American Home Inspections of NE NC

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46017

City Buxton State NC Zip 27920
Contact Name Samuel Horton
Phone 813 340 5163 Fax x

Client Information

Client Name ThomCo Enterprises Inc
Client Address x
City x State x Zip x
E-Mail samuelh@thomcoent.com

Inspection Company

Inspector Name Ralph W. Woodard, NC Licensed Home Inspector #493
Company Name American Home Inspections of NE NC
Company Address PO Box 2347
City Kitty Hawk State NC Zip 27949
Phone Cell 25 202 8344 Fax x
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 05/07/2011
ctric On ◉ Yes ○ No ○ Not Applicable
s/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 65-70 degrees

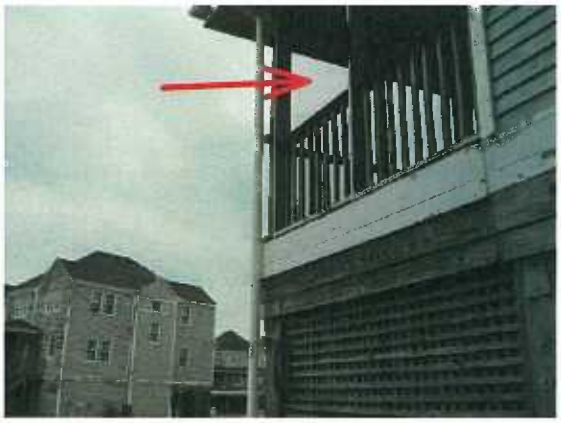
OJ 1

General Information (Continued)

Weather Clear Soil Conditions Dry
Building Type Single Unit (only one) Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Grading: Generally Flat
2.	☒	☐	☐	☐	☐	Driveway: Concrete
3.	☒	☐	☐	☐	☐	Patio: Front Entry, Pressure Treated Wood
4.	☐	☐	☐	☐	☒	Deck: Front, Pressure Treated Wood There are two floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.



5.	☐	☐	☐	☐	☒	Porch: Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged.
6.	☐	☐	☐	☐	☒	Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

Exterior Walls Exterior Surface

7.	☐	☐	☐	☐	☒	Type: Horizontal Wood Ship Lap Siding There is organic growth on the siding in several places. There is one piece of siding on the south side that is deteriorated. The exterior of the house should be pressure washed and repainted.

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Exterior Surface and Components (Continued)

Type: (continued)

Accent Walls Exterior Surface

8. ☐☐☐☒☐ Type: Plywood Panels with machine shake appearance. There is organic growth growing at several places on the siding. The exterior of the house should be pressure washed and repainted.
9. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
☒☐☐☐☐ Soffits: Vinyl panels
☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
14. ☒☐☐☐☐ Entry Door: Main Living Area, Fiberglass, Full View Glass
15. ☒☐☐☐☐ Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass
16. ☐☐☐☐☒ Windows: Andersen Double Hung, Tilt & Wash Feature The bay window in the kitchen eating area, the outer edge of this window unit is bowing down, causing the openings for the double hung windows on the sides to be out of square, keeping the double hung window from being closed properly.

17. ☐☐☐☒☐ Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
18. ☐☐☐☐☒ Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit.
☒☐☐☐☐ Exterior Electric Outlets: Exterior, Surface Mount
20. ☒☐☐☐☐ Hose Bibs: Frost Proof

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Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐☐☐☐☒ Material: Asphalt shingle There are ridge cap shingles missing from the roof in two places.

3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years

☒☐☐☐☐ Flashing: Metal
5. ☒☐☐☐☐ Valleys: Asphalt shingle
7. ☒☐☐☐☐ Plumbing Vents: PVC

8. Roof Water Control

9. ☒☐☐☐☐ Gutters: Plastic
10. ☐☐☐☐☒ Downspouts: Plastic Parts of the gutter down spouts are missing and not properly attached to the building.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

1. Type of Structure: Carport Car Spaces: 01

☒☐☐☐☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒☐☐☐☐ Floor/Foundation: Concrete
4. ☒☐☐☐☐ Electrical: Lights & Outlet

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Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
8. ☐ ☐ ☐ ☐ ☒ Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

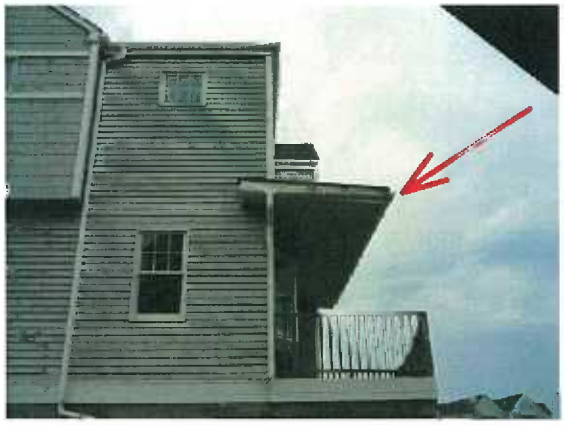
Ground Level Utility Room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum
13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☐ ☐ ☐ ☐ ☒ Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation The roof above the front deck, this roof is sloping downward at the outer edge. This condition probably exist because this is a single unit and there is no party wall to support the roof on the south side.



3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ Beams: Pressure Treated Para/Lam Beam
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
6. ☐ ☐ ☒ ☐ ☐ Joists/Trusses: Unable to view
7. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Concrete
8. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails
9. ☒ ☐ ☐ ☐ ☐ Subfloor: 3/4" T&G Floor Underlayment

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Attic Unit 1

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: Truss Roof Framing
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood
4. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents
5. ☒ ☐ ☐ ☐ ☐ Insulation: Batts
6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 9 inches
7. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper
8. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: Light & Outlet
9. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: No water penetration noted.
10. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

A NP NI M D

North Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
   ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Mid Levels Approximate Age: 12 to 14 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2.5 ton
8. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

9. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Tumble switch

North Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
    ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 12 to 14 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton

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Air Conditioning Unit 1 (Continued)

18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
20. ☒☐☐☐☐ Electrical Disconnect: Tumble switch

Heating System Unit 1

A NP NI M D

Sound Level Utility Room Heating System

1. ☐☐☐☒☐ Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2.5 ton
4. Area Served: Top Floor Approximate Age: 12 to 14 years
5. Fuel Type: Electric
6. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒☐☐☐☐ Distribution: Metal duct

Closet, Top Floor Hallway Heating System

8. ☐☐☐☒☐ Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 12 to 14 years
12. Fuel Type: Electric
13. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒☐☐☐☐ Distribution: Metal & Flex Duct
15. ☒☐☐☐☐ Thermostats: Individual

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Plumbing Unit 1

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	Service Line: Concealed
2.	☒	☐	☐	☐	☐	Main Water Shutoff: In Utility Room
3.	☒	☐	☐	☐	☐	Water Lines: Copper
4.	☒	☐	☐	☐	☐	Drain Pipes: PVC
5.	☒	☐	☐	☐	☐	Vent Pipes: PVC

Utility Room Water Heater

6.	☐	☐	☒	☐	☐	Water Heater Operation: Water turned off at time of inspection.

7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 12 to 14 years Area Served: Whole House

10.	☒	☐	☐	☐	☐	TPRV and Drain Tube: Copper

Bathroom Unit 1

	A	NP	NI	M	D	
Powder Room, Mail Level Bathroom						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Hallway Bathroom						
12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Rear Bathroom						
24.	☒	☐	☐	☐	☐	Ceiling: Drywall
25.	☒	☐	☐	☐	☐	Walls: Drywall
26.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
28.	☒	☐	☐	☐	☐	Windows: Andersen Fixed Glass
29.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
30.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
31.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron

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Bathroom Unit 1 (Continued)

	A	NP	NI	M	D	
32.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
33.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
34.	☐	☐	☒	☐	☐	Toilets: Kohler
35.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
36.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

	A	NP	NI	M	D	
Kitchen & Dining Area, Main Level Kitchen						
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric
4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
	☐	☐	☐	☐	☒	Walls: Drywall The drywall between the bottom of the wall cabinets and the laminate top just to the left of the range. There is a crack in the drywall surface and the drywall appears deteriorated. The moisture causing this deterioration is probably coming from the exterior of the house since there is no plumbing above this damage.

	A	NP	NI	M	D	
12.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
13.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

	A	NP	NI	M	D	
Rear Left Bedroom						
1.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into the opening properly.
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☐	☐	☐	☒	☐	Walls: Drywall On the south wall, there are moisture stains under the windows.
4.	☒	☐	☐	☐	☐	Floor: Carpet
5.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Rear Right Bedroom						
9.	☒	☐	☐	☐	☐	Closet: Single
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Carpet
13.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
[illegible]	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Front Left Bedroom						
17.	☒	☐	☐	☐	☐	Closet: Single
18.	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☒	☐	☐	☐	☐	Walls: Drywall
20.	☒	☐	☐	☐	☐	Floor: Carpet
21.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
22.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
23.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
24.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Front Right Bedroom						
25.	☒	☐	☐	☐	☐	Closet: Single
26.	☒	☐	☐	☐	☐	Ceiling: Drywall
27.	☒	☐	☐	☐	☐	Walls: Drywall
28.	☒	☐	☐	☐	☐	Floor: Carpet
29.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
30.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
31.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
32.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

5. ☒ ☐ ☐ ☐ ☐ Windows: None
   ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Main Level Living Area Living Space

8. ☒ ☐ ☐ ☐ ☐ Closet: Single
9. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
10. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
11. ☐ ☐ ☐ ☒ ☐ Floor: Carpet There are stains on the carpet fabric.
12. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
15. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Living Space

16. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
17. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
18. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
19. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
20. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
21. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
22. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Stair Well Living Space

23. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
24. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
25. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

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Living Space Unit 1 (Continued)

26. ☐☐☐☒☐ Windows: Andersen Fixed Glass There are stains on the wall under the top fixed glass windows.

27. ☒☐☐☐☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

☒☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐ Walls: Drywall
3. ☐☐☐☒☐ Floor: Vinyl floor covering There are stains on the vinyl flooring.
4. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
5. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☒☐☐☐☐ Electrical: Light & Receptacle
7. ☒☐☐☐☐ HVAC Source: Heating system register
8. ☒☐☐☐☐ Washer Hose Bib: Recessed Box
9. ☒☐☐☐☐ Washer and Dryer Electrical: 110-240 VAC
10. ☒☐☐☐☐ Dryer Vent: Rigid metal
11. ☒☐☐☐☐ Washer Drain: Wall mounted drain

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Marginal 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.

Exterior Surface and Components

1. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. There is organic growth growing at several places on the siding. The exterior of the house should be pressure washed and repainted.
2. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

Heating System Unit 1

3. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.
4. Closet, Top Floor Hallway Heating System Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.

Bedroom Unit 1

5. Rear Left Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
6. Rear Left Bedroom Walls: Drywall On the south wall, there are moisture stains under the windows.
7. Rear Left Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
8. Rear Right Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
9. Front Left Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.

Living Space Unit 1

10. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
11. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

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Marginal Summary (Continued)

12. Main Level Living Area Living Space Floor: Carpet There are stains on the carpet fabric.
13. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
14. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
15. Stair Well Living Space Windows: Andersen Fixed Glass There are stains on the wall under the top fixed glass windows.

Laundry Room/Area Unit 1

Main Level Laundry Room/Area Floor: Vinyl floor covering There are stains on the vinyl flooring.

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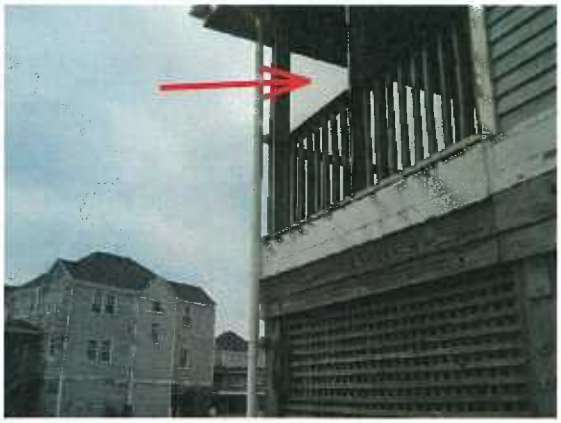
Defective Summary

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.

Exterior Surface and Components

1. Deck: Front, Pressure Treated Wood There are two floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.



2. Porch: Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged.
3. Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.
4. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding There is organic growth on the siding in several places.
   There is one piece of siding on the south side that is deteriorated. The exterior of the house should be pressure washed and repainted.

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Defective Summary (Continued)

5. Windows: Andersen Double Hung, Tilt & Wash Feature The bay window in the kitchen eating area, the outer edge of this window unit is bowing down, causing the openings for the double hung windows on the sides to be out of square, keeping the double hung window from being closed properly.

6. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit.

Roof

7. All Roof Areas Roof Surface Material: Asphalt shingle There are ridge cap shingles missing from the roof in two places.

8. Downspouts: Plastic Parts of the gutter down spouts are missing and not properly attached to the building.

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Defective Summary (Continued)

Electrical Unit 1

9. Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

Structure Unit 1

10. Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation The roof above the front deck, this roof is sloping downward at the outer edge. This condition probably exist because this is a single unit and there is no party wall to support the roof on the south side.

Air Conditioning Unit 1

11. North Side AC System A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
12. North Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

13. North Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
14. North Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life

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Defective Summary (Continued)

15. North Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

16. North Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Kitchen Unit 1

17. Kitchen & Dining Area, Main Level Kitchen Walls: Drywall The drywall between the bottom of the wall cabinets and the laminate top just to the left of the range. There is a crack in the drywall surface and the drywall appears deteriorated. The moisture causing this deterioration is probably coming from the exterior of the house since there is no plumbing above this damage.

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American Home Inspections of NE NC

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46018A

City Buxton State NC Zip 27920
Contact Name Samuel Horton
Phone 813 340 5163 Fax x

Client Information

Client Name US Coast Guard
Client Address x
City x State x Zip x
E-Mail samuelh@thomcoent.com

Inspection Company

Inspector Name Ralph W. Woodard, NC Licensed Home Inspector #493
Company Name American Home Inspections of NE NC
Company Address PO Box 2347
City Kitty Hawk State NC Zip 27949
Phone Cell 25 202 8344 Fax x
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 04/07/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK!

General Information (Continued)

Temperature 50-55 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☐	☐	☐	☒	☐	Deck: Front, Pressure Treated Wood There is one deck floor joist that is not properly supported with a ledger or metal joist hanger.

3.	☐	☐	☐	☒	☐	Porch: Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch floor ledger is not bolted to the structure. The porch screen door is damaged.

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Exterior Surface and Components (Continued)

4. ☐☐☐☐☒ Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood There is an open space between the porch post and the stairs handrail.
The space is about 12 inches. A small child could fall from this open area.

5. ☒☐☐☐☐ Grade/Topography: Generally Flat

Exterior Walls Exterior Surface

6. ☐☐☐☒☐ Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

Accent Walls Exterior Surface

7. ☐☐☐☒☐ Type: Plywood Panels with machine shake appearance. The bottom course of shake panels on the front and side of the unit are damaged. It appears the siding was damaged with a power weed eater.

8. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
9. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock There is a 1/4 inch gap between the aluminum wrapping the wood fascia.

☒☐☐☐☐ Soffits: Vinyl panels
11. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
12. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core

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Exterior Surface and Components (Continued)

13. ☒ ☐ ☐ ☐ ☐ Entry Door: Main Living Area, Fiberglass, Full View Glass

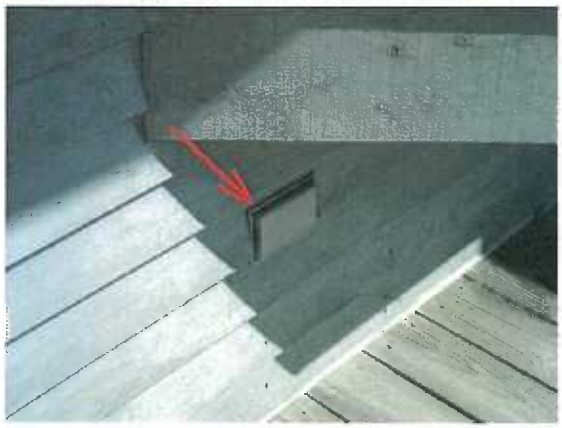
14. ☐ ☐ ☐ ☐ ☒ Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

15. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung, Tilt & Wash Feature

16. ☐ ☐ ☐ ☒ ☐ Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

17. ☐ ☐ ☐ ☒ ☐ Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

18. ☐ ☐ ☐ ☒ ☐ Exterior Electric Outlets: Exterior, Surface Mount There is an exterior outlet that is not properly installed in the wall opening.



19. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Frost Proof

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Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☐ ☐ ☐ ☐ ☒ Gutters: Plastic The glue has failed at one of the sections of plastic gutter pipe. This is allowing moisture to fall into one of the corners of the party wall.

10. ☒ ☐ ☐ ☐ ☐ Downspouts: Plastic

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

1. Type of Structure: Carport Car Spaces: 01
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
8. ☐ ☐ ☐ ☒ ☐ Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

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Electrical Unit 1 (Continued)

Ground Level Utility Room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum
13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Structure Type: Wood frame
2.	☒	☐	☐	☐	☐	Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
3.	☒	☐	☐	☐	☐	Differential Movement: No movement or displacement noted
4.	☒	☐	☐	☐	☐	Beams: Pressure Treated Para/Lam Beam
5.	☒	☐	☐	☐	☐	Bearing Walls: Wood Frame
6.	☐	☐	☒	☐	☐	Joists/Trusses: Unable to view
7.	☒	☐	☐	☐	☐	Floor/Slab: Concrete
8.	☒	☐	☐	☐	☐	Stairs/Handrails: Wood stairs with wood handrails
9.	☒	☐	☐	☐	☐	Subfloor: 3/4" T&G Floor Underlayment

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☒	☐	☐	☐	☐	Wiring/Lighting: Light & Outlet
9.	☒	☐	☐	☐	☐	Moisture Penetration: No water penetration noted.
10.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan

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Air Conditioning Unit 1

A NP NI M D

West Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☐ ☐ ☐ ☐ ☒ Exterior Unit: Mounted on wooden platform The wooden platform supporting the HVAC condensers has failed and should be repaired.

4. Manufacturer: Carrier
5. Area Served: Top Floor Approximate Age: 7 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 1.5 ton
8. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
9. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

West Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life, A qualified air conditioning contractor is recommended to evaluate and estimate repairs
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☐ ☐ ☐ ☐ ☒ Exterior Unit: Mounted on wooden platform Wooden platform is deteriorated and needs to be repaired.

14. Manufacturer: Carrier
15. Area Served: Ground & Mid Levels Approximate Age: 14 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2 ton

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Air Conditioning Unit 1 (Continued)

18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation
20. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐☐☐☐☒ Heating System Operation: Recommend replacement
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒☐☐☐☐ Distribution: Metal duct

Attic Heating System

8. ☒☐☐☐☐ Heating System Operation: Appears functional
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 14 years
12. Fuel Type: Electric
13. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒☐☐☐☐ Distribution: Metal duct
15. ☒☐☐☐☐ Thermostats: Individual

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Plumbing Unit 1

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	Service Line: Concealed
2.	☒	☐	☐	☐	☐	Main Water Shutoff: In Utility Room
3.	☒	☐	☐	☐	☐	Water Lines: Copper
4.	☒	☐	☐	☐	☐	Drain Pipes: PVC
5.	☒	☐	☐	☐	☐	Vent Pipes: PVC

Utility Room Water Heater

6.	☐	☐	☒	☐	☐	Water Heater Operation: Water turned off at time of inspection.

7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole House

10.	☒	☐	☐	☐	☐	TPRV and Drain Tube: Copper

Bathroom Unit 1

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
[illegible]	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
[illegible]	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☐	☐	☒	Toilets: Kohler The toilet seat lid is damaged.

10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Hallway Bathroom

12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
[illegible]	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
[illegible]	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
19.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic

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Bathroom Unit 1 (Continued)

	A	NP	NI	M	D	
20.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
21.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
22.	☒	☐	☐	☐	☐	Toilets: Kohler
23.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
24.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

Kitchen & Dining Area, Main Level Kitchen

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☐	☐	☒	Ventilator: General Electric Ventilator fan not operational.
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric Dishwasher is not installed in its proper place.

4.	☒	☐	☐	☐	☐	Refrigerator: General Electric
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering There is a stain in front of the dishwasher, there are burn marks in the vinyl surface.
13.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

A NP NI M D

Top Rear Bedroom

1. ☐ ☐ ☐ ☒ ☐ Closet: Two Closets The carpet in these closets are stained along the party wall.

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet and padding has been removed from this room.

5. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
6. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
7. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Top Front Bedroom

9. ☒ ☐ ☐ ☐ ☐ Closet: Single
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

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Bedroom Unit 1 (Continued)

12. ☐☐☐☐☒ Floor: Carpet The carpet is stained at the front left corner of the room in the area of the party wall.

13. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
14. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
16. ☒☐☐☐☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☐☐☐☒☐ Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
3. ☒☐☐☐☐ Floor: Concrete
4. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
5. ☒☐☐☐☐ Electrical: Lights & Receptacle
6. ☒☐☐☐☐ HVAC Source: Heating system register

Main Level Living Area Living Space

7. ☒☐☐☐☐ Closet: Single
8. ☐☐☐☒☐ Ceiling: Drywall There is a crack in the ceiling drywall.
9. ☒☐☐☐☐ Walls: Drywall
10. ☐☐☐☐☒ Floor: Carpet There are stains in the center of the carpet.
11. ☒☐☐☐☐ Doors: Bi-fold
12. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
13. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
14. ☒☐☐☐☐ HVAC Source: Heating system register

Ground Level Entry Living Space

15. ☒☐☐☐☐ Closet: Single
16. ☒☐☐☐☐ Ceiling: Drywall
17. ☒☐☐☐☐ Walls: Drywall
18. ☐☐☐☐☒ Floor: Vinyl floor covering There are cuts, holes and burn marks in the vinyl flooring.

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Living Space Unit 1 (Continued)

19. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

20. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
21. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Stair Well Living Space

22. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
23. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
24. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet on the stairs is damaged in a couple of places.
25. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl flooring is damaged.
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
8. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Recessed Box
9. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
10. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal
11. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

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Marginal 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.

Exterior Surface and Components

1. **Deck:** Front, Pressure Treated Wood There is one deck floor joist that is not properly supported with a ledger or metal joist hanger.

2. **Porch:** Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch floor ledger is not bolted to the structure. The porch screen door is damaged.

3. **Exterior Walls Exterior Surface Type:** Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

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Marginal Summary (Continued)

4. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The bottom course of shake panels on the front and side of the unit are damaged. It appears the siding was damaged with a power weed eater.

5. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
6. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

7. Exterior Electric Outlets: Exterior, Surface Mount There is an exterior outlet that is not properly installed in the wall opening.

Electrical Unit 1

8. Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

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Marginal Summary (Continued)

Air Conditioning Unit 1

9. West Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.
10. West Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Bedroom Unit 1

11. Top Rear Bedroom Closet: Two Closets The carpet in these closets are stained along the party wall.

Living Space Unit 1

12. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
13. Main Level Living Area Living Space Ceiling: Drywall There is a crack in the ceiling drywall.
14. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

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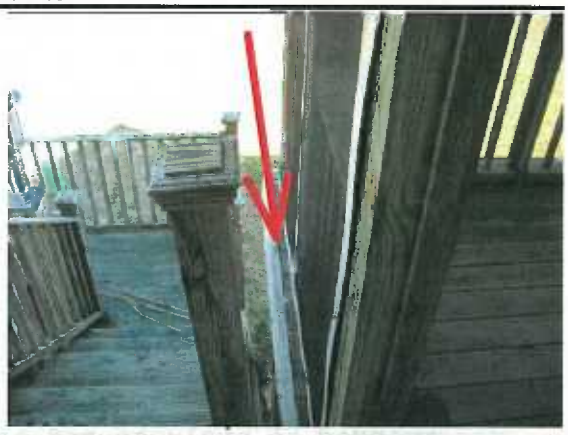
Defective Summary

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.

Exterior Surface and Components

1. Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood There is an open space between the porch post and the stairs handrail.
The space is about 12 inches. A small child could fall from this open area.



2. Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

Roof

3. Gutters: Plastic The glue has failed at one of the sections of plastic gutter pipe. This is allowing moisture to fall into one of the corners of the party wall.

Air Conditioning Unit 1

West Side AC System A/C System Operation: Appears serviceable

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Defective Summary (Continued)

5. West Side AC System Exterior Unit: Mounted on wooden platform The wooden platform supporting the HVAC condensers has failed and should be repaired.

6. West Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
7. West Side AC System A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life, A qualified air conditioning contractor is recommended to evaluate and estimate repairs
8. West Side AC System Exterior Unit: Mounted on wooden platform Wooden platform is deteriorated and needs to be repaired.

9. West Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

10. West Side AC System Refrigerant Lines: Rubbertex Insulation

Heating System Unit 1

11. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement

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Defective Summary (Continued)

Bathroom Unit 1

12. Main Level Powder Room Bathroom Toilets: Kohler The toilet seat lid is damaged.

Kitchen Unit 1

13. Kitchen & Dining Area, Main Level Kitchen Ventilator: General Electric Ventilator fan not operational.
14. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering There is a stain in front of the dishwasher, there are burn marks in the vinyl surface.

Bedroom Unit 1

. Top Rear Bedroom Floor: Carpet The carpet and padding has been removed from this room.

16. Top Front Bedroom Floor: Carpet The carpet is stained at the front left corner of the room in the area of the party wall.

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Defective Summary (Continued)

Living Space Unit 1

17. Main Level Living Area Living Space Floor: Carpet There are stains in the center of the carpet.
18. Ground Level Entry Living Space Floor: Vinyl floor covering There are cuts, holes and burn marks in the vinyl flooring.
19. Stair Well Living Space Floor: Carpet The carpet on the stairs is damaged in a couple of places.

Laundry Room/Area Unit 1

20. Main Level Laundry Room/Area Floor: Vinyl floor covering The vinyl flooring is damaged.

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American Home Inspections of NE NC

Definitions

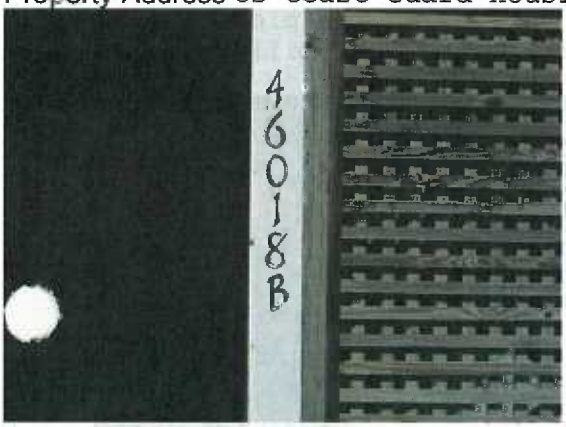
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46018B



City Buxton State NC Zip 27920
Contact Name Sanuel Horton
Phone 813 340 5163 Fax x

Client Information

Client Name ThomCo Enterprises Inc
Client Address x
City x State x Zip x
E-Mail samuelh@thomcoent.com

Inspection Company

Inspector Name Ralph W. Woodard, NC Licensed Home Inspector #493
Company Name American Home Inspections of NE NC
Company Address PO Box 2347
City Kitty Hawk State NC Zip 27949
Phone Cell 25 202 8344 Fax x
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 04/07/2011
tric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

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General Information (Continued)

Temperature 50-55 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☐	☐	☐	☒	☐	Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

3.	☐	☐	☐	☐	☒	Porch: Rear Porch, Pressure Treated Wood The porch ledger supporting the floor joist, this girder is not bolted to the structure. Screen panels for the porch are missing or damaged. The porch screen door is damaged.

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Exterior Surface and Components (Continued)

4. ☐☐☐☒☐ Stairs/Landing: RearStairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

5. ☒☐☐☐☐ Grade/Topography: Generallly Flat

Exterior Walls Exterior Surface

6. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding At the front, where the two units are joined, the siding and possibly the sub-siding and framing is deteriorated, All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

Accent Walls Exterior Surface

7. ☐☐☐☒☐ Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. The exterior of the house should be pressure washed and repainted.

8. ☐☐☐☐☒ Trim: Wood, Aluminum Covered There is one piece of 2X4 wood trim at the lower front left corned, east side that is deteriorated and should be replaced.

☒☐☐☐☐ Fascia: Wood, wraped with Aluminum Coil Stock

☒☐☐☐☐ Soffits: Vinyl panels

11. ☐☐☐☒☐ Entry Doors: Ground Front, Fiberglass, Full View Glass The door hardware is defective or needs cleaning. The door hardware will not operate

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Exterior Surface and Components (Continued)

Entry Doors: (continued)

properly.

12. ☐☐☐☐☒ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core This door has been forced open since the last visit to this site. It appears the door was kicked open. The opening edge of the door jamb and the inside door casing was damaged.

13. ☐☐☐☒☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass The door hardware is possibly defective or needs cleaning and lubricating.

14. ☐☐☐☐☒ **Entry Door:** Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

15. ☒☐☐☐☐ **Windows:** Andersen Double Hung, Tilt & Wash Feature

16. ☐☐☐☒☐ **Window Screens:** Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

17. ☐☐☐☐☒ **Exterior Lighting:** Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

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Exterior Surface and Components (Continued)

18. ☐ ☐ ☐ ☒ ☐ Exterior Electric Outlets: Exterior, Surface Mount The exterior electrical outlets are not properly mounted to the wall.

19. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Frost Proof

Roof

A NP NI M D

Roof Areas Roof Surface

Method of Inspection: On roof

2. ☐ ☐ ☐ ☒ ☐ Material: Asphalt shingle There are several ridge cap shingles missing from the porch roof.

3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☒ ☐ ☐ ☐ ☐ Gutters: Plastic
10. ☒ ☐ ☐ ☐ ☐ Downspouts: Plastic

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Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

1. Type of Structure: Carport Car Spaces: 01
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
8. ☐ ☐ ☐ ☐ ☒ Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test.

Ground Level Utility Room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum
13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ Beams: Pressure Treated Para/Lam Beam
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
6. ☐ ☐ ☒ ☐ ☐ Joists/Trusses: Unable to view
7. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Concrete
8. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails
9. ☒ ☐ ☐ ☐ ☐ Subfloor: 3/4" T&G Floor Underlayment

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Attic Unit 1

A NP NI M D

Main Attic

1. Method of Inspection: In the attic
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: Truss Roof Framing
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood
4. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents
5. ☒ ☐ ☐ ☐ ☐ Insulation: Batts
6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 9 inches
7. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper
8. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: Light & Outlet
9. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: No water penetration noted.
10. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

A NP NI M D

East Side of House AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Functional at time of inspection
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Top Floor Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton
8. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

9. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Tumble switch

East Side of House AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2.5 ton

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Air Conditioning Unit 1 (Continued)

18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
20. ☒☐☐☐☐ Electrical Disconnect: Tumble switch

Heating System Unit 1

A NP NI M D

Ground Utility/Storage Room Heating System

1. ☐☐☐☐☒ Heating System Operation: Recommend replacement
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2.5 ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☐☐☐☐☒ Blower Fan/Filter: Direct drive with disposable filter
7. ☒☐☐☐☐ Distribution: Metal duct

Top Floor Hallway Closet Heating System

8. ☒☐☐☐☐ Heating System Operation: Appears functional
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 14 to 16 years
12. Fuel Type: Electric
13. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒☐☐☐☐ Distribution: Metal Duct
15. ☒☐☐☐☐ Thermostats: Individual

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Plumbing Unit 1

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	Service Line: Concealed
2.	☒	☐	☐	☐	☐	Main Water Shutoff: In Utility Room
3.	☒	☐	☐	☐	☐	Water Lines: Copper
4.	☒	☐	☐	☐	☐	Drain Pipes: PVC
5.	☒	☐	☐	☐	☐	Vent Pipes: PVC

Utility Room Water Heater

6.	☐	☐	☒	☐	☐	Water Heater Operation: Water turned off at time of inspection.

7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole House

10.	☒	☐	☐	☐	☐	TPRV and Drain Tube: Copper

Bathroom Unit 1

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Hallway Bathroom

12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl flooring is stained in the area in front of the tub.
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☐	☐	☐	☐	☒	Electrical: Light & Receptacle Light & Outlet did not respond to switch.
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

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Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric
4. ☒ ☐ ☐ ☐ ☐ Refrigerator: General Electric
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There are cut in the vinyl flooring and a stain in the area of the party wall.

13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

Top Rear Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Two Closets
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
6. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
7. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Top Front Bedroom

9. ☒ ☐ ☐ ☐ ☐ Closet: Single
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

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Bedroom Unit 1 (Continued)

12. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The carpet is wet in the area of the party wall.

13. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
14. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☐ ☒ ☐ ☐ ☐ Windows: None
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Main Level Living Area Living Space

8. ☒ ☐ ☐ ☐ ☐ Closet: Single
9. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
10. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
11. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
12. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
15. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Living Space

16. ☒ ☐ ☐ ☐ ☐ Closet: Single
17. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
18. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
19. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
20. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
21. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
22. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Stair Well Living Space

23. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall

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Living Space Unit 1 (Continued)

24. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
25. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
26. ☐ ☐ ☐ ☒ ☐ Windows: Andersen Double Hung, Tilt & Wash There is a stain on the top inside vinyl of this window.

27. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
8. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Recessed Box
9. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
10. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal
11. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

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Marginal 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.

Exterior Surface and Components

1. Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger.
   Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

2. Stairs/Landing: RearStairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

3. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. The exterior of the house should be pressure washed and repainted.
4. Entry Doors: Ground Front, Fiberglass, Full View Glass The door hardware is defective or needs cleaning. The door hardware will not operate properly.
5. Entry Door: Main Living Area, Fiberglass, Full View Glass The door hardware is possibly defective or needs cleaning and lubricating.
6. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
7. Exterior Electric Outlets: Exterior, Surface Mount The exterior electrical outlets are not properly mounted to the wall.

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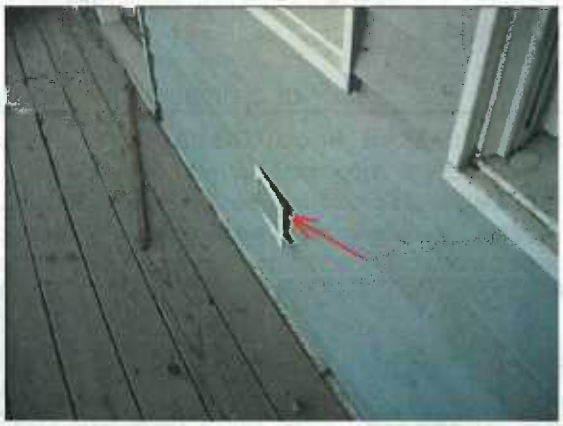
Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)



Roof

8. All Roof Areas Roof Surface Material: Asphalt shingle There are several ridge cap shingles missing from the porch roof.

Bedroom Unit 1

9. Top Front Bedroom Floor: Carpet The carpet is wet in the area of the party wall.

Living Space Unit 1

10. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.

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Marginal Summary (Continued)

11. Stair Well Living Space Windows: Andersen Double Hung, Tilt & Wash There is a stain on the top inside vinyl of this window.

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Defective 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.

Exterior Surface and Components

1. Porch: Rear Porch, Pressure Treated Wood The porch ledger supporting the floor joist, this girder is not bolted to the structure.
Screen panels for the porch are missing or damaged.
The porch screen door is damaged.

2. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding At the front, where the two units are joined, the siding and possibly the sub-siding and framing is deteriorated, All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

3. Trim: Wood, Aluminum Covered There is one piece of 2X4 wood trim at the lower front left corned, east side that is deteriorated and should be replaced.

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Defective Summary (Continued)

4. Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core This door has been forced open since the last visit to this site. It appears the door was kicked open. The opening edge of the door jamb and the inside door casing was damaged.

5. Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

6. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

Electrical Unit 1

7. Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test.

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Defective Summary (Continued)

Air Conditioning Unit 1

8. East Side of House AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

9. East Side of House AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. East Side of House AC System A/C System Operation: Inoperative
11. East Side of House AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

12. East Side of House AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Heating System Unit 1

13. Ground Utility/Storage Room Heating System Heating System Operation: Recommend replacement
14. Ground Utility/Storage Room Heating System Blower Fan/Filter: Direct drive with disposable filter

Bathroom Unit 1

15. Top Floor Hallway Bathroom Floor: Vinyl floor covering The vinyl flooring is stained in the area in front of the tub.
16. Top Floor Hallway Bathroom Electrical: Light & Receptacle Light & Outlet did not respond to switch.

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Defective Summary (Continued)

Kitchen Unit 1

17. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering There are cut in the vinyl flooring and a stain in the area of the party wall.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46034A

City Buxton State NC Zip 27920
Contact Name Samuel Horton
Phone 813 340 5163 Fax x

Client Information

Client Name US Coast Guard
Client Address x
City x State x Zip x
E-Mail samuelh@thomcoent.com

Inspection Company

Inspector Name Ralph W. Woodard, NC Licensed Home Inspector #493
Company Name American Home Inspections of NE NC
Company Address PO Box 2347
City Kitty Hawk State NC Zip 27949
Phone Cell 25 202 8344 Fax x
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 04/07/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK2

General Information (Continued)

Temperature 50-55 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☐	☐	☐	☒	☐	Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger.

3.	☐	☐	☐	☒	☐	Porch: Rear, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.

4.	☒	☐	☐	☐	☐	Grade/Topography: Generally Flat
5.	☒	☐	☐	☐	☐	Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood

Exterior Walls Exterior Surface

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Exterior Surface and Components (Continued)

6. ☐☐☐☒☐ Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose.

Accent Walls Exterior Surface

7. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. There is one piece of the wood shake shingle panel missing from the wall, The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. The exterior of the house should be pressure washed and repainted.

8. ☐☐☐☐☒ Trim: Wood, Aluminum Covered The aluminum covering at the lower end of the corner post in the carport is damaged.

9. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
10. ☒☐☐☐☐ Soffits: Vinyl panels

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Exterior Surface and Components (Continued)

11. ☐☐☐☐☒ **Entry Doors:** Ground Front, Fiberglass, Full View Glass The door threshold is made of two pieces of aluminum. The two pieces have separated.

12. ☒☐☐☐☐ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core
13. ☒☐☐☐☐ **Entry Door:** Main Living Area, Fiberglass, 1/2 Glass
14. ☐☐☐☐☒ **Entry Door:** Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
The sub floor on the inside is deteriorated and the vinyl flooring is damaged/deteriorated.

15. ☒☐☐☐☐ **Windows:** Andersen Double Hung, Tilt & Wash Feature
16. ☐☐☐☒☐ **Window Screens:** Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
17. ☐☐☐☒☐ **Exterior Lighting:** Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

. ☒☐☐☐☐ **Exterior Electric Outlets:** Exterior, Surface Mount

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Exterior Surface and Components (Continued)

19. ☐☐☐☐☒ Hose Bibs: Frost Proof The hose bib is not properly mounted to the exterior wall.

Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
   ☐☐☐☐☒ Material: Asphalt shingle There is one 3'X5' area of shingles that are missing.
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒☐☐☐☐ Flashing: Metal
6. ☐☐☐☐☒ Wood Shake Roof: "Eye Brow" Roof above double windows There are shingles missing from the accent roof above the front double windows.

7. ☒☐☐☐☐ Valleys: Asphalt shingle
8. ☒☐☐☐☐ Plumbing Vents: PVC
9. Roof Water Control
10. ☒☐☐☐☐ Gutters: Plastic
11. ☒☐☐☐☐ Downspouts: Plastic

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Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

1. Type of Structure: Carport Car Spaces: 01
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
8. ☐ ☐ ☐ ☒ ☐ Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

:ound Level Utility Room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum
13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ Beams: Pressure Treated Para/Lam Beam
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
6. ☐ ☐ ☒ ☐ ☐ Joists/Trusses: Unable to view
7. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Concrete
8. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails
9. ☒ ☐ ☐ ☐ ☐ Subfloor: 3/4" T&G Floor Underlayment

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Attic Unit 1

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: Truss Roof Framing
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood
4. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents
5. ☒ ☐ ☐ ☐ ☐ Insulation: Batts
6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 9 inches
7. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper
8. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: Light & Outlet
9. ☐ ☒ ☐ ☐ ☐ Moisture Penetration: No water penetration noted.
10. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

A NP NI M D

East Side AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Top Floor Approximate Age: 7 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 1.5 ton
8. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
9. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

East Side AC System

11. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Ground & Mid Levels Approximate Age: 7 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2 ton
18. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
19. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
20. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

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Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Recommend replacement
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct

Attic Heating System

8. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Appears functional
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 14 to 16 years
12. Fuel Type: Electric
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
15. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Plumbing Unit 1

A NP NI M D

1. ☐ ☐ ☒ ☐ ☐ Service Line: Concealed
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: In Utility Room
3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC
5. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC

Utility Room Water Heater

6. ☐ ☐ ☒ ☐ ☐ Water Heater Operation: Water turned off at time of inspection.
7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole House
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

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Bathroom Unit 1

	A	NP	NI	M	D	
Main Level Powder Room Bathroom						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Hallway Bathroom						
12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☐	☐	☐	☐	☒	Electrical: Light & Receptacle Light and outlet did not respond to test.
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☒	☐	☐	☐	☐	Faucets/Traps: Generic
20.	☐	☐	☐	☒	☐	Tub/Surround: One Piece Fiberglass There is no stopped present for the tub drain.
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

	A	NP	NI	M	D	
Kitchen & Dining Area, Main Level Kitchen						
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☒	☐	☐	☐	☐	Dishwasher: General Electric
4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacles
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall

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Kitchen Unit 1 (Continued)

12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The carpet is damaged in the area of the refrigerator and the vinyl seam is damaged.

13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

Top Rear Bedroom

1. ☐ ☐ ☐ ☐ ☒ Closet: Single There is a stain on the drywall ceiling. The carpet tack strip, the nails are rusty.

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
6. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
7. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Top Front Bedroom

9. ☒ ☐ ☐ ☐ ☐ Closet: Single
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

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Bedroom Unit 1 (Continued)

12. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The nails in the carpet tack strip are rusty. This indicates that moisture was present in the past.

13. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
14. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Paneling, Painted
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacle
6. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Main Level Living Area Living Space

7. ☒ ☐ ☐ ☐ ☐ Closet: Single
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
10. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The carpet is stained.
11. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
12. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
13. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Living Space

15. ☒ ☐ ☐ ☐ ☐ Closet: Single
16. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
17. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
18. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There are cuts in the vinyl flooring.
19. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
20. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
21. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

air Well Living Space

22. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
23. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
24. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

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Living Space Unit 1 (Continued)

25. ☐ ☐ ☐ ☒ ☐ Windows: Andersen, Double Hung, Tilt and Wash Under the top most window, there appears to signs of moisture intrusion at the bottom of the window.

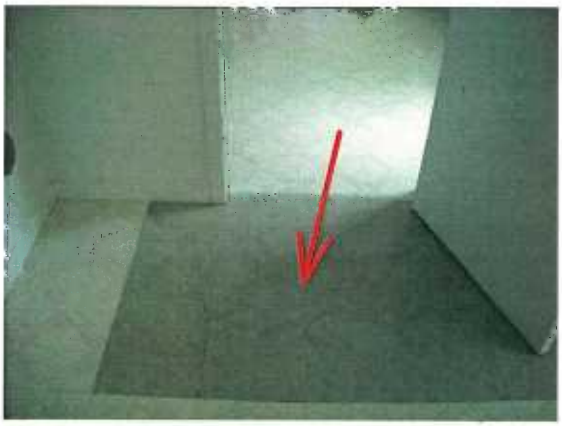
26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There has been a repair made in the vinyl flooring that does not match the existing vinyl.



4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
8. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Recessed Box

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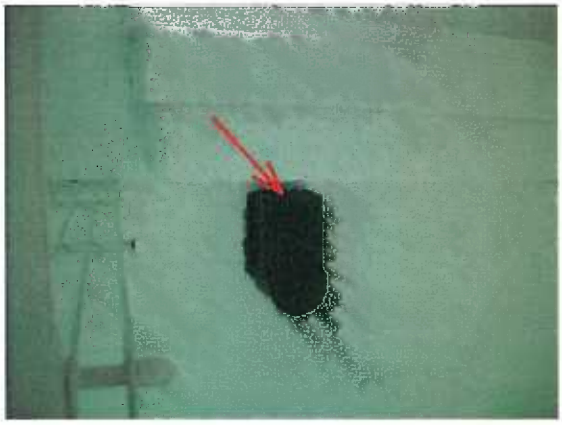
Laundry Room/Area Unit 1 (Continued)

9. ☐ ☐ ☐ ☒ ☐ Washer and Dryer Electrical: 110-240 VAC The electrical receptacle for the clothes dryer does not appear to have been properly installed. There is a hole visible in this fixture.



10. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal
11. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

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Marginal 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.

Exterior Surface and Components

1. Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger.

2. Porch: Rear, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.

3. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose.

4. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

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Marginal Summary (Continued)

5. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

Electrical Unit 1

6. Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

Air Conditioning Unit 1

7. East Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.
8. East Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Bathroom Unit 1

9. Top Floor Hallway Bathroom Tub/Surround: One Piece Fiberglass There is no stopped present for the tub drain.

Bedroom Unit 1

10. Top Front Bedroom Floor: Carpet The nails in the carpet tack strip are rusty. This indicates that moisture was present in the past.

Living Space Unit 1

11. Main Level Living Area Living Space Floor: Carpet The carpet is stained.

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Marginal Summary (Continued)

12. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash Under the top most window, there appears to signs of moisture intrusion at the bottom of the window.

Laundry Room/Area Unit 1

13. Main Level Laundry Room/Area Washer and Dryer Electrical: 110-240 VAC The electrical receptacle for the clothes dryer does not appear to have been properly installed. There is a hole visible in this fixture.

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Defective 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.

Exterior Surface and Components

1. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. There is one piece of the wood shake shingle panel missing from the wall, The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. The exterior of the house should be pressure washed and repainted.

2. Trim: Wood, Aluminum Covered The aluminum covering at the lower end of the corner post in the carport is damaged.

3. Entry Doors: Ground Front, Fiberglass, Full View Glass The door threshold is made of two pieces of aluminum. The two pieces have separated.

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Defective Summary (Continued)

4. Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
The sub floor on the inside is deteriorated and the vinyl flooring is damaged/deteriorated.

5. Hose Bibs: Frost Proof The hose bib is not properly mounted to the exterior wall.

Roof

6. All Roof Areas Roof Surface Material: Asphalt shingle There is one 3'X5' area of shingles that are missing.
7. Wood Shake Roof: "Eye Brow" Roof above double windows There are shingles missing from the accent roof above the front double windows.

Air Conditioning Unit 1

8. East Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
9. East Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

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Defective Summary (Continued)

Heating System Unit 1

10. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement

Bathroom Unit 1

11. Top Floor Hallway Bathroom Electrical: Light & Receptacle Light and outlet did not respond to test.

Kitchen Unit 1

12. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The carpet is damaged in the area of the refrigerator and the vinyl seam is damaged.

Bedroom Unit 1

13. Top Rear Bedroom Closet: Single There is a stain on the drywall ceiling. The carpet tack strip, the nails are rusty.

Living Space Unit 1

14. Ground Level Entry Living Space Floor: Vinyl floor covering There are cuts in the vinyl flooring.

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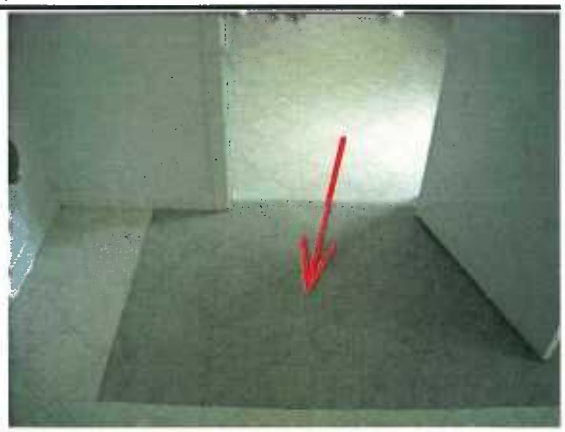
Defective Summary (Continued)

Laundry Room/Area Unit 1

15. Main Level Laundry Room/Area Floor: Vinyl floor covering
There has been a repair made in the vinyl flooring that does not match the existing vinyl.



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American Home Inspections of NE NC

Definitions

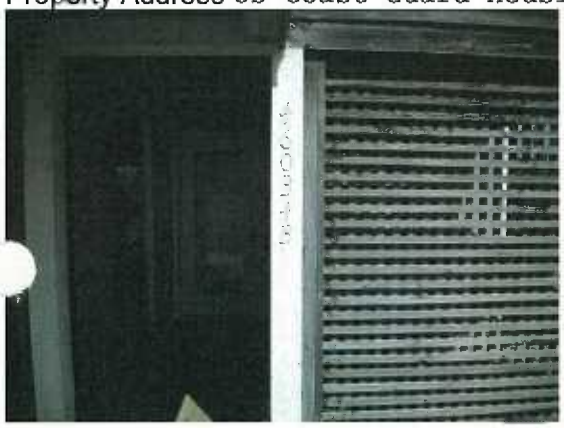
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46034B



City Buxton State NC Zip 27920
Contact Name Samuel Horton
Phone 813 340 5163 Fax x

Client Information

Client Name US Coast Guard
Client Address x
City x State x Zip x
E-Mail samuelh@thomcoent.com

Inspection Company

Inspector Name Ralph W. Woodard, NC Licensed Home Inspector #493
Company Name American Home Inspections of NE NC
Company Address PO Box 2347
City Kitty Hawk State NC Zip 27949
Phone Cell 25 202 8344 Fax x
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 04/07/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

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General Information (Continued)

Temperature 50-55 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☐	☐	☐	☒	☐	Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

3.	☒	☐	☐	☐	☐	Porch: Rear, Pressure Treated Wood
4.	☐	☐	☐	☒	☐	Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated. The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated.
5.	☒	☐	☐	☐	☐	Grade/Topography: Generally Flat

Exterior Walls Exterior Surface

6.	☐	☐	☐	☐	☒	Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted. The siding is deteriorated at the rear where the two units are joined together. There is a broken piece of siding at the lower part of the wall near the porch roof.

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Exterior Surface and Components (Continued)

Type: (continued)

Accent Walls Exterior Surface

7. ☒ ☐ ☐ ☐ ☐ Type: Plywood Panels with machine shake appearance.
8. ☐ ☐ ☐ ☐ ☒ Trim: Wood, Aluminum Covered The horizontal 2X4 "beauty band" board is deteriorated.
9. ☒ ☐ ☐ ☐ ☐ Fascia: Wood, wrapped with Aluminum Coil Stock
10. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl panels
11. ☒ ☐ ☐ ☐ ☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
12. ☐ ☐ ☐ ☒ ☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core The door hardware is possibly defective or needs cleaning and lubricating.
13. ☒ ☐ ☐ ☐ ☐ Entry Door: Main Living Area, Fiberglass, Full View Glass
14. ☐ ☐ ☐ ☐ ☒ Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
The vinyl flooring on the interior of the door is deteriorated.

15. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung, Tilt & Wash Feature
16. ☐ ☐ ☐ ☒ ☐ Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

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Exterior Surface and Components (Continued)

17. ☐☐☐☒☐ Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There was a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.
The electrical fixture that was installed for the rear stairs/landing is missing.

18. ☒☐☐☐☐ Exterior Electric Outlets: Exterior, Surface Mount
19. ☒☐☐☐☐ Hose Bibs: Frost Proof

Roof

A NP NI M D
All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐☐☐☐☒ Material: Asphalt shingle There is an area of roofing missing from this roof.
There are wood shingles missing from the "eye brow" roof over the double front windows.

3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒☐☐☐☐ Flashing: Metal
6. ☒☐☐☐☐ Valleys: Asphalt shingle

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Roof (Continued)

7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC

8. Roof Water Control

9. ☒ ☐ ☐ ☐ ☐ Gutters: Plastic
10. ☒ ☐ ☐ ☐ ☐ Downspouts: Plastic

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

1. Type of Structure: Carport Car Spaces: 01
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
8. ☐ ☐ ☐ ☒ ☐ Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

Ground Level Utility Room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum
13. Is the panel bonded? ◉ Yes ○ No

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Structure Unit 1

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Structure Type: Wood frame
2.	☒	☐	☐	☐	☐	Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
3.	☒	☐	☐	☐	☐	Differential Movement: No movement or displacement noted
4.	☒	☐	☐	☐	☐	Beams: Pressure Treated Para/Lam Beam
5.	☒	☐	☐	☐	☐	Bearing Walls: Frame
6.	☐	☐	☒	☐	☐	Joists/Trusses: Unable to view
7.	☒	☐	☐	☐	☐	Floor/Slab: Concrete
8.	☒	☐	☐	☐	☐	Stairs/Handrails: Wood stairs with wood handrails
9.	☒	☐	☐	☐	☐	Subfloor: 3/4" T&G Floor Underlayment

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☒	☐	☐	☐	☐	Wiring/Lighting: Light & Outlet
9.	☒	☐	☐	☐	☐	Moisture Penetration: No water penetration noted.
10.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

East Side of Unit AC System

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	A/C System Operation: Appears serviceable
2.	☒	☐	☐	☐	☐	Condensate Removal: Plastic tubing
3.	☒	☐	☐	☐	☐	Exterior Unit: Mounted on wooden platform
4.						Manufacturer: Carrier
5.						Area Served: Ground & Mid Levels Approximate Age: 7 years
6.						Fuel Type: Electric Temperature Differential: x
7.						Type: Heat pump Capacity: 1.5 ton
8.	☒	☐	☐	☐	☐	Visible Coil: Copper core with aluminum fins
9.	☐	☐	☐	☒	☐	Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10.	☐	☐	☐	☒	☐	Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

East Side of Unit AC System

	A	NP	NI	M	D	
11.	☒	☐	☐	☐	☐	A/C System Operation: Inoperative
12.	☒	☐	☐	☐	☐	Condensate Removal: Plastic tubing
13.	☒	☐	☐	☐	☐	Exterior Unit: Mounted on wooden platform
14.						Manufacturer: Carrier
15.						Area Served: Top Floor Approximate Age: 14 to 16 years
16.						Fuel Type: Electric Temperature Differential: x

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Air Conditioning Unit 1 (Continued)

17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.
The metal cabinet housing the condenser is very rusty.
19. ☐☐☐☒☐ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
20. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐☐☐☒☐ Heating System Operation: Recommend replacement
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒☐☐☐☐ Distribution: Metal duct

Attic Heating System

8. ☒☐☐☐☐ Heating System Operation: Appears functional
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 13 years
12. Fuel Type: Electric
13. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒☐☐☐☐ Distribution: Metal duct
15. ☒☐☐☐☐ Thermostats: Individual

Plumbing Unit 1

A NP NI M D

1. ☐☐☒☐☐ Service Line: Concealed
2. ☒☐☐☐☐ Main Water Shutoff: In Utility Room
3. ☒☐☐☐☐ Water Lines: Copper
4. ☒☐☐☐☐ Drain Pipes: PVC
5. ☒☐☐☐☐ Vent Pipes: PVC

Utility Room Water Heater

6. ☐☐☒☐☐ Water Heater Operation: Water turned off at time of inspection.
7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole House
10. ☒☐☐☐☐ TPRV and Drain Tube: Copper

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Bathroom Unit 1

	A	NP	NI	M	D	
Main Level Powder Room Bathroom						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☐	☐	☐	☐	☒	Ventilation: Electric ventilation fan Ventilation fan did not respond to switch.
Top Floor Hall Way Bathroom						
12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☒	☐	☐	☐	☐	Electrical: Light's & Receptacle
.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☐	☐	☐	☐	☒	Ventilation: Electric ventilation fan Ventilation fan did not respond to switch.

Kitchen Unit 1

	A	NP	NI	M	D	
Kitchen & Dining Area, Main Level Kitchen						
1.	☐	☐	☒	☐	☐	Cooking Appliances: General Electric Electric range disconnected from power source at time of inspection.
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☐	☐	☒	☐	Dishwasher: General Electric Dishwasher not properly installed in the opening provided.
4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacles
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☐	☐	☐	☐	☒	Counter Tops: Laminate and composite materials Counter top laminate damaged just to the right of the sink.

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Kitchen Unit 1 (Continued)

9. ☐☐☐☐☒ Cabinets: Flush Laminate The base cabinet end panel is damaged.

10. ☒☐☐☐☐ Ceiling: Drywall
11. ☒☐☐☐☐ Walls: Drywall
12. ☐☐☐☐☒ Floor: Vinyl floor covering There are cuts and tears in the vinyl and damage to the vinyl at the exterior entry door.
13. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒☐☐☐☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

Top Rear Bedroom

1. ☒☐☐☐☐ Closet: Single
2. ☒☐☐☐☐ Ceiling: Drywall
3. ☒☐☐☐☐ Walls: Drywall
4. ☐☐☐☐☒ Floor: Carpet The carpet is damaged by the entry door.
5. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
6. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
7. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
8. ☒☐☐☐☐ HVAC Source: Heating system register

Top Front Bedroom

9. ☒☐☐☐☐ Closet: Single
10. ☐☐☐☒☐ Ceiling: Drywall There is a stain in the corner of the drywall ceiling.

11. ☒☐☐☐☐ Walls: Drywall

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Bedroom Unit 1 (Continued)

12. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip nails are rusty and the tack strip wood is discolored.

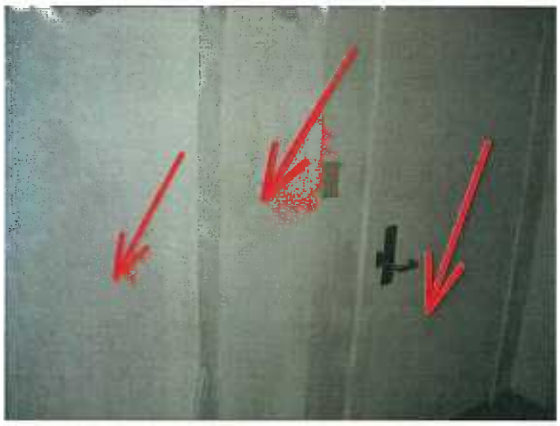
13. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
14. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.



3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete

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Living Space Unit 1 (Continued)

4. ☐☐☐☒☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

5. ☒☐☐☐☐ Electrical: Light's & Receptacle
6. ☒☐☐☐☐ HVAC Source: Heating system register

Main Level Living Area Living Space

7. ☒☐☐☐☐ Closet: Single
8. ☒☐☐☐☐ Ceiