



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409



RecallChek.  
Authorized Dealer



*Anthony DeVita*

Saturday, June 30, 2018

**Inspector**

Anthony DeVita

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

NCHI #3229 SCHI #48551

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551



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## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

<b>Property Occupied :</b> Yes <b>Estimated Age Of Property :</b> 2                                    Year(s) <b>Property Faces :</b> <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West <b>Type of Property :</b> <input checked="" type="checkbox"/> Single-Family <b>Primary Construction :</b> <input checked="" type="checkbox"/> Wood	<b>Temperature :</b> 61    F <b>Weather :</b> <input checked="" type="checkbox"/> Sunny <b>Soil Conditions :</b> <input checked="" type="checkbox"/> Dry <b>Persons Present :</b> <input checked="" type="checkbox"/> Owner
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### DEFINITIONS :

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

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
<b>NI (NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>RR (RECOMEND REPAIR)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

### SCOPE OF THE INSPECTION :

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

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## GRADING / DRAINAGE

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

Positive Slope

### Comments:

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



Front Of Property



Left Side Of Property



Rear Of Property



Right Side Of Property

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## DRIVEWAY

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

Concrete

### Comments:

There is a concrete driveway, located in front of the house that has expansion joints present needed to help prevent cracking and is pitched away from the house for proper drainage.



## WALK

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 walkway, located in the front of the house, from the driveway to the front entrance that has expansion joints present to help prevent cracking.

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## PORCH

Monitor Condition

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

Open

Settlement

Cracks

### Comments:

The front porch has minor cracking present in the concrete floor, to the left of the front door and on the left side extension of the porch. See photo. This type of cracking is common due to typical ground settlement and/or curing of the concrete and can create an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary sealing repairs.



Crack Front Of Porch

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Crack Left Side Of Porch

## PATIO

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, that is pitched away from the house for drainage away from the foundation.



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## ROOFING

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

Age: 2 Year(s)

Layers: 1

100% Visible

Visual From Ground With Binoculars

Asphalt / Composition

### Comments:

The asphalt composite roof shingles were inspected using binoculars from the ground, due to the steep pitch of the roof. The roof consists of asphalt/composite architectural shingles on a hip roof with gable extensions.

Leaks not always detectable.



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## FLASHING/VALLEYS

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

Lead

### Comments:

The PVC plumbing vent pipes have a lead flashing covering them which will help prevent the PVC vent pipes from getting brittle and cracking from exposure to the sun.



Typical Lead Plumbing Vent Flashing

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## GUTTERS/DOWN SPOUTS

Recommend Repairs

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

Aluminum

### Comments:

- 1) There are no splash blocks or extension hoses present on any of the downspouts. Soil is washing out and depressions have formed at the bottom of the downspouts, indicating water is collecting near the foundation. See photos. Recommend having splash blocks or downspout extensions installed to help divert water way from the foundation.
- 2) Some of the gutters are starting to build up debris. See photo. Evidence suggests if left as is, the gutters may continue to build up debris that could restrict the water flow through the gutters and downspouts. Recommend a qualified contractor to evaluate and provide cleaning where needed.



Washout Under Downspout



Depression Under Downspout



Debris In Gutter

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## EXTERIOR SURFACE

Vinyl  Stone

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

### Comments:

- 1) The exterior surface consists of vinyl siding, with stone accent on the front of the house, vinyl trim and soffits.
- 2) The exterior faucets, receptacles and lighting were tested and functioned as intended.

## WINDOWS

Vinyl  Insulated Pane(s)

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

### Comments:

The windows are vinyl framed with insulated panes.

## EXTERIOR DOORS

Fiberglass

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

### Comments:

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

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## FOUNDATION

Monitor Condition

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

Concrete

Slab

Vertical Cracks

### Comments:

The foundation is a concrete slab on grade. There are minor vertical cracks present at several locations around the foundation. See photos. These cracks are common, caused by either ground settlement or curing of the concrete. Evidence suggests this condition can create an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary sealing repairs.



Left Side Crack



Left Side Crack



Rear Crack

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## GARAGE

2 Cars                       Attached                       Obscured / Limited View

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

### Comments:

**Limitation:** The garage had limited visibility due to shelves, stored items and a golf cart present. See photo. The visible areas of the garage that are not obscured and all electrical items, were in acceptable condition and functioned as intended.



## 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: 1

Metal

### Comments:

The automatic metal garage door assembly and the auto reverse safety features were tested and functioned as intended.

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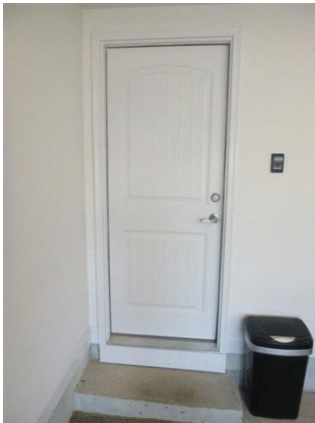
## GARAGE PEDESTRIAN DOOR INTO HOUSE

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

Solid Core

### Comments:

The pedestrian door leading into the garage is a solid core, fire rated door. The door and hardware function as intended.



Fire Rated Door

## GARAGE PEDESTRIAN DOOR TO SIDE YARD

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

Fiberglass

### Comments:

The pedestrian door to the side yard and hardware were tested and functioned as intended.

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## Attic / Roof

Method of Inspection  Physical Entry

### 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:

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

The attic roof framing consists of engineered 2" x 4" wood trusses that are 2' on center, designed to carry the full load of the bearing roof. The sheathing type is OSB (oriented strand board). See photos. There were no visible defects or water intrusion detected at the time of inspection.

Leaks not always detectable.



OSB Sheathing



2" x 4" Truss Framing

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2" x 4" Truss Framing

## ATTIC VENTILATION

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

Ridge

Soffit

### Comments:

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



Soffit Vents



Exterior Of Ridge Vent

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Interior Of Ridge Vent

## 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" of loose fill fiberglass insulation present in the attic that it is evenly distributed.

**NOTE:** Cardboard baffles are present at the eaves in the attic to prevent the loose insulation from blocking the soffit vents, to ensure proper ventilation.



Loose Fill Insulation



Cardboard Baffles

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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.

Limited visibility due to obstructions. See Electrical Section for additional Information.

## 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:

The concrete floor slab on the inside could not be inspected because it is totally covered with flooring.

## ELECTRICAL

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"/>
MAIN PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Stranded Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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## Comments:

There is a 200 Amp main electric panel located in the garage that is installed properly and well labeled.

There are smoke detectors installed inside and outside the bedrooms. There did not appear to be CO detectors outside the bedrooms. North Carolina requires (since 2011) that all homes with fuel sources present such as; **gas fireplaces**, gas stoves, gas furnaces, **attached garages**, and any gas appliance, etc., to have CO detector(s) present outside the bedrooms. Recommend a qualified contractor or licensed electrician to install CO detector(s) for safety purposes.

**NOTE:** Smoke/CO detector manufacturers recommend replacing smoke/CO detectors every 10 years and their batteries every 6 months for safety purposes.

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



## PLUMBING

### Water Service

Water Public

Shut Off Location: Front Yard

### Sewage Service

Sewage Public

### Fuel Service

Shut Off Location: At Propane Tank

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

**Comments:**

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

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

<b>WATER HEATER</b>				ACC	MAR	NI	NP	RR
				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/> Monitor Condition				
Brand: State	Model: EN650DORS100	Size: 50 Gallons	Age: 9 Month(s)					
SerialNo: 1606A019974								
<input checked="" type="checkbox"/> Electric								

**Comments:**

The electric water heater located in the garage, is properly installed and functioning, with the water temperature reading 105 degrees at the kitchen sink. The temperature appears to be set low. Recommend a licensed plumber to evaluate and make the necessary adjustment or repair to set the temperature to the manufacturers recommended setting of 120 degrees.

**NOTE:** An additional reading was taken in one of the upstairs bathrooms and produced 112 degrees.



Hot Water Temperature Kitchen Sink



Hot Water Temperature 2nd Floor Bathroom Sink

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## LAUNDRY FACILITIES

Location: Off Garage

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

### Comments:

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

## HEATING DOWNSTAIRS

Brand: Carrier

Model: CH14NB060-A

BTUs: 60000

Age: 16 Month(s)

SerialNo: 1115X75242

Electric

Heat Pump

	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:

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

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

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Return Air



Supply Air

## HEATING 2ND FLOOR SITTING AREA

Brand: Carrier  
SerialNo: 1115X75242

Model: CH14NB060-A

BTUs: 60000

Age: 16 Month(s)

Electric

Heat Pump

	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:

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

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Return Air



Supply Air

## HEATING 2ND FLOOR BONUS ROOM/MEDIA ROOM

Brand: Carrier  
SerialNo: 1115X75242

Model: CH14NB060-A

BTUs: 60000

Age: 16 Month(s)

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

### Comments:

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

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409



Return Air



Supply Air

## HVAC DISTRIBUTION

Ductwork

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

Comments:

## COOLING DOWNSTAIRS

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

Brand: Carrier  
SerialNo: 1115X75242

Model: CH14NB060-A

Size: 5 Ton

Age: 16 Month(s)

Electric

Heat Pump

Outside Temperature too cold to test

Comments:

Did not inspect the heat pump in the cooling mode due to the manufacturer's recommendation to avoid damaging the condensing unit when the outside temperature is lower than 65 degrees.

Inspection Date:  
06/30/2018

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843-742-7952

Email:  
NCHI #3229 SCHI #48551





# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## COOLING 2ND FLOOR SITTING AREA

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

Brand: Carrier Model: CH14NB060-A Size: 5 Ton Age: 16 Month(s)  
 SerialNo: 1115X75242

Electric  Heat Pump  Outside Temperature too cold to test

### Comments:

Did not inspect the heat pump in the cooling mode due to the manufacturer's recommendation to avoid damaging the condensing unit when the outside temperature is lower than 65 degrees.

## COOLING BONUS ROOM/MEDIA ROOM

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

Brand: Carrier Model: CH14NB060-A Size: 5 Ton Age: 16 Month(s)  
 SerialNo: 1115X75242

Electric  Heat Pump  Outside Temperature too cold to test

### Comments:

Did not inspect the heat pump in the cooling mode due to the manufacturer's recommendation to avoid damaging the condensing unit when the outside temperature is lower than 65 degrees.

## KITCHEN/BREAKFAST ROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input 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"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:  
06/30/2018

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

Email:  
 NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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

Gas Log                       Metal Firebox                       Direct Vent

Comments:

The propane gas, direct vent fireplace, located in the living room, was turned with a wall switch and functioned as intended.

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



Functioning Fireplace Direct Vent

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## MASTER BATHROOM 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:

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## BATHROOM 2ND FLOOR LEFT OF STAIRS

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input 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:

The bathroom tile floor grout seam, located along the bathtub, is open. See photo. Evidence suggests this condition creates an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.

Inspection Date:  
06/30/2018

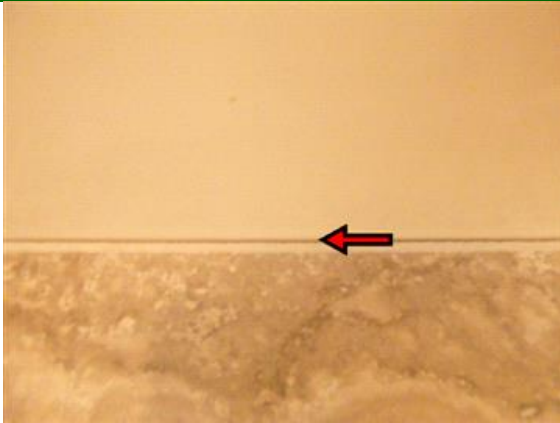
Inspector: Anthony DeVita  
Inspector Phone: NC 910-575-2171 SC  
843-742-7952

Email:  
NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409



Open Floor Tile Grout Seam At Tub

## BATHROOM 2ND FLOOR AHEAD OF STAIRS

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

Comments:

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## HALF BATHROOM 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

## DINING ROOM

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

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551





# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

Comments:

## 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

## CAROLINA ROOM

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

Comments:

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## MASTER BEDROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input 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 2ND FLOOR FRONT

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

Comments:

Inspection Date:  
06/30/2018

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

Email:  
NCHI #3229 SCHI #48551



# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## BEDROOM 2ND FLOOR REAR

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input 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 2ND FLOOR OFF SITTING AREA

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

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# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## SITTING AREA 2ND FLOOR

Monitor Condition

	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" 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 ceiling light does not turn on when turning on the wall switch. See photo. Suggest replacing the bulb **first**, and if it still does not work, recommend a licensed electrician to evaluate and make the necessary repair.



