level garage and storage areas could not be inspected because the front and rear entry doors were locked and the key provided did not access them. Recommend a qualified contractor access and fully evaluate all areas and systems present on the ground floor prior to settlement on the property.

## OVERHEAD GARAGE DOORS

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

Comments:

**LIMITATION:** The garage roll up door could not be inspected because the front and rear entry doors to the ground floor were locked and the key provided did not access them. Recommend a qualified contractor access and fully evaluate all areas and systems present on the ground floor prior to settlement on the property.

Inspection Date:  
06/30/2018

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## Attic / Roof

Method of Inspection  No Access / Limited

### ATTIC FRAMING/SHEATHING

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

Comments:

**LIMITATION:** The attic framing and sheathing cannot be inspected because there is no attic access present in the house.

**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 VENTILATION

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

Comments:

**LIMITATION:** The attic ventilation cannot be inspected because there is no attic access present in the house.

### ATTIC INSULATION

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

Comments:

**LIMITATION:** The attic insulation cannot be inspected because there is no attic access present in the house.

### ATTIC ELECTRICAL

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

Comments:

**LIMITATION:** The attic electrical cannot be inspected because there is no attic access present in the house.

**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  Pilings

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# National Property Inspections

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## UNDER FLOOR FRAMING & SUPPORT

Limited Observation

	ACC	MAR	NI	NP	RR
BEAMS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PILINGS <input checked="" type="checkbox"/> Dimensional Lumber	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

**LIMITATION:** The under-floor framing and support pilings cannot be inspected because the front and rear entry doors to the ground level were locked and the key provided did not access them. Recommend a qualified contractor access and fully evaluate all areas and systems present on the ground floor prior to settlement on the property. The exterior of the support pilings could not be inspected due to the finished exterior walls that have been installed on the ground floor. See Photos.



Under Floor Framing & Support: View of exterior finished walls obstructing support pilings



Under Floor Framing & Support: View of exterior finished walls obstructing support pilings

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## ELECTRICAL

Recommend Repairs

### SERVICE SIZE (Main Panel)

Brand: GE                       Main Disconnect Location: Outside - Next to Meter                       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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

The smoke and CO detectors, located outside of the bedrooms, were tested by pushing the test buttons and the alarms sounded at the time of inspection. NOTE: Smoke and CO detector manufacturers recommend replacing them every 10 years and their batteries every 6 months for safety purposes.

1. Many of the copper ground wires, located inside the electrical panel, do not have caps present on the end of the cables. See photos. All cables inside an electrical panel are required to be either terminated on a circuit breaker, or should be capped or taped off for safety purposes.
2. The service entrance cables, and several branch circuit cables, entering the top and bottom of the electrical panel, do not have the appropriate cable connectors present. See photo. All cables are required to be secured with an approved connector when entering an electrical enclosure to secure the cable and to prevent the wires from chaffing and shorting out against the metal enclosure.

\*\*Recommend a licensed electrician evaluate items 1 and 2, the entire main electrical panel, determine the cause and extent of any damage, and make the necessary repairs.

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

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# National Property Inspections

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



Electrical: View of one location of cables entering the electric panel that do not have the required connectors present



Electrical: View of ground wire connections with no caps or connectors present



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





# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## PLUMBING

### Water Service

Water Public  Shut Off Location: In ground by street

### Sewage Service

Sewage Public

### Fuel Service

Shut Off Location: N/A

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> Copper	<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 the sinks, copper supply lines, and 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

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# National Property Inspections

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## WATER HEATER

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

Brand: Unknown      Model: Unknown      Age: Unknown Year(s)      SerialNo: Unknown

Electric

### Comments:

**LIMITATION:** The water heater could not be inspected because the unit is located in the ground floor storage area that could not be accessed at the time of inspection. Although the unit was operating, with a temperature of 116 at the kitchen sink, I recommend a licensed plumber access and fully evaluate the unit to determine its age and condition prior to settlement on the property.



Water Heater: View of water temperature at the kitchen sink

## LAUNDRY FACILITIES

Recommend Repairs

Location: Laundry Closet

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS <input checked="" type="checkbox"/> Electric (Dryer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

### Comments:

The clothes dryer electric cord does not have the strain relief connector installed. See Photo. This is needed to secure the cord from pulling out of the enclosure, and to prevent the cord insulation from chaffing against the metal housing. Recommend a licensed electrician evaluate and make the necessary repairs.

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# National Property Inspections

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Laundry Facilities: Overall view of washer and dryer



Laundry Facilities: View of missing strain relief connector on the dryer cord

## HEATING

Recommend Repairs

Brand: Goodman  
SerialNo: 1106056990

Model: GSZ130601AD

BTUs: 60000

Age: 7 Year(s)

Electric

Heat Pump

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

**LIMITATION:** The HVAC air handler, located in the ground floor storage area, could not be inspected because the ground floor area could not be accessed at the time of inspection.

1. There is excessive rust and corrosion present on the HVAC outside condenser unit. See Photos. Evidence suggests this condition will reduce the efficiency of the HVAC system, and that the system may not operate as intended.

2. When testing the HVAC system, there was no temperature differential between the supply and return ducts present on the 2nd floor. See Photos. Evidence suggests the 2nd floor thermostat or zone controller does not operate as intended.

\*\*Recommend a qualified HVAC contractor evaluate items 1 and 2, the entire HVAC system, determine the cause and extent of any damage, and make the necessary repairs.

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

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# National Property Inspections

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Heating: View of HVAC condenser located on the front of house



Heating: View of one location of excessive corrosion present on the outside condenser unit



Heating: View of one location of excessive corrosion present on the outside condenser unit



Heating: View of 2nd floor thermostat in heating mode

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# National Property Inspections

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Heating: View of 2nd floor return air temperature using a digital thermometer in the heating mode



Heating: View of 2nd floor supply air temperature using a digital thermometer in the heating mode

## 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: Goodman  
SerialNo: 1106056990

Model: GSZ130601AD

Size: 5 Ton

Age: 7 Year(s)

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.

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# National Property Inspections

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<b>KITCHEN</b>	<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"/>	<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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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## National Property Inspections

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1. The light fixture located above the sink is missing a bulb. See photo. Recommend installing a bulb first.
  2. The kitchen wall receptacles are not required to be GFCI-protected due to the age the house, but have been required after 1987. Evidence suggests this condition creates a safety hazard.
  3. The ceiling fan was tested and did not turn on when the switch was activated. See Photo. Evidence suggests the fan does not operate as intended.
- \*\*Recommend a licensed electrician evaluate items 1, 2, and 3, and make the necessary repairs.
4. The drain hose, used for the dishwasher drain, does not have the proper loop needed to prevent sink water from emptying into the dishwasher. See photo. Recommend a licensed plumber evaluate and make the necessary repairs.
  5. The kitchen cabinets do not have handles or drawer pulls present. See Photo. Evidence suggests this condition could make it difficult to open the cabinets and drawers. Recommend a qualified contractor evaluate and make the necessary repairs.
  6. The kitchen stove is missing an anti-tip device required since 1991. An anti-tip device is installed on the floor and locks down one of the stove legs; it prevents the stove from tipping over while pushing down on the oven door while it is open. Recommend a qualified contractor install the missing anti-tip device for safety purposes.
  7. The exhaust fan hood, located above the kitchen stove, made excessive noise when operating. See Photo. Evidence suggests the fan does not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs or replacement.



Kitchen: Overall view of kitchen



Kitchen: View of one location of kitchen wall receptacle that is not GFCI protected

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# National Property Inspections

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Kitchen: View of exhaust fan that made excessive noise when operating



Kitchen: View of dishwasher drain hose with missing anti siphon loop located under the kitchen sink



Kitchen: View of bulb missing from kitchen fixture



Kitchen: View of kitchen cabinets with no handles present on the doors



# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Kitchen: View of ceiling fan that did not operate

## BATHROOM #1 -1ST FLOOR MIDDLE

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

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## National Property Inspections

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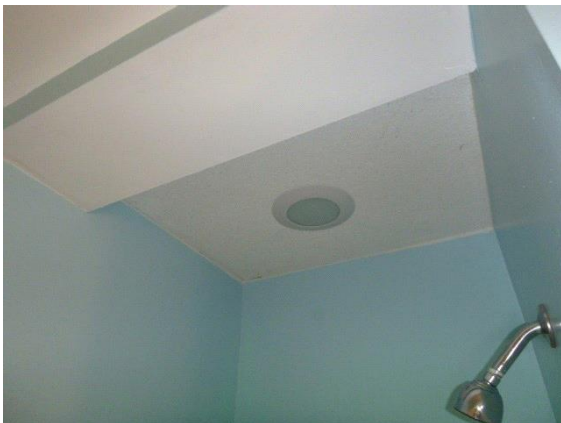
1. The bathroom pedestal sink is loose from the adjacent wall. See Photo. Evidence suggests this condition creates a safety hazard. Recommend a licensed plumber evaluate and make the necessary repairs.
2. The recessed light, located over the shower, does not light when the wall switch is turned on. See photo. Recommend replacing the light bulb, and if it still does not work, recommend a licensed electrician evaluate and make the necessary repairs.



Bathroom #1 -1st Floor Middle : Overall view of bathroom



Bathroom #1 -1st Floor Middle : View of pedestal sink loose from wall



Bathroom #1 -1st Floor Middle : View showing defective recessed light located above shower

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# National Property Inspections

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## BATHROOM #2 - 1ST FLOOR RIGHT

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING(S)	<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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:**

1. When opening the bathroom window, it will not stay open and slams shut. Evidence suggests that the bathroom window does not function as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
2. There are several cracked floor tiles present on the bathroom floor. See Photos. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified flooring contractor evaluate, determine the cause and extent of any damage, and make the necessary repairs.
3. The bathroom ceiling light fixture did not light when the wall switch was turned on. See photo. Recommend changing the light bulbs first, and if the light still does not work properly, have a licensed electrician evaluate and make the necessary repairs.
4. There is a hole present in the bathroom sink. See Photo. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified contractor evaluate and make the necessary repairs.

Inspection Date:  
06/30/2018

Inspector: Mathew Jones  
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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bathroom #2 - 1st Floor Right: Overall view of bathroom



Bathroom #2 - 1st Floor Right: View showing defective bathroom light fixture



Bathroom #2 - 1st Floor Right: View of window that slams shut when operating



Bathroom #2 - 1st Floor Right: View of hole in bathroom sink

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bathroom #2 - 1st Floor Right: View of cracked bathroom ceramic floor tiles

## BATHROOM #3 - 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:  
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# National Property Inspections

**Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462**

1. Two bulbs 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, and if the light still does not work, have a licensed electrician evaluate and make the necessary repairs.
  2. 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.
  3. The shower body and faucet is loose behind the shower enclosure wall. Evidence suggests this condition will over time result in water leaks, if they are not already present.
  4. The 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, 3, and 4, and make the necessary repairs.



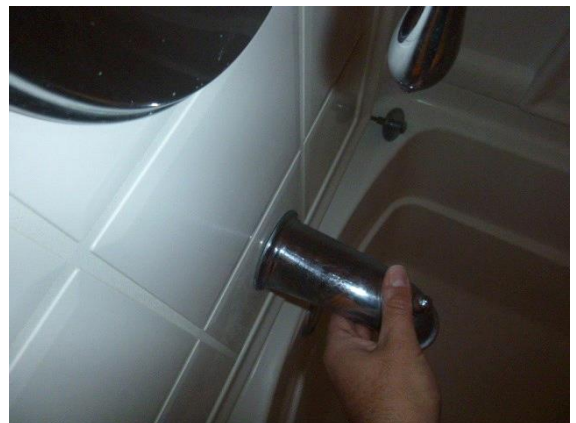
Bathroom #3 - 2nd Floor : Overall view of bathroom



Bathroom #3 - 2nd Floor : View of one location of cracked bathroom ceramic floor tiles



Bathroom #3 - 2nd Floor : View of loose shower faucet



Bathroom #3 - 2nd Floor : View of loose bath tub faucet

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bathroom #3 - 2nd Floor : View showing defective bathroom light fixture



Bathroom #3 - 2nd Floor : View of missing stopper located in the bathroom sink

## BATHROOM #4 -1ST FLOOR LEFT

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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

### Comments:

1. When opening the bathroom window, it will not stay open and slams shut. Evidence suggests that the bathroom window does not function as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
2. There are several cracked floor tiles present on the bathroom floor. See Photos. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified flooring contractor evaluate, determine the cause and extent of any damage, and make the necessary repairs.
3. The bathroom ceiling light fixture does not light when the wall switch is turned on. See photo. Recommend replacing the light bulb, and if it still does not work, have a licensed electrician evaluate the condition of the light fixture and make the necessary repairs.
4. The shower enclosure door is damaged at the base and is loose from the operating track. See Photo. Evidence suggests the doors do not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs.



Bathroom #4 -1st Floor Left: Overall view of bathroom



Bathroom #4 -1st Floor Left: View of cracked bathroom ceramic floor tiles

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bathroom #4 -1st Floor Left: View showing defective bathroom light fixture



Bathroom #4 -1st Floor Left: View of window that slams shut when operating



Bathroom #4 -1st Floor Left: View of damaged shower enclosure door

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## DINING ROOM

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

NOTE: The closet located in the dining area could not be inspected because the door was locked and the key provided did not access it. See Photo.



Dining Room: Overall view of dining room



Dining Room: View of dining room closet that could not be accessed



# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## LIVING ROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS <input checked="" type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS <input checked="" type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Evidence of Leak(s) <input checked="" type="checkbox"/> Fogged <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"/> Damaged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:

- At the time of the inspection, water was noted to be present on the floor of the living room near the rear entry doors. See Photos. Evidence suggests that there has been water intrusion into this area.
- There is water staining and soft, deteriorated drywall present at the rear of the living room ceiling. See Photos. Evidence suggests that there has been water intrusion into this area. The area was tested with a moisture meter and found to be wet at the time of inspection.
- There is water staining and soft, deteriorated wood and drywall present below the living room windows. See Photos. Evidence suggests that there has been water intrusion into this area. The area was tested with a moisture meter and found to be wet at the time of inspection.  
\*\*Recommend a qualified contractor fully evaluate items 1, 2, and 3, determine the cause and extent of any damage, and make the necessary repairs.
- When activating the wall switches, the ceiling fans did not turn on at the time of the inspection. See photo. Evidence suggests the ceiling fans do not function as intended. Recommend a licensed electrician evaluate and make the necessary repairs.
- The living room flooring located at the rear of the living room is buckled and loose in several areas. See Photo. Evidence suggests that there has been water intrusion into this area. Recommend a qualified flooring contractor fully evaluate this condition, determine the cause and extent of any damage, and make the necessary repairs.
- The living room windows will not open when using a reasonable amount of upward force. Evidence suggests the windows are not operating as designed.
- There is condensation present inside the window panes of the living room double-pane glass windows. Evidence suggests this indicates the desiccant strips designed to absorb moisture from the space between the panes have 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 assemblies will need to be replaced.
- The living room window screens are torn and damaged. Evidence suggests the screens do not operate as intended.  
\*\*Recommend a qualified window contractor fully evaluate items 6, 7, and 8, and make the necessary repairs or replacements.

