



National Property Inspections

Ms. Jane Doe, 4632 Wish Ct, Wilmington, NC, 28405



RecallChek.
Authorized Dealer



Am Green

Saturday, June 30, 2018

Inspector

Adam Stanley

(910) 575-2171

office@nationalpropertyinspections.net

NCHI#3838

Inspection Date:
06/30/2018

Inspector: Adam Stanley
Inspector Phone: (910) 575-2171

Email: office@nationalpropertyinspections.net
NCHI#3838



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 68 F
Estimated Age Of Property : 13 Year(s)	Weather :
Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Overcast
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Damp/Wet
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Seller's Agent

DEFINITIONS :

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

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

SCOPE OF THE INSPECTION :

The Summary is not the entire report. The complete report includes additional important property information and safety concerns of interest to the client. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general inspection. NOTE: The inspection results are limited to the specific conditions on the day and time of this inspection. Areas that are hidden from the inspector's view and not noted on the seller disclosure statement, examples; hidden areas beneath/behind; rugs, furniture, flooring, walls, furniture, built in units and appliances, personal items, etc., cannot and will not be the responsibility of the inspector. The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items. Client 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 REPORT. Inspected by Adam Stanley, Inspector NC #3838.

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GRADING / DRAINAGE

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

Positive Slope

Comments:

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



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:



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PORCHES / STOOPS

Monitor Condition

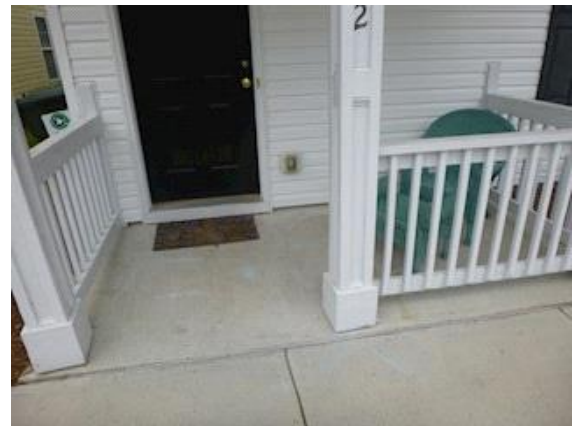
ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There is an open concrete porch directly in front of the front entry door that has a minor crack present. Evidence suggests that this type of crack is common and caused by normal ground settlement. Recommend filling the crack with an approved concrete filler or sealant to prevent future water damage.



Porches / Stoops: View of minor crack on front porch



Porches / Stoops: Overall view of front covered porch

PATIO - REAR

Monitor Condition

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

Concrete

Cracks

Comments:

The rear concrete patio has minor cracks, located on the left and right sides of the patio. Evidence suggests that this condition is common due to normal ground settlement. Recommend filling the cracks with an approved concrete filler to prevent any future water damage.

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Patio - Rear: View of minor cracking present in concrete patio



Patio - Rear: Overall view of rear patio

FENCES / GATES - 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

Comments:

1. There is soft (water-damaged) wood present at the base of multiple fence posts, located where the posts meet the ground. Evidence suggests that the damaged posts no longer function as intended, and need to be replaced to restore the integrity of the fence.
 2. There is damage present on multiple wood fence boards, that appears to be due to wood destroying insects (carpenter bees). Evidence suggests that the damaged boards no longer function as intended, and need to be replaced to restore the integrity of the fence. Recommend a qualified pest control contractor to evaluate and make the necessary repairs to prevent future damage.
- ** Recommend a qualified general fencing contractor to evaluate the condition of the rear fence, and make the necessary repairs to issues #1-2 listed above.

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Fences / Gates - Rear: View showing water-damaged wood



Fences / Gates - Rear: View showing damage due to insects

ROOFING

Recommend Repairs

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

Layers: 1 80% Visible

Aerial mast camera Asphalt / Composition

Comments:

1. There is a black staining on many of the roof shingles indicating a type of algae which, over time, may reduce the life of the asphalt roof shingles. Recommend a qualified contractor to clean the roof shingles with an approved algae/fungus killer. Cleaning the roof shingles is good homeowner maintenance and will prolong the life of the roof shingles.
2. The roof is estimated to be 13 years old, and is approaching the end of its life expectancy range (15-20 years). You may wish to have a qualified roofing contractor evaluate the roof to determine the overall condition and estimated useful remaining life, in order to plan for any future replacement.

Leaks not always detectable.

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Roofing: Overall views of asphalt roof shingles



Roofing: Overall views of asphalt roof shingles

FLASHING/VALLEYS

Recommend Repairs

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

Metal

Exposed Nails

Comments:

1. The metal flashing located on the front section over the porch, is lifted and is not laying flat against the roof shingles. Evidence suggests that this condition creates an avenue for water intrusion.
 2. There are exposed nails heads, located at the bottom of the upper rear side lead vent pipe flashing. Evidence suggests the nail heads need to be sealed with an approved sealant to prevent future leaks.
- ** Recommend a qualified roofing contractor to evaluate the condition of the flashings and make the necessary repairs to issues #1-2 listed above.

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Flashing/Valleys: View showing lifted flashing



Flashing/Valleys: View of exposed nail heads at the base of vent pipe flashing

GUTTERS/DOWN SPOUTS

Recommend Repairs

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

Filled with Debris

Comments:

The rear gutter is filled with debris which is inhibiting water draining off the roof, and flowing through the gutter and down spout properly. Evidence suggests that the gutter is not functioning as intended. Recommend cleaning by a qualified contractor.

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

EXTERIOR SURFACE

Recommend Repairs

Metal

Vinyl

Cracked

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR FAUCETS <input checked="" type="checkbox"/> Location(s): Rear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<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"/>

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1. The bottom courses of vinyl siding have cracks present, located on the front, left, and right sides of the house. Evidence suggests that the cracks were made by a weed wacker or line trimmer because of the height of the cracks, and this condition may create avenues for water intrusion. Recommend a qualified general siding contractor to evaluate and make the necessary repairs.
2. The exterior spotlights located on the front and rear corners of the house, do not light when the wall switches are turned on. Recommend replacing the bulbs first, then if they still do not work, recommend a licensed electrical contractor to evaluate the condition of the fixtures and make the necessary repairs.
3. The exterior wall receptacle, located on the wall of the rear patio, has a broken or missing weatherproof cover. The weatherproof cover needed for personal protection does not function as intended and is in need of replacement by a qualified contractor.
4. The exterior water faucet located at the rear side of the house is leaking around the valve stem when it is turned on. Evidence suggests the packing nut may need to be tightened or the packing needs to be replaced. Recommend a qualified contractor to evaluate the condition of the faucet and make the necessary repairs.



Exterior Surface: View showing cracked siding



Exterior Surface: View showing defective spotlights



Exterior Surface: View showing missing receptacle cover



Exterior Surface: View showing leaking faucet

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WINDOWS

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

Vinyl Insulated Pane(s)

Comments:

The exterior condition of all the vinyl windows appear to be in acceptable condition, at the time of this inspection.

EXTERIOR DOORS

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

Recommend Repairs

Fiberglass Metal Wood Evidence of Leak(s)

Comments:

There is soft (water-damaged) wood present on the exterior storage room entry door, located at the base of the door core. Evidence suggests that there is water intrusion at this location, and the damaged wood needs to be replaced to restore the integrity of the door. Recommend a qualified general contractor to evaluate and make the necessary repairs.



Exterior Doors: View showing water-damaged door core

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FOUNDATION

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

Concrete Slab Limited Observation

Comments:

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

EXTERIOR STORAGE ROOM

Obscured / Limited View

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

Comments:

Limitations: The storage room has limited visibility due to the items located around the perimeter walls and along the floor. The visible areas of the room that are not obstructed were in acceptable condition during the time of inspection.



Exterior storage room: View of limited view of storage room

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Attic / Roof

Method of Inspection Physical Entry 80 % Visible

ATTIC FRAMING/SHEATHING

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

Plywood / Panel Board / OSB Trusses

Comments:

The attic roof framing consists of engineered 2" x 4" wood trusses that are 2 feet on center and are designed to carry the full load of the bearing roof. The sheathing type is OSB (oriented strand board). There were no water leaks detected at the time of inspection.

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



Attic Framing/Sheathing: Views of attic framing and sheathing



Attic Framing/Sheathing: Views of attic framing and sheathing

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ATTIC VENTILATION

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

Ridge

Soffit

Comments:

The attic ventilation consists of ridge vents, and soffit vents along the perimeter of the home. The soffits were clear of insulation to provide cross ventilation.

ATTIC INSULATION

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

Loose Fill

Comments:

There is approximately 12 inches of loose-fill fiberglass insulation present in the attic area and it is evenly distributed. The attic insulation has an R value of R30 and is in acceptable condition.



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

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ATTIC ELECTRICAL

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

Comments:

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

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

Interior Foundation

Foundation Type Slab On Grade

FLOOR/SLAB

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

Concrete Obscured / Covered

Comments:

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

ELECTRICAL

SERVICE SIZE (Main Panel)

Brand: Square D Main Disconnect Location: Exterior storage room 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"/> Stranded Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Storage Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Stranded Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CO DETECTORS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Comments:

The main electric panel located in the exterior storage room, has been installed very neatly, is well marked, and has been installed in a professional manner.

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



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

PLUMBING

Water Service

- Water Public
- Shut Off Location: Outside

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"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Picture shows 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.

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Plumbing: View of plumbing pipes below sinks

WATER HEATER

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

Brand: Bradford White
SerialNo: CA7196951

Model: M250S6DS5

Size: 50 Gallon(s)

Age: 12 Year(s)

Electric

Comments:

The electric water heater, located in the exterior storage room, is installed properly, and is supplying hot water at the kitchen sink at 118 degrees. Even though the water heater is operating as intended, due to it's age, I recommend a licensed plumber to evaluate the water heater to determine its condition, in order to plan for any anticipated future repairs and/or replacement, before closing on this home. **Note:** Because of the age of the water heater, it will not be covered by our warranty or insurance.

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Water Heater: View of water temperature at the kitchen sink



Water Heater: Overall view of water heater

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

Comments:

- When a washing machine is being used over a living area, it is required to have a drain pan that is piped to the outside located under the washing machine. A drain pan is not present under the washing machine in this house. Recommend a licensed plumber to install the required drain pan and plumbing.
- The clothes dryer electric cord does not have the strain relief connector installed. Evidence suggests that 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 electrical contractor to install the proper connector for safety purposes.

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Laundry Facilities: View showing missing drain pan under washing machine



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

HEATING

Brand: Goodman
SerialNo: 0512135479

Model: CPLJ30-1B

BTUs: 30000

Age: 13 Year(s)

Electric

Heat Pump

Too Warm To Test

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

Comments:

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

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

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HVAC DISTRIBUTION

Ductwork

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

Comments:

The thermostat, air flow, and air distribution in each room were checked and operated as intended.

COOLING

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

Brand: Goodman
SerialNo: 0512135479

Model: CPLJ30-1B

Size: 2.5 Ton

Age: 13 Year(s)

Electric

Heat Pump

Comments:

The HVAC system is a "split" system with the air handler located in the attic and the condenser located outside. The system is working within industry standards with the supply air temperature reading at least 14 to 20 degrees cooler than the return air. The test results are measured using a digital thermometer at each supply register and at the return air grille. The thermostat and blower were checked and are working as designed. Even though the HVAC system is operating as intended, due to it's age, I recommend a qualified HVAC technician to evaluate the HVAC system to determine its condition, in order to plan for any anticipated future repairs and/or replacement, before closing on this house. **Note:** Because of the age of the HVAC unit, it will not be covered by our warranty or insurance.

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Cooling: View of air handler located in the attic area



Cooling: View of HVAC condenser located on the left side of the house



Cooling: View of return air temperature using a digital thermometer in the cooling mode



Cooling: View of supply air temperature using a digital thermometer in the cooling mode



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KITCHEN	<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 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"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input checked="" type="checkbox"/> Electric		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET		<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE		<input 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:

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.

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Kitchen: View of missing anti tip device located under the kitchen stove

BATHROOM #1 - 1ST FLOOR

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

Comments:

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BATHROOM #2 - 2ND FLOOR

Recommend Repairs

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

Comments:

1. The bathroom sink is draining very slowly. Evidence suggests that there is a restriction in the drain pipe or trap located under the sink. Recommend a licensed plumber to evaluate the condition of the sink drain and make the necessary repairs.
2. There are a few nail pops present on the bathroom ceiling and walls, located over the tub enclosure. It is important to repair nail pops in the bathroom when they appear because the exposed nail heads get rusted and are hard to seal and paint. Recommend a qualified painting contractor to evaluate and make the necessary repairs.

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Bathroom #2 - 2nd Floor: View showing slow draining sink



Bathroom #2 - 2nd Floor: View showing nail pops

LIVING ROOM

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

Comments:

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BEDROOM #1 - 1ST FLOOR

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<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 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"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. The left closet is missing a door. Recommend a qualified contractor to evaluate and make the necessary repairs.
2. One of four lights in the ceiling fan light kit in the bedroom does not light when turning on the wall switch. Recommend replacing the light bulb first, then if the light still does not work, recommend a licensed electrical contractor to evaluate the fixture and make the necessary repairs.



Bedroom #1 - 1st Floor: View showing missing closet door



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

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BEDROOM #2 - 2ND FLOOR - LEFT

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

One of three lights in the ceiling fan light kit in the bedroom does not light when turning on the wall switch. Recommend replacing the light bulb first, then if the light still does not work, recommend a licensed electrical contractor to evaluate the fixture and make the necessary repairs.



Bedroom #2 - 2nd Floor - Left: View showing defective ceiling fan light



Bedroom #2 - 2nd Floor - Left: Overall view of bedroom

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BEDROOM #3 - 2ND FLOOR - 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

One of three lights in the ceiling fan light kit in the bedroom does not light when turning on the wall switch. Recommend replacing the light bulb first, then if the light still does not work, recommend a licensed electrical contractor to evaluate the fixture and make the necessary repairs.



Bedroom #3 - 2nd Floor - Right: View showing defective ceiling fan light



Bedroom #3 - 2nd Floor - Right: Overall view of bedroom

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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 ceiling light fixtures, located at the top of the stairs and in the 2nd floor hallway, do not work when the wall switches are turned on. It is very important to have proper lighting when using the stairs. Recommend replacing the light bulbs first, then if the lights still do not work, recommend a licensed electrical contractor to evaluate the condition of the light fixtures and make the necessary repairs.

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Summary

This Summary section is not the entire report, the complete report may include additional information of interest or concern to you. **IT IS STRONGLY RECOMMENDED THAT YOU PROMPTLY READ THE ENTIRE INSPECTION REPORT.** We recommend obtaining firm bids, before closing, on items marked marginal or deficient from licensed contractors. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your NC or SC real estate agent or an attorney.

PORCHES / STOOPS

MARGINAL

There is an open concrete porch directly in front of the front entry door that has a minor crack present. Evidence suggests that this type of crack is common and caused by normal ground settlement. Recommend filling the crack with an approved concrete filler or sealant to prevent future water damage.

PATIO - REAR

MARGINAL

The rear concrete patio has minor cracks, located on the left and right sides of the patio. Evidence suggests that this condition is common due to normal ground settlement. Recommend filling the cracks with an approved concrete filler to prevent any future water damage.

FENCES / GATES - REAR

REC /REPAIR

1. There is soft (water-damaged) wood present at the base of multiple fence posts, located where the posts meet the ground. Evidence suggests that the damaged posts no longer function as intended, and need to be replaced to restore the integrity of the fence.
 2. There is damage present on multiple wood fence boards, that appears to be due to wood destroying insects (carpenter bees). Evidence suggests that the damaged boards no longer function as intended, and need to be replaced to restore the integrity of the fence. Recommend a qualified pest control contractor to evaluate and make the necessary repairs to prevent future damage.
- ** Recommend a qualified general fencing contractor to evaluate the condition of the rear fence, and make the necessary repairs to issues #1-2 listed above.

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ROOFING

REC /REPAIR

1. There is a black staining on many of the roof shingles indicating a type of algae which, over time, may reduce the life of the asphalt roof shingles. Recommend a qualified contractor to clean the roof shingles with an approved algae/fungus killer. Cleaning the roof shingles is good homeowner maintenance and will prolong the life of the roof shingles.
2. The roof is estimated to be 13 years old, and is approaching the end of its life expectancy range (15-20 years). You may wish to have a qualified roofing contractor evaluate the roof to determine the overall condition and estimated useful remaining life, in order to plan for any future replacement.

FLASHING/VALLEYS

REC /REPAIR

1. The metal flashing located on the front section over the porch, is lifted and is not laying flat against the roof shingles. Evidence suggests that this condition creates an avenue for water intrusion.
2. There are exposed nails heads, located at the bottom of the upper rear side lead vent pipe flashing. Evidence suggests the nail heads need to be sealed with an approved sealant to prevent future leaks.
** Recommend a qualified roofing contractor to evaluate the condition of the flashings and make the necessary repairs to issues #1-2 listed above.

GUTTERS/DOWN SPOUTS

REC /REPAIR

The rear gutter is filled with debris which is inhibiting water draining off the roof, and flowing through the gutter and down spout properly. Evidence suggests that the gutter is not functioning as intended. Recommend cleaning by a qualified contractor.

EXTERIOR SURFACE

Siding/Trim	REC /REPAIR
Exterior Faucets	REC /REPAIR
Exterior Electrical Outlets	REC /REPAIR
Exterior Lighting	REC /REPAIR

1. The bottom courses of vinyl siding have cracks present, located on the front, left, and right sides of the house. Evidence suggests that the cracks were made by a weed wacker or line trimmer because of the height of the cracks, and this condition may create avenues for water intrusion. Recommend a qualified general siding contractor to evaluate and make the necessary repairs.
2. The exterior spotlights located on the front and rear corners of the house, do not light when the wall switches are turned on. Recommend replacing the bulbs first, then if they still do not work, recommend a licensed electrical contractor to evaluate the condition of the fixtures and make the necessary repairs.
3. The exterior wall receptacle, located on the wall of the rear patio, has a broken or missing weatherproof cover. The weatherproof cover needed for personal protection does not function as intended and is in need of replacement by a qualified contractor.
4. The exterior water faucet located at the rear side of the house is leaking around the valve stem when it is turned on. Evidence suggests the packing nut may need to be tightened or the packing needs to be replaced. Recommend a qualified contractor to evaluate the condition of the faucet and

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make the necessary repairs.

EXTERIOR DOORS

REC /REPAIR

There is soft (water-damaged) wood present on the exterior storage room entry door, located at the base of the door core. Evidence suggests that there is water intrusion at this location, and the damaged wood needs to be replaced to restore the integrity of the door. Recommend a qualified general contractor to evaluate and make the necessary repairs.

LAUNDRY FACILITIES

Utility Hookups

REC /REPAIR

Drain

REC /REPAIR

1. When a washing machine is being used over a living area, it is required to have a drain pan that is piped to the outside located under the washing machine. A drain pan is not present under the washing machine in this house. Recommend a licensed plumber to install the required drain pan and plumbing.
2. The clothes dryer electric cord does not have the strain relief connector installed. Evidence suggests that 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 electrical contractor to install the proper connector for safety purposes.

KITCHEN

Stove Anti-Tip Bracket

REC /REPAIR

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.

BATHROOM #2 - 2ND FLOOR

Ceilings

REC /REPAIR

Wall(s)

REC /REPAIR

Water Pressure/Flow/Drainage

REC /REPAIR

1. The bathroom sink is draining very slowly. Evidence suggests that there is a restriction in the drain pipe or trap located under the sink. Recommend a licensed plumber to evaluate the condition of the sink drain and make the necessary repairs.
2. There are a few nail pops present on the bathroom ceiling and walls, located over the tub enclosure. It is important to repair nail pops in the bathroom when they appear because the exposed nail heads get rusted and are hard to seal and paint. Recommend a qualified painting contractor to evaluate and make the necessary repairs.

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BEDROOM #1 - 1ST FLOOR

Closet

REC /REPAIR

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

REC /REPAIR

1. The left closet is missing a door. Recommend a qualified contractor to evaluate and make the necessary repairs.
2. One of four lights in the ceiling fan light kit in the bedroom does not light when turning on the wall switch. Recommend replacing the light bulb first, then if the light still does not work, recommend a licensed electrical contractor to evaluate the fixture and make the necessary repairs.

BEDROOM #2 - 2ND FLOOR - LEFT

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

REC /REPAIR

One of three lights in the ceiling fan light kit in the bedroom does not light when turning on the wall switch. Recommend replacing the light bulb first, then if the light still does not work, recommend a licensed electrical contractor to evaluate the fixture and make the necessary repairs.

BEDROOM #3 - 2ND FLOOR - RIGHT

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

REC /REPAIR

One of three lights in the ceiling fan light kit in the bedroom does not light when turning on the wall switch. Recommend replacing the light bulb first, then if the light still does not work, recommend a licensed electrical contractor to evaluate the fixture and make the necessary repairs.

STAIRS / RAILINGS

REC /REPAIR

The ceiling light fixtures, located at the top of the stairs and in the 2nd floor hallway, do not work when the wall switches are turned on. It is very important to have proper lighting when using the stairs. Recommend replacing the light bulbs first, then if the lights still do not work, recommend a licensed electrical contractor to evaluate the condition of the light fixtures and make the necessary repairs.

MAR (MARGINAL)

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

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

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