Ceiling Light Out

Inspection Date:  
06/30/2018

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# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## BONUS/MEDIA ROOM 2ND 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

## STAIRS / RAILINGS

Monitor Condition

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

Comments:

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

The window above the bottom of the stair case, has a water stain under the left lower corner of the window on the drywall. A moisture meter test produced a normal reading. Evidence suggests this may be from an old leak. Since a leak test with a hose was previously done and did not re create the leak, recommend monitoring this area during future rainy conditions and if the leak appears again, recommend a qualified contractor to perform a more invasive inspection of the window flashing and make any necessary repair.

**NOTE:** It is important to note that stain moisture meter results are based on the conditions on the day and time of inspection.

Inspection Date:  
06/30/2018

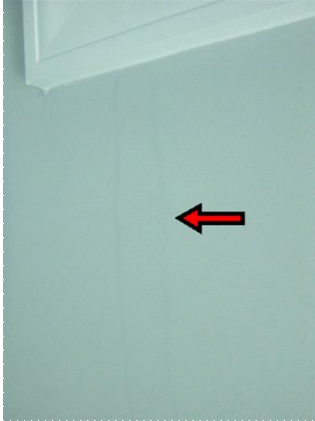
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# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409



Drywall Stain.



Normal Moisture Reading On And Around The Stain







# National Property Inspections

Mr. Buyer , 1121 Congleton Rd, Wilmington, NC, 28409

## Summary

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

### PORCH

MARGINAL

The front porch has minor cracking present in the concrete floor, to the left of the front door and on the left side extension of the porch. See photo. This type of cracking is common due to typical ground settlement and/or curing of the concrete and can create an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary sealing repairs.

### GUTTERS/DOWN SPOUTS

RECOMEND REPAIR

1) There are no splash blocks or extension hoses present on any of the downspouts. Soil is washing out and depressions have formed at the bottom of the downspouts, indicating water is collecting near the foundation. See photos. Recommend having splash blocks or downspout extensions installed to help divert water way from the foundation.

2) Some of the gutters are starting to build up debris. See photo. Evidence suggests if left as is, the gutters may continue to build up debris that could restrict the water flow through the gutters and downspouts. Recommend a qualified contractor to evaluate and provide cleaning where needed.

### FOUNDATION

MARGINAL

The foundation is a concrete slab on grade. There are minor vertical cracks present at several locations around the foundation. See photos. These cracks are common, caused by either ground settlement or curing of the concrete. Evidence suggests this condition can create an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary sealing repairs.

### ELECTRICAL

CO Detectors

RECOMEND REPAIR

There are smoke detectors installed inside and outside the bedrooms. There did not appear to be CO detectors outside the bedrooms. North Carolina requires (since 2011) that all homes with fuel sources present such as; **gas fireplaces**, gas stoves, gas furnaces, **attached garages**, and any gas appliance, etc., to have CO detector(s) present outside the bedrooms. Recommend a qualified contractor or licensed electrician to install CO detector(s) for safety purposes.

**NOTE:** Smoke/CO detector manufacturers recommend replacing smoke/CO detectors every 10 years and their batteries every 6 months for safety purposes.

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# National Property Inspections

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## WATER HEATER

MARGINAL

The electric water heater located in the garage, is properly installed and functioning, with the water temperature reading 105 degrees at the kitchen sink. The temperature appears to be set low. Recommend a licensed plumber to evaluate and make the necessary adjustment or repair to set the temperature to the manufacturers recommended setting of 120 degrees.

**NOTE:** An additional reading was taken in one of the upstairs bathrooms and produced 112 degrees.

## BATHROOM 2ND FLOOR LEFT OF STAIRS

Floor/Finish

RECOMEND REPAIR

The bathroom tile floor grout seam, located along the bathtub, is open. See photo. Evidence suggests this condition creates an avenue for water intrusion. Recommend a qualified contractor to evaluate and make the necessary repair.

## SITTING AREA 2ND FLOOR

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

MARGINAL

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

## STAIRS / RAILINGS

MARGINAL

The window above the bottom of the stair case, has a water stain under the left lower corner of the window on the drywall. A moisture meter test produced a normal reading. Evidence suggests this may be from an old leak. Since a leak test with a hose was previously done and did not re create the leak, recommend monitoring this area during future rainy conditions and if the leak appears again, recommend a qualified contractor to perform a more invasive inspection of the window flashing and make any necessary repair.

**NOTE:** It is important to note that stain moisture meter results are based on the conditions on the day and time of 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.

### RR (RECOMEND 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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