Inspection Date:  
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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



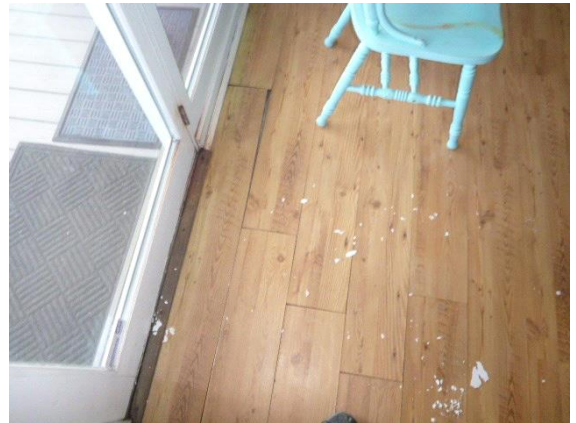
Living Room: Overall view of living room



Living Room: View of water noted on living room floor at the time of inspection



Living Room: View of water stain located on the living room ceiling



Living Room: View of damaged flooring at rear of living room

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Living Room: View of moisture meter indicating ceiling stains are wet



Living Room: View of moisture meter indicating wall stains are wet



Living Room: View of defective living room windows



Living Room: View of one location of fan that did not operate

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

<b>BEDROOM #1 - 1ST FLOOR - FRONT LEFT</b>	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	RR
CEILINGS <input checked="" type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS <input checked="" type="checkbox"/> Stain(s)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:**

1. There are several water stains located on the ceiling of the bedroom. See photo. The stains are dry, determined by using a moisture meter, which suggests that the stains are from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.
2. There are several water stains and soft wall paneling present, located on the wall of the bedroom below the windows. See photo. The stains are dry, determined by using a moisture meter, which suggests that the stains are from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.



Bedroom #1 - 1st Floor - Front Left : Overall view of bedroom



Bedroom #1 - 1st Floor - Front Left : View of one location of water stains present on ceiling

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bedroom #1 - 1st Floor - Front Left : View of one location of soft wall paneling and water staining

## BEDROOM #2 - 1ST FLOOR - FRONT RIGHT

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS <input checked="" type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

1. There is a water stain located on the ceiling of the bedroom closet. See photo. The stain is dry, determined by using a moisture meter, which suggests that the stain is from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.
2. The right side bedroom window will not open when using a reasonable amount of upward force. Evidence suggests the window is not operating as designed. Recommend a qualified contractor evaluate and make the necessary repairs or replacements.

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bedroom #2 - 1st Floor - Front Right : Overall view of bedroom



Bedroom #2 - 1st Floor - Front Right : View of water stain located on the bedroom ceiling



Bedroom #2 - 1st Floor - Front Right : View of window that would not open when using a reasonable amount of force located in the bedroom

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## BEDROOM #3 - 1ST FLOOR - REAR RIGHT

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

1. The right side bedroom window will not open when using a reasonable amount of upward force. Evidence suggests the window is not operating as designed. Recommend a qualified contractor evaluate and make the necessary repairs or replacements.
2. The wall paneling, located on the right side wall of the bedroom, was buckled in several areas. See Photo. Evidence suggests the paneling is not operating as intended. Recommend a qualified contractor evaluate this condition, determine the cause and extent of any damage, and make the necessary repairs.



Bedroom #3 - 1st Floor - Rear Right: Overall view of bedroom



Bedroom #3 - 1st Floor - Rear Right: View of window that would not open when using a reasonable amount of force located in the bedroom

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bedroom #3 - 1st Floor - Rear Right: View of one location of buckled wall paneling

## BEDROOM #4 - 2ND FLOOR - FRONT

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING(S) <input checked="" type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

**Limitation:** The heat and air distribution for the 2nd floor bedrooms could not be inspected because the 2nd floor HVAC zone did not operate at the time of the inspection  
 There is a water stain located on the ceiling bedroom closet. See photo. The stain is dry, determined by using a moisture meter, which suggests that the stain is from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.

