



National Property Inspections

Mr. & Ms. Buyer, 245 Lane Way, Kure Beach, NC, 28449



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



National Property Inspections

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 77 F
Estimated Age Of Property : 15 Year(s)	Weather :
Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Pest Control Contractor
	<input checked="" type="checkbox"/> Landscaping contractors

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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DRIVEWAY

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:

There are minor cracks present located on the left and right sides of the concrete driveway. Evidence suggests that these types of cracks are common and are caused by normal ground settlement. Recommend filling the cracks with an approved concrete filler to avoid future water intrusion.



Driveway: View of minor cracks located in concrete driveway



Driveway: Overall view of concrete driveway

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

Gravel

Tripping Hazard

Comments:

The front wood steps have a loose tread board, located on the 7th step from the bottom. Evidence suggests that this condition could create a potential trip hazard, and the step needs to be secured. Recommend a qualified contractor to evaluate and make the necessary repairs.

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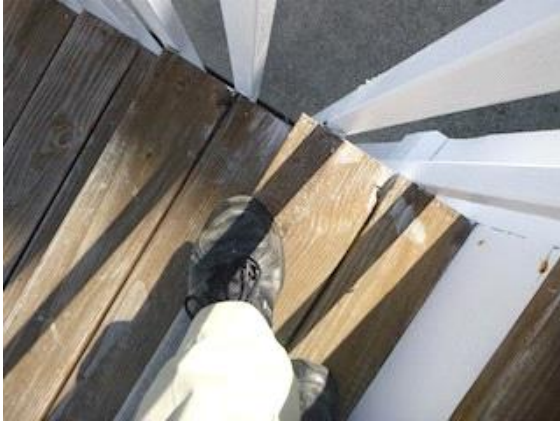
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Walks / Steps: View showing loose tread board



Walks / Steps: Overall view of front steps

DECKS - FRONT

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

Wood

Comments:

There are two wood decks located at the front of the house. The decks have the appropriate guard rails that measure approximately 36 inches high with the appropriate balusters no wider than 4 inches apart. The decks are bolted to the house and have the appropriate flashings present.

DECKS - REAR

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

Recommend Repairs

Wood

Comments:

The 2nd floor rear deck has loose deck boards that are curling upward, located on the left and right sides of the deck. This condition has created potential trip hazards and needs to be repaired. Recommend a qualified general contractor to evaluate and make the necessary repairs.

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Decks - Rear: View of lifted deck board on rear wood deck



Decks - Rear: Overall view of rear wood deck

PATIO - REAR

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

Concrete

Comments:

There is a concrete patio located at the rear of the house, which is in acceptable condition.

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

90% Visible

Aerial mast camera

Asphalt / Composition

Missing Shingle(s)

Comments:

There appears to be multiple missing asphalt roof shingles, located on the front and rear sides of the roof along the drip edges. This condition exposes many roofing nails, creating avenues for water intrusion. Recommend a qualified roofing contractor to evaluate the condition of the roof and make the necessary repairs.

Leaks not always detectable.

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Roofing: Views showing missing shingles



Roofing: Views showing missing shingles



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:

There are exposed nails heads, located at the bottom of the left side lead vent pipe flashing. Evidence suggests that 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 flashing and make the necessary repairs.

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

EXTERIOR SURFACE

Recommend Repairs

Metal

Vinyl

General Deterioration

	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/SHOWER <input checked="" type="checkbox"/> Location(s): Right and Rear Sides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

1. There are several corroded sections of aluminum trim pieces around the exterior of the fascia boards, windows and doors. Evidence suggests that the harsh salt air is starting to break down the aluminum trim. Recommend a qualified siding contractor to evaluate and to make any necessary repairs/replacement.
2. Many of the receptacles on the exterior of the house are not GFCI-protected and have been required to be since 1973. The exterior receptacles do not function as intended, and are in need of repair or replacement by a licensed electrical contractor.
3. The exterior light located next to the garage front entry door and one spotlight at the front right corner of the house, did not come on when the wall switches were activated. Recommend replacing the 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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Exterior Surface: View showing corroded trim



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



Exterior Surface: Views showing defective exterior lights



Exterior Surface: Views showing defective exterior lights

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.

NOTE: There are no screens present in any of the windows in this house. There is a stack of window screens located inside the attic. Recommend checking the screens for fit and condition before closing.

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Windows: View showing the stack of window screens located in the attic area

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"/>

Wood

Evidence of Leak(s)

Comments:

1. There is soft (water-damaged) wood present on the garage rear entry door, located at the base of the lock-side door jamb. 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.
2. The lower threshold is loose, located on the garage rear entry door. Evidence suggests that this condition is creating a potential trip hazard, and is in need of repair.
3. The seal between the glass panes appears to have failed, located on the 1st floor rear entry door. Evidence suggests that the desiccant strip designed to absorb moisture from the space between the panes has become saturated and can no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the door pane assembly will need to be replaced.
4. The dead bolt lock, located on the 1st floor rear entry door, is binding when latching into the door jamb. Evidence suggests that the striker plate on the door jamb needs to be adjusted for the dead bolt to work properly.
5. There is soft (water-damaged) wood present on all three 2nd level front and rear entry doors, located at the base of the door cores. Evidence suggests that there is water intrusion at these locations, and the damaged wood needs to be replaced to restore the integrity of the doors.

** Recommend a licensed general contractor to evaluate the condition of the exterior entry doors, determine the full extent of damage to the areas, and make the necessary repairs to issues #1-5 listed above.

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Exterior Doors: View showing water-damaged door jamb



Exterior Doors: View showing loose threshold



Exterior Doors: View showing rust between glass panes



Exterior Doors: View of binding dead bolt



Exterior Doors: View showing water-damaged door core

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GARAGE/UNDER HOUSE

Recommend Repairs

3 or More Cars

Attached

Obscured / Limited View

Outlets (NOT GFCI) Protected

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 garage has limited visibility due to the items located around the perimeter walls and along the interior garage foundation.

1. The electrical receptacles located on the left and right walls are not GFCI-protected. All receptacles in the garage are required to be GFCI-protected since 1978. The receptacles do not function as intended and are in need of further evaluation by a licensed electrical contractor.

2. There is efflorescence (white chalky substance) present on the garage floor, located at the front right side of the garage. This is an indication of ground water intruding up through the garage floor slab. Recommend a qualified masonry contractor to evaluate and make the necessary repairs.



Garage/Under House: Views of limited view of garage



Garage/Under House: Views of limited view of garage

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Garage/Under House: View of electrical tester indicating the receptacles are not GFCI protected



Garage/Under House: View showing efflorescence on garage concrete floor

OVERHEAD GARAGE DOORS

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

of Openers: 2

Metal

Comments:

Both automatic garage door assemblies and the auto reverse safety features were tested and function as intended.

GARAGE PEDESTRIAN DOOR INTO HOUSE

Recommend Repairs

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

Metal

Repair / Replace Weather Stripping / Seal

Comments:

There is a gap along the lock side edge of the weather-stripping on the garage pedestrian door, allowing daylight to shine through the door seal. Evidence suggests that this condition is creating an avenue for energy loss/unwanted air exchange. Recommend a qualified contractor to evaluate and make the necessary repairs.

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Garage Pedestrian Door into House: View of daylight shining through the garage pedestrian door



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

Attic / Roof

Method of Inspection Physical Entry

80 % Visible

ATTIC FRAMING/SHEATHING

Recommend Repairs

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

Plywood / Panel Board / OSB Trusses

Comments:

It appears as though four 2" x 4" wood webs used to support the roof truss have been cut in order to fit the air handler in the attic, located in the central area, next to the attic access. The only way a truss is allowed to be cut or altered is with an engineers' approval, and an alternate support system must be in place. A professional engineer must evaluate the cut webs for the truss and then provide documentation describing the proper fix. A qualified contractor is needed to carry out the repairs in accordance with the documentation.

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.

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Attic Framing/Sheathing: Views showing cut roof trusses



Attic Framing/Sheathing: Views showing cut roof trusses

ATTIC VENTILATION

Recommend Repairs

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

Soffit

Additional Vents Needed

Comments:

An attic needs upper and lower vents to provide proper cross ventilation and to prolong the life of the asphalt roof shingles. This house has soffit vents (lower) and does not appear to have upper vents to circulate the attic air. Evidence suggests that additional vents are needed for proper ventilation. Recommend a qualified roofing contractor to evaluate and to make the necessary repairs.

ATTIC INSULATION

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

Blanket

Comments:

The insulation in the attic was a fiberglass blanket type insulation. The insulation is approximately 8 inches thick and has an insulating value of R24. The insulation in the attic area is evenly distributed and is in acceptable condition.

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

ATTIC ELECTRICAL

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

Comments:

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 Pilings

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

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Comments:

The framing support is provided by 8" x 8" pilings driven down until a certain friction point is reached, then 2" x 10" girders are attached to the pilings. Then 2" x 8" wood floor joists and rim joists are joined with floor decking to form a solid framing deck. The pilings were inspected at the ground entry point for wood deterioration. The pilings appear to be solid.

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



Under Floor Framing & Support: View of garage ceiling panels covering the floor joists



Under Floor Framing & Support: View probing the wood pilings at the base



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ELECTRICAL

- Monitor Condition
- Recommend Repairs

SERVICE SIZE (Main Panel)

- Brand: Square D
- Main Disconnect Location: Garage
- 120 / 240 Volt (Nominal)
- 200 AMP

	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Stranded Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CO DETECTORS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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

- The smoke detectors are making a chirping sound which suggests that the batteries inside the smoke detectors need to be replaced. Recommend replacing all of the smoke detector batteries and if that does not stop the chirping, recommend a licensed electrical contractor to evaluate them and make the necessary repairs or replacement for safety purposes.
- There are no CO detector(s) present outside the bedrooms. Although it was not required to have a CO detector(s) when the home was built, North Carolina now requires all homes with fuel sources present such as; gas fireplaces, gas stoves, gas furnaces, **attached garages**, and **any gas appliance**, etc., to have CO detector(s) present outside the bedrooms. Recommend a qualified contractor or licensed electrical contractor to install CO detector(s) for safety purposes.

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

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

PLUMBING

Water Service

Shut Off Location: Outside

Fuel Service

Shut Off Location: Outside

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> CPVC	<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 set up located under sinks. All sink water supplies are plastic pipe (CPVC) and PVC drain pipes present.

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: Takagi

Model: T-K4-IN

SerialNo: 1350E000177

Gas

Comments:

Unlike traditional tank-style water heaters, which heat and reheat water around the clock, tankless water heaters only produce hot water when needed, shutting off immediately afterwards to eliminate wasted energy. The water temperature was measured at the kitchen sink at 111 degrees. The water heater, located in the garage, is performing as it was designed at the time of the inspection.



Water Heater: View of water temperature at the kitchen sink



Water Heater: View of tankless water heater located in the garage

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LAUNDRY FACILITIES

Recommend Repairs

Location: Laundry room

	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. 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.



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



Laundry Facilities: Overall view of washer and dryer

Inspection Date:
06/30/2018

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

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NCHI#3838



National Property Inspections

Mr. & Ms. Buyer, 245 Lane Way, Kure Beach, NC, 28449

HEATING #1 - 1ST FLOOR

Brand: Trane Model: 2TWR2024A1000AA BTUs: 24000 Age: 15 Year(s)
SerialNo: 3024P4J1F

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.

HEATING #2 - 2ND FLOOR

Brand: Trane Model: 2TWR2024A1000AA BTUs: 24000 Age: 15 Year(s)
SerialNo: 3024PNJ1F

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.

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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 #1 - 1ST FLOOR

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

Brand: Trane
SerialNo: 3024P4J1F

Model: 2TWR2024A1000AA

Size: 2 Ton

Age: 15 Year(s)

Electric

Heat Pump

Comments:

The HVAC system is a "split" system with the air handler located in the ground level utility room 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.

Inspection Date:
06/30/2018

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COOLING #2 - 2ND FLOOR

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

Brand: Trane Model: 2TWR2024A1000AA Size: 2 Ton Age: 15 Year(s)
 SerialNo: 3024PNJ1F

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.

KITCHEN

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input 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"/>

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

Comments:

1. The drain hose, used for the dishwasher drain, does not have the proper loop needed to prevent sink water from emptying into the dishwasher. Recommend a licensed plumber to evaluate the condition of the dishwasher and make the necessary repairs.
2. 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.
3. When checking the garbage disposal unit located under the sink water was leaking from the side of the unit. The garbage disposal unit is cracked and needs to be replaced. Recommend a licensed plumber to evaluate the condition of the garbage disposal and make the necessary repairs.



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



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



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Kitchen: View showing leaking garbage disposal



Kitchen: Overall view of kitchen

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

Comments:

Inspection Date:
06/30/2018

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

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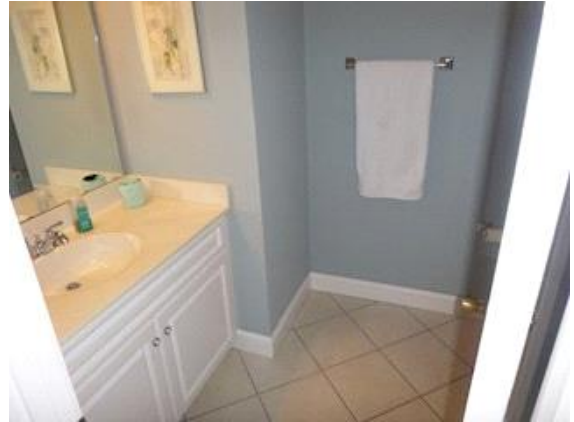
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Mr. & Ms. Buyer, 245 Lane Way, Kure Beach, NC, 28449

There is a nail pop present on the bathroom ceiling, located over the toilet. 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.



Bathroom #1 - 1st Floor: View of nail pop located on the bathroom ceiling



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



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BATHROOM #2 - 2ND FLOOR - GUEST

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input 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"/>

Comments:

1. When testing the shower, water leaked from the nut located behind the shower head. Evidence suggests that the nut may need tightening. Recommend a licensed plumber to evaluate the condition of the shower head and make the necessary repairs.
 2. When operating the bathroom exhaust fan, it makes excessive noise. Evidence suggests that there could be a bad bearing in the fan motor or the housing is loose. Recommend a licensed electrical contractor to evaluate the condition of the exhaust fan and make the necessary repairs.
 3. The drywall tape, used at the ceiling and wall seams is starting to separate from the drywall. The tape is starting to fail and is pulling away from the drywall.
 4. There are a few nail pops present on the bathroom ceiling and walls. 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 to issues #3-4 listed above.

Inspection Date:
06/30/2018

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Bathroom #2 - 2nd Floor - Guest: View showing leaking shower head



Bathroom #2 - 2nd Floor - Guest: View showing noisy exhaust fan



Bathroom #2 - 2nd Floor - Guest: View showing failing drywall tape



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

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NCHI#3838



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Mr. & Ms. Buyer, 245 Lane Way, Kure Beach, NC, 28449

BATHROOM #3 - 2ND FLOOR - MASTER	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/> No Service Access		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. There is no access panel/door to inspect the jetted tub pump motor. This access is required for future servicing and/or replacement of the pump/motor assembly. Recommend a qualified general contractor to install a pump motor access door for future servicing.
2. There are a few nail pops present on the bathroom ceiling and walls. 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 #3 - 2nd Floor - Master: View of nail pops located on the bathroom ceiling



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

LIVING ROOM/DINING AREA

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The sash springs inside the sash channels on three windows are broken, the windows are located on the rear side of the dining area, at the bottom of the steps, and in the front foyer area. The sash springs assist in the opening of the windows and help keep the windows open. Recommend a qualified window repair specialist to evaluate the condition of the sash springs in all of the windows and make the necessary repairs. **NOTE:** Because this condition is occurring in multiple windows, recommend a qualified window repair specialist to evaluate all of the windows throughout the house and make the necessary repairs.

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Living Room/Dining Area: View showing broken sash springs



Living Room/Dining Area: Overall view of living room

BEDROOM #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"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Inspection Date:
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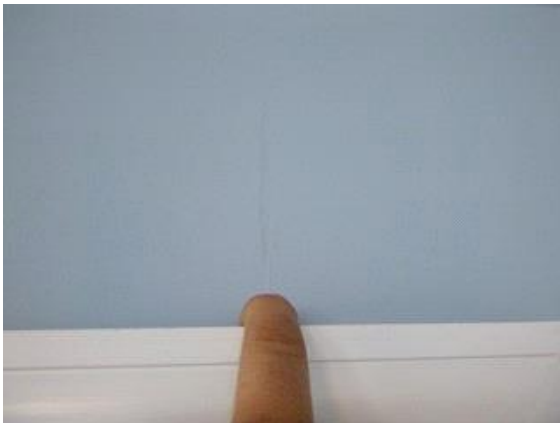
National Property Inspections

Mr. & Ms. Buyer, 245 Lane Way, Kure Beach, NC, 28449

BEDROOM #2 - 2ND FLOOR - FRONT - MASTER	<input checked="" type="checkbox"/> 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"/>
WALLS <input checked="" type="checkbox"/> Typical Crack(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 type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing		<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There is a minor drywall crack present, located above the closet entry door. Evidence suggests that this type of crack is common and due to normal settlement. Recommend a qualified painting contractor to evaluate the condition of the drywall and make the necessary repairs.



Bedroom #2 - 2nd Floor - Front - Master: View showing minor drywall crack



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

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BEDROOM #3 - 2ND FLOOR - REAR/LEFT

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

BEDROOM #4 - 2ND FLOOR - REAR/RIGHT

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. The left closet door does not latch when closed. Evidence suggests that the door may to be adjusted for proper operation. Recommend a qualified contractor to evaluate and make the necessary repairs.
2. There is a minor drywall crack present, located on the ceiling between the entry door and the closet. Evidence suggests that this type of crack is common and due to normal settlement. Recommend a qualified painting contractor to evaluate the condition of the drywall and make the necessary repairs.

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Bedroom #4 - 2nd Floor - Rear/Right: View showing closet door not latching when closed



Bedroom #4 - 2nd Floor - Rear/Right: View showing minor drywall crack on ceiling

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 stairs leading up to the first and second floors have the appropriate lighting, hand railings, proper risers, and tread size for safety purposes.

NOTE: There is a minor drywall crack present on the ceiling, located at the top of the stairs leading up to the 2nd floor. Evidence suggests that this type of crack is common and due to normal settlement. Recommend a qualified painting contractor to evaluate the condition of the drywall and make the necessary repairs.



Stairs / Railings: View showing minor drywall crack at the top of the steps

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IRRIGATION SYSTEM

Recommend Repairs

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

of Zones: 4

Manual

Leaks (Above Ground)

Comments:

1. When testing zone # 1 of the irrigation system on the front and rear sides, water was leaking from the sides of two sprinkler heads, located on the left side of the driveway next to the piling and at the rear left corner of the house. Evidence suggests that the sprinkler heads may have failed gaskets.
2. When testing zone # 1 of the irrigation system on the front and rear sides, water pooled quickly at the base of one of the sprinkler heads located on the left side of the driveway. Evidence suggests that the sprinkler head may be cracked.
3. When testing zone # 2 of the irrigation system on the left and right sides, water sprayed out of the top of one of the sprinkler heads located on the right side of the house. Evidence suggests that the sprinkler head may have a broken nozzle.

** Recommend a qualified irrigation specialist to evaluate the condition of the irrigation system, and make the necessary repairs to issues #1-3 listed above for proper operation.

Underground leaks may not be detected.



Irrigation System: View showing water leaking from the side of the sprinkler head



Irrigation System: View of water pooling at the base of the sprinkler head

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Irrigation System: View showing water spraying from the top of the sprinkler head



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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.

DRIVEWAY

MARGINAL

There are minor cracks present located on the left and right sides of the concrete driveway. Evidence suggests that these types of cracks are common and are caused by normal ground settlement. Recommend filling the cracks with an approved concrete filler to avoid future water intrusion.

WALKS / STEPS

REC /REPAIR

The front wood steps have a loose tread board, located on the 7th step from the bottom. Evidence suggests that this condition could create a potential trip hazard, and the step needs to be secured. Recommend a qualified contractor to evaluate and make the necessary repairs.

DECKS - REAR

REC /REPAIR

The 2nd floor rear deck has loose deck boards that are curling upward, located on the left and right sides of the deck. This condition has created potential trip hazards and needs to be repaired. Recommend a qualified general contractor to evaluate and make the necessary repairs.

ROOFING

REC /REPAIR

There appears to be multiple missing asphalt roof shingles, located on the front and rear sides of the roof along the drip edges. This condition exposes many roofing nails, creating avenues for water intrusion. Recommend a qualified roofing contractor to evaluate the condition of the roof and make the necessary repairs.

FLASHING/VALLEYS

REC /REPAIR

There are exposed nails heads, located at the bottom of the left side lead vent pipe flashing. Evidence suggests that 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 flashing and make the necessary repairs.

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EXTERIOR SURFACE

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

1. There are several corroded sections of aluminum trim pieces around the exterior of the fascia boards, windows and doors. Evidence suggests that the harsh salt air is starting to break down the aluminum trim. Recommend a qualified siding contractor to evaluate and to make any necessary repairs/replacement.
2. Many of the receptacles on the exterior of the house are not GFCI-protected and have been required to be since 1973. The exterior receptacles do not function as intended, and are in need of repair or replacement by a licensed electrical contractor.
3. The exterior light located next to the garage front entry door and one spotlight at the front right corner of the house, did not come on when the wall switches were activated. Recommend replacing the 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.

EXTERIOR DOORS

REC /REPAIR

1. There is soft (water-damaged) wood present on the garage rear entry door, located at the base of the lock-side door jamb. 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.
2. The lower threshold is loose, located on the garage rear entry door. Evidence suggests that this condition is creating a potential trip hazard, and is in need of repair.
3. The seal between the glass panes appears to have failed, located on the 1st floor rear entry door. Evidence suggests that the desiccant strip designed to absorb moisture from the space between the panes has become saturated and can no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the door pane assembly will need to be replaced.
4. The dead bolt lock, located on the 1st floor rear entry door, is binding when latching into the door jamb. Evidence suggests that the striker plate on the door jamb needs to be adjusted for the dead bolt to work properly.
5. There is soft (water-damaged) wood present on all three 2nd level front and rear entry doors, located at the base of the door cores. Evidence suggests that there is water intrusion at these locations, and the damaged wood needs to be replaced to restore the integrity of the doors.
 ** Recommend a licensed general contractor to evaluate the condition of the exterior entry doors, determine the full extent of damage to the areas, and make the necessary repairs to issues #1-5 listed above.

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GARAGE/UNDER HOUSE

Floor/Walls/Ceiling/Electrical

REC /REPAIR

Limitations: The garage has limited visibility due to the items located around the perimeter walls and along the interior garage foundation.

1. The electrical receptacles located on the left and right walls are not GFCI-protected. All receptacles in the garage are required to be GFCI-protected since 1978. The receptacles do not function as intended and are in need of further evaluation by a licensed electrical contractor.
2. There is efflorescence (white chalky substance) present on the garage floor, located at the front right side of the garage. This is an indication of ground water intruding up through the garage floor slab. Recommend a qualified masonry contractor to evaluate and make the necessary repairs.

GARAGE PEDESTRIAN DOOR INTO HOUSE

REC /REPAIR

There is a gap along the lock side edge of the weather-stripping on the garage pedestrian door, allowing daylight to shine through the door seal. Evidence suggests that this condition is creating an avenue for energy loss/unwanted air exchange. Recommend a qualified contractor to evaluate and make the necessary repairs.

ATTIC FRAMING/SHEATHING

REC /REPAIR

It appears as though four 2" x 4" wood webs used to support the roof truss have been cut in order to fit the air handler in the attic, located in the central area, next to the attic access. The only way a truss is allowed to be cut or altered is with an engineers' approval, and an alternate support system must be in place. A professional engineer must evaluate the cut webs for the truss and then provide documentation describing the proper fix. A qualified contractor is needed to carry out the repairs in accordance with the documentation.

ATTIC VENTILATION

REC /REPAIR

An attic needs upper and lower vents to provide proper cross ventilation and to prolong the life of the asphalt roof shingles. This house has soffit vents (lower) and does not appear to have upper vents to circulate the attic air. Evidence suggests that additional vents are needed for proper ventilation. Recommend a qualified roofing contractor to evaluate and to make the necessary repairs.

ELECTRICAL

Smoke Detectors*

REC /REPAIR

CO Detectors

MARGINAL

1. The smoke detectors are making a chirping sound which suggests that the batteries inside the smoke detectors need to be replaced. Recommend replacing all of the smoke detector batteries and if that does not stop the chirping, recommend a licensed electrical contractor to evaluate them and make the necessary repairs or replacement for safety purposes.
2. There are no CO detector(s) present outside the bedrooms. Although it was not required to have a CO detector(s) when the home was built, North Carolina now requires all homes with fuel sources present such as; gas fireplaces, gas stoves, gas furnaces, **attached garages**, and **any gas appliance**, etc., to have CO detector(s) present outside the bedrooms. Recommend a qualified

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contractor or licensed electrical contractor to install CO detector(s) for safety purposes.

LAUNDRY FACILITIES

Utility Hookups

REC /REPAIR

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

Dishwasher/Cross Flow Protection

REC /REPAIR

Garbage Disposal

REC /REPAIR

1. The drain hose, used for the dishwasher drain, does not have the proper loop needed to prevent sink water from emptying into the dishwasher. Recommend a licensed plumber to evaluate the condition of the dishwasher and make the necessary repairs.
2. 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.
3. When checking the garbage disposal unit located under the sink water was leaking from the side of the unit. The garbage disposal unit is cracked and needs to be replaced. Recommend a licensed plumber to evaluate the condition of the garbage disposal and make the necessary repairs.

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BATHROOM #1 - 1ST FLOOR

Ceilings

REC /REPAIR

There is a nail pop present on the bathroom ceiling, located over the toilet. 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.

BATHROOM #2 - 2ND FLOOR - GUEST

Ceilings

REC /REPAIR

Wall(s)

REC /REPAIR

Tub/Shower

REC /REPAIR

Exhaust Fan

REC /REPAIR

1. When testing the shower, water leaked from the nut located behind the shower head. Evidence suggests that the nut may need tightening. Recommend a licensed plumber to evaluate the condition of the shower head and make the necessary repairs.
2. When operating the bathroom exhaust fan, it makes excessive noise. Evidence suggests that there could be a bad bearing in the fan motor or the housing is loose. Recommend a licensed electrical contractor to evaluate the condition of the exhaust fan and make the necessary repairs.
3. The drywall tape, used at the ceiling and wall seams is starting to separate from the drywall. The tape is starting to fail and is pulling away from the drywall.
4. There are a few nail pops present on the bathroom ceiling and walls. 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 to issues # 3-4 listed above.

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BATHROOM #3 - 2ND FLOOR - MASTER

Ceilings	REC /REPAIR
Wall(s)	REC /REPAIR
Jetted Tub	REC /REPAIR

1. There is no access panel/door to inspect the jetted tub pump motor. This access is required for future servicing and/or replacement of the pump/motor assembly. Recommend a qualified general contractor to install a pump motor access door for future servicing.
2. There are a few nail pops present on the bathroom ceiling and walls. 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.

LIVING ROOM/DINING AREA

Windows/Trim	REC /REPAIR
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The sash springs inside the sash channels on three windows are broken, the windows are located on the rear side of the dining area, at the bottom of the steps, and in the front foyer area. The sash springs assist in the opening of the windows and help keep the windows open. Recommend a qualified window repair specialist to evaluate the condition of the sash springs in all of the windows and make the necessary repairs. **NOTE:** Because this condition is occurring in multiple windows, recommend a qualified window repair specialist to evaluate all of the windows throughout the house and make the necessary repairs.

BEDROOM #2 - 2ND FLOOR - FRONT - MASTER

Walls	REC /REPAIR
Windows/Trim	REC /REPAIR

There is a minor drywall crack present, located above the closet entry door. Evidence suggests that this type of crack is common and due to normal settlement. Recommend a qualified painting contractor to evaluate the condition of the drywall and make the necessary repairs.

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BEDROOM #4 - 2ND FLOOR - REAR/RIGHT

Ceilings

REC /REPAIR

Closet

REC /REPAIR

1. The left closet door does not latch when closed. Evidence suggests that the door may to be adjusted for proper operation. Recommend a qualified contractor to evaluate and make the necessary repairs.
2. There is a minor drywall crack present, located on the ceiling between the entry door and the closet. Evidence suggests that this type of crack is common and due to normal settlement. Recommend a qualified painting contractor to evaluate the condition of the drywall and make the necessary repairs.

STAIRS / RAILINGS

REC /REPAIR

NOTE: There is a minor drywall crack present on the ceiling, located at the top of the stairs leading up to the 2nd floor. Evidence suggests that this type of crack is common and due to normal settlement. Recommend a qualified painting contractor to evaluate the condition of the drywall and make the necessary repairs.

IRRIGATION SYSTEM

REC /REPAIR

1. When testing zone # 1 of the irrigation system on the front and rear sides, water was leaking from the sides of two sprinkler heads, located on the left side of the driveway next to the piling and at the rear left corner of the house. Evidence suggests that the sprinkler heads may have failed gaskets.
 2. When testing zone # 1 of the irrigation system on the front and rear sides, water pooled quickly at the base of one of the sprinkler heads located on the left side of the driveway. Evidence suggests that the sprinkler head may be cracked.
 3. When testing zone # 2 of the irrigation system on the left and right sides, water sprayed out of the top of one of the sprinkler heads located on the right side of the house. Evidence suggests that the sprinkler head may have a broken nozzle.
- ** Recommend a qualified irrigation specialist to evaluate the condition of the irrigation system, and make the necessary repairs to issues #1-3 listed above for proper operation.

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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