Inspection Date: 06/30/2018

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462



Bedroom #4 - 2nd Floor - Front : Overall view of bedroom



Bedroom #4 - 2nd Floor - Front : View of water stain located on the bedroom ceiling

## BEDROOM #5 - 2ND 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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## National Property Inspections

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**Limitation:** The heat and air distribution for the 2nd floor bedrooms could not be inspected because the 2nd floor HVAC zone did not operate at the time of the inspection

1. The ceiling fan is making excessive noise when running. See Photo. Evidence suggests the fan is not operating as intended. Recommend a licensed electrician evaluate and make the necessary repairs.
2. The left and right side bedroom closets are missing one panel of the closet doors. See Photo. Evidence suggests the closet doors do not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
3. The wall paneling, located throughout the bedroom, was buckled in several areas. See Photo. Evidence suggests the paneling is not operating as intended. Recommend a qualified contractor evaluate this condition, determine the cause and extent of any damage, and make the necessary repairs.



Bedroom #5 - 2nd Floor - Rear : Overall view of bedroom



Bedroom #5 - 2nd Floor - Rear : View of one location of missing closet door

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# National Property Inspections

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Bedroom #5 - 2nd Floor - Rear : View of one location of missing closet door



Bedroom #5 - 2nd Floor - Rear : View of noisy bedroom ceiling fan



Bedroom #5 - 2nd Floor - Rear : View of one location of buckling in wall paneling



Bedroom #5 - 2nd Floor - Rear : View of one location of buckling in wall paneling

## STAIRS / RAILINGS

Recommend Repairs

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

### Comments:

The light fixture located above the lower section of the stairs leading to the 2nd floor does not light when the wall switch is turned on. See photo. Recommend replacing the light bulbs first, and if the lights still do not work, have a licensed electrical contractor evaluate and make the necessary repairs.

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# National Property Inspections

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Stairs / Railings: Overall view of interior stairs and railings



Stairs / Railings: View of defective light fixture located above the stairwell leading up to the 2nd floor



# National Property Inspections

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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;

### DRIVEWAY

RECOMMEND REPAIRS

The gravel driveway has a negative slope present, located near the garage roll up door. See Photo. Evidence suggests this condition may inhibit water from draining away from the foundation. Recommend a qualified contractor evaluate and make the necessary repairs.

### WALKS / STEPS

RECOMMEND REPAIRS

1. The wood handrails leading up to the front deck are loose. See Photos. Evidence suggests the loose handrails have created a safety hazard.
2. The wood stairs leading up to the front and rear wood decks have multiple cracks in the stair stringers. See photos. Evidence suggests this condition creates a safety hazard.  
\*\*Recommend a licensed general contractor evaluate items 1 and 2, all exterior wood steps, determine the cause and extent of any damage, and make the necessary repairs.

### DECKS - 1ST FLOOR - FRONT

RECOMMEND REPAIRS

1. The front deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.
2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The front deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.
3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard.  
\*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.

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# National Property Inspections

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## DECKS - 2ND FLOOR - FRONT

RECOMMEND REPAIRS

1. The front deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.
2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The front deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.
3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard.

\*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.

## DECKS - 1ST FLOOR - REAR

RECOMMEND REPAIRS

1. The rear deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.
2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The rear deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.
3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard.

\*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.

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# National Property Inspections

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## DECKS - 2ND FLOOR - REAR

RECOMMEND REPAIRS

1. The rear deck appears to be built before 1992 and the deck band joist is nailed to the house, and was not required to be bolted to the house at that time. However, nails may corrode and fail behind the deck band, causing the deck to collapse. Concealed damage to framing and/or siding behind the deck may also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below, or bolted to the house.
2. All decks are required to have either metal joist hangers or wood ledger strips for proper end-support for all decking floor joists. The rear deck does not have either type of joist supports present, and evidence suggests this condition creates a safety hazard. See photos.
3. There are many rusted fasteners present throughout the deck. See photos. Evidence suggests the rusted hardware has potentially weakened the structure of the deck and that this condition has created a safety hazard.

\*\*Recommend a licensed general contractor evaluate items 1, 2, and 3, all exterior wood decks, determine the cause and extent of any damage, and make the necessary repairs.

## FLASHING/VALLEYS

RECOMMEND REPAIRS

There is evidence of previous repairs to the plumbing vent pipe flashings located on the roof. See photos. Evidence suggests that repairs were made to stop prior leaks in these areas. Recommend asking the current owner for disclosure regarding previous repairs. If no repair history is available, recommend a qualified roofing contractor fully evaluate, determine the cause and extent of any damage, and make the necessary repairs.

## EXTERIOR SURFACE

Siding/Trim

RECOMMEND REPAIRS

Exterior Electrical Outlets

RECOMMEND REPAIRS

Exterior Lighting

RECOMMEND REPAIRS

1. There are several areas of soft, deteriorated wood present on the wood siding and trim located throughout the exterior. See Photos. Evidence suggests this condition has weakened the wood siding and that there has been water intrusion into these areas.

2. There are several areas of soft, deteriorated wood present on the wood soffit and fascia located throughout the exterior. See Photos. Evidence suggests this condition has weakened the wood soffit and fascia and that there has been water intrusion into these areas.

\*\*Recommend a qualified siding contractor fully evaluate items 1 and 2, all exterior wood siding and trim, determine the cause and extent of damage, and make the necessary repairs.

3. There are many exterior wall light fixtures that do not light when turning on the corresponding wall switches. See photos. Recommend changing bulb(s) first.

4. The exterior wall receptacle, located ground floor at the rear, is not GFCI-protected. See photo. All exterior receptacles have been required to be GFCI-protected since 1973. Evidence suggests the receptacle does not function as intended. Recommend a licensed electrician evaluate and make the necessary repairs.

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# National Property Inspections

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## EXTERIOR DOORS

## RECOMMEND REPAIRS

**Limitation:** The front and rear ground floor entry doors could not be inspected because the doors were locked, and the key provided did not access them.

1. The metal storm door, located at the front entry, has excessive corrosion present at the bottom right corner. See photo. Evidence suggests this condition has weakened the structure of the door.
2. The front entry door has soft wood present at the lower sections of the door jambs. See photos. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing.
3. The 1st floor living room rear entry door has soft wood present at the lower sections of the door jambs, door core, and trim. See photos. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing.
4. The rear first 1st floor bedroom entry door hardware is binding when operating, and the exterior handle is missing from the door. See Photos. Evidence suggests the door hardware is not operating as intended.
5. The rear first 1st floor bedroom entry door has soft wood present at the lower sections of the door jambs, door core, and trim. See photos. Evidence suggests that there has been water intrusion into this area and that it has weakened the structure of the door and framing.
6. The 2nd floor front sliding glass door handle is broken. See Photo. Evidence suggests the door hardware is not operating as intended.
7. The 2nd floor front sliding glass door lock and latch are missing from the door. See Photo. Evidence suggests the door hardware is not operating as intended.
8. The top and bottom latch pins for the right side panel of the 2nd floor rear entry door do not fully latch into the door frame. See Photo. Evidence suggests the door hardware is not operating as intended.
9. There is daylight visible between the double rear entry doors on the 2nd floor. See photos. Evidence suggests that the weather stripping is not operating as intended.
10. At the time of the inspection, the carpeted floor located at the base of the 2nd floor rear entry door was noted to be very wet. See Photo. Evidence suggests that there has been water intrusion into this area.

\*\*Recommend a qualified contractor evaluate items 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, determine the cause and extent of any damage, and make the necessary repairs.

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# National Property Inspections

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## ELECTRICAL

Panel

RECOMMEND REPAIRS

Bonding/Grounding

RECOMMEND REPAIRS

1. Many of the copper ground wires, located inside the electrical panel, do not have caps present on the end of the cables. See photos. All cables inside an electrical panel are required to be either terminated on a circuit breaker, or should be capped or taped off for safety purposes.
  2. The service entrance cables, and several branch circuit cables, entering the top and bottom of the electrical panel, do not have the appropriate cable connectors present. See photo. All cables are required to be secured with an approved connector when entering an electrical enclosure to secure the cable and to prevent the wires from chaffing and shorting out against the metal enclosure.
- \*\*Recommend a licensed electrician evaluate items 1 and 2, the entire main electrical panel, determine the cause and extent of any damage, and make the necessary repairs.

## LAUNDRY FACILITIES

Utility Hookups

RECOMMEND REPAIRS

The clothes dryer electric cord does not have the strain relief connector installed. See Photo. This is needed to secure the cord from pulling out of the enclosure, and to prevent the cord insulation from chaffing against the metal housing. Recommend a licensed electrician evaluate and make the necessary repairs.

## HEATING

Operation

RECOMMEND REPAIRS

- LIMITATION:** The HVAC air handler, located in the ground floor storage area, could not be inspected because the ground floor area could not be accessed at the time of inspection.
1. There is excessive rust and corrosion present on the HVAC outside condenser unit. See Photos. Evidence suggests this condition will reduce the efficiency of the HVAC system, and that the system may not operate as intended.
  2. When testing the HVAC system, there was no temperature differential between the supply and return ducts present on the 2nd floor. See Photos. Evidence suggests the 2nd floor thermostat or zone controller does not operate as intended.
- \*\*Recommend a qualified HVAC contractor evaluate items 1 and 2, the entire HVAC system, determine the cause and extent of any damage, and make the necessary repairs.

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# National Property Inspections

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## KITCHEN

Electrical (Random sampling of outlets, switches, fixtures.)	RECOMMEND REPAIRS
GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)	RECOMMEND REPAIRS
Countertops/Cabinets	RECOMMEND REPAIRS
Exhaust Fan	RECOMMEND REPAIRS
Stove Anti-Tip Bracket	RECOMMEND REPAIRS
Dishwasher/Cross Flow Protection	RECOMMEND REPAIRS

1. The light fixture located above the sink is missing a bulb. See photo. Recommend installing a bulb first.

2. The kitchen wall receptacles are not required to be GFCI-protected due to the age the house, but have been required after 1987. Evidence suggests this condition creates a safety hazard.

3. The ceiling fan was tested and did not turn on when the switch was activated. See Photo. Evidence suggests the fan does not operate as intended.

\*\*Recommend a licensed electrician evaluate items 1, 2, and 3, and make the necessary repairs.

4. The drain hose, used for the dishwasher drain, does not have the proper loop needed to prevent sink water from emptying into the dishwasher. See photo. Recommend a licensed plumber evaluate and make the necessary repairs.

5. The kitchen cabinets do not have handles or drawer pulls present. See Photo. Evidence suggests this condition could make it difficult to open the cabinets and drawers. Recommend a qualified contractor evaluate and make the necessary repairs.

6. The kitchen stove is missing an anti-tip device required since 1991. An anti-tip device is installed on the floor and locks down one of the stove legs; it prevents the stove from tipping over while pushing down on the oven door while it is open. Recommend a qualified contractor install the missing anti-tip device for safety purposes.

7. The exhaust fan hood, located above the kitchen stove, made excessive noise when operating. See Photo. Evidence suggests the fan does not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs or replacement.

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# National Property Inspections

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## BATHROOM #1 -1ST FLOOR MIDDLE

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

RECOMMEND REPAIRS

Sink/Faucet

RECOMMEND REPAIRS

1. The bathroom pedestal sink is loose from the adjacent wall. See Photo. Evidence suggests this condition creates a safety hazard. Recommend a licensed plumber evaluate and make the necessary repairs.
2. The recessed light, located over the shower, does not light when the wall switch is turned on. See photo. Recommend replacing the light bulb, and if it still does not work, recommend a licensed electrician evaluate and make the necessary repairs.

## BATHROOM #2 - 1ST FLOOR RIGHT

Windows/Trim

RECOMMEND REPAIRS

Floor/Finish

RECOMMEND REPAIRS

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

RECOMMEND REPAIRS

Sink/Faucet

RECOMMEND REPAIRS

1. When opening the bathroom window, it will not stay open and slams shut. Evidence suggests that the bathroom window does not function as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
2. There are several cracked floor tiles present on the bathroom floor. See Photos. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified flooring contractor evaluate, determine the cause and extent of any damage, and make the necessary repairs.
3. The bathroom ceiling light fixture did not light when the wall switch was turned on. See photo. Recommend changing the light bulbs first, and if the light still does not work properly, have a licensed electrician evaluate and make the necessary repairs.
4. There is a hole present in the bathroom sink. See Photo. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified contractor evaluate and make the necessary repairs.

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# National Property Inspections

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## BATHROOM #3 - 2ND FLOOR

Floor/Finish	RECOMMEND REPAIRS
Electrical (Random sampling of outlets, switches, fixtures.)	RECOMMEND REPAIRS
Sink/Faucet	RECOMMEND REPAIRS
Tub/Shower	RECOMMEND REPAIRS

1. Two bulbs 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, and if the light still does not work, have a licensed electrician evaluate and make the necessary repairs.
2. 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.
3. The shower body and faucet is loose behind the shower enclosure wall. Evidence suggests this condition will over time result in water leaks, if they are not already present.
4. The 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, 3, and 4, and make the necessary repairs.

## BATHROOM #4 -1ST FLOOR LEFT

Windows/Trim	RECOMMEND REPAIRS
Floor/Finish	RECOMMEND REPAIRS
Interior Doors/Hardware	RECOMMEND REPAIRS
Electrical (Random sampling of outlets, switches, fixtures.)	RECOMMEND REPAIRS
Tile Work/Enclosure	RECOMMEND REPAIRS

1. When opening the bathroom window, it will not stay open and slams shut. Evidence suggests that the bathroom window does not function as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
2. There are several cracked floor tiles present on the bathroom floor. See Photos. Evidence suggests this condition creates avenues for water intrusion. Recommend a qualified flooring contractor evaluate, determine the cause and extent of any damage, and make the necessary repairs.
3. The bathroom ceiling light fixture does not light when the wall switch is turned on. See photo. Recommend replacing the light bulb, and if it still does not work, have a licensed electrician evaluate the condition of the light fixture and make the necessary repairs.
4. The shower enclosure door is damaged at the base and is loose from the operating track. See Photo. Evidence suggests the doors do not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs.

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## LIVING ROOM

Ceilings	RECOMMEND REPAIRS
Walls	RECOMMEND REPAIRS
Windows/Trim	RECOMMEND REPAIRS
Window Screens	RECOMMEND REPAIRS
Floor/Finish	RECOMMEND REPAIRS
Electrical (Random sampling of outlets, switches, fixtures.)	RECOMMEND REPAIRS

1. At the time of the inspection, water was noted to be present on the floor of the living room near the rear entry doors. See Photos. Evidence suggests that there has been water intrusion into this area.  
2. There is water staining and soft, deteriorated drywall present at the rear of the living room ceiling. See Photos. Evidence suggests that there has been water intrusion into this area. The area was tested with a moisture meter and found to be wet at the time of inspection.

3. There is water staining and soft, deteriorated wood and drywall present below the living room windows. See Photos. Evidence suggests that there has been water intrusion into this area. The area was tested with a moisture meter and found to be wet at the time of inspection.

\*\*Recommend a qualified contractor fully evaluate items 1, 2, and 3, determine the cause and extent of any damage, and make the necessary repairs.

4. When activating the wall switches, the ceiling fans did not turn on at the time of the inspection. See photo. Evidence suggests the ceiling fans do not function as intended. Recommend a licensed electrician evaluate and make the necessary repairs.

5. The living room flooring located at the rear of the living room is buckled and loose in several areas. See Photo. Evidence suggests that there has been water intrusion into this area. Recommend a qualified flooring contractor fully evaluate this condition, determine the cause and extent of any damage, and make the necessary repairs.

6. The living room windows will not open when using a reasonable amount of upward force. Evidence suggests the windows are not operating as designed.

7. There is condensation present inside the window panes of the living room double-pane glass windows. Evidence suggests this indicates the desiccant strips designed to absorb moisture from the space between the panes have 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 assemblies will need to be replaced.

8. The living room window screens are torn and damaged. Evidence suggests the screens do not operate as intended.

\*\*Recommend a qualified window contractor fully evaluate items 6, 7, and 8, and make the necessary repairs or replacements.

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# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

## BEDROOM #1 - 1ST FLOOR - FRONT LEFT

Ceilings

RECOMMEND REPAIRS

Walls

RECOMMEND REPAIRS

1. There are several water stains located on the ceiling of the bedroom. See photo. The stains are dry, determined by using a moisture meter, which suggests that the stains are from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.
2. There are several water stains and soft wall paneling present, located on the wall of the bedroom below the windows. See photo. The stains are dry, determined by using a moisture meter, which suggests that the stains are from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.

## BEDROOM #2 - 1ST FLOOR - FRONT RIGHT

Ceilings

RECOMMEND REPAIRS

Windows/Trim

RECOMMEND REPAIRS

1. There is a water stain located on the ceiling of the bedroom closet. See photo. The stain is dry, determined by using a moisture meter, which suggests that the stain is from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.
2. The right side bedroom window will not open when using a reasonable amount of upward force. Evidence suggests the window is not operating as designed. Recommend a qualified contractor evaluate and make the necessary repairs or replacements.

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# National Property Inspections

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## BEDROOM #3 - 1ST FLOOR - REAR RIGHT

Walls	RECOMMEND REPAIRS
Windows/Trim	RECOMMEND REPAIRS

1. The right side bedroom window will not open when using a reasonable amount of upward force. Evidence suggests the window is not operating as designed. Recommend a qualified contractor evaluate and make the necessary repairs or replacements.
2. The wall paneling, located on the right side wall of the bedroom, was buckled in several areas. See Photo. Evidence suggests the paneling is not operating as intended. Recommend a qualified contractor evaluate this condition, determine the cause and extent of any damage, and make the necessary repairs.

## BEDROOM #4 - 2ND FLOOR - FRONT

Ceilings	RECOMMEND REPAIRS
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**Limitation:** The heat and air distribution for the 2nd floor bedrooms could not be inspected because the 2nd floor HVAC zone did not operate at the time of the inspection  
There is a water stain located on the ceiling bedroom closet. See photo. The stain is dry, determined by using a moisture meter, which suggests that the stain is from a previous leak. Recommend asking the owners if any repairs have been performed to stop any previous leaks. If no repair history is known, recommend a qualified contractor evaluate the cause of the stain, the extent of any damage, and make the necessary repairs.

## BEDROOM #5 - 2ND FLOOR - REAR

Walls	RECOMMEND REPAIRS
Interior Doors/Hardware	RECOMMEND REPAIRS
Electrical (Random sampling of outlets, switches, fixtures.)	RECOMMEND REPAIRS

- Limitation:** The heat and air distribution for the 2nd floor bedrooms could not be inspected because the 2nd floor HVAC zone did not operate at the time of the inspection
1. The ceiling fan is making excessive noise when running. See Photo. Evidence suggests the fan is not operating as intended. Recommend a licensed electrician evaluate and make the necessary repairs.
  2. The left and right side bedroom closets are missing one panel of the closet doors. See Photo. Evidence suggests the closet doors do not operate as intended. Recommend a qualified contractor evaluate and make the necessary repairs.
  3. The wall paneling, located throughout the bedroom, was buckled in several areas. See Photo. Evidence suggests the paneling is not operating as intended. Recommend a qualified contractor evaluate this condition, determine the cause and extent of any damage, and make the necessary repairs.

Inspection Date:  
06/30/2018

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

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NCHI#3940



# National Property Inspections

Mr. John Doe, 20 Ocean Blvd , Holden Beach, NC, 28462

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## STAIRS / RAILINGS

RECOMMEND REPAIRS

The light fixture located above the lower section of the stairs leading to the 2nd floor does not light when the wall switch is turned on. See photo. Recommend replacing the light bulbs first, and if the lights still do not work, have a licensed electrical contractor evaluate and make the necessary repairs.

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### 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 REPAIRS)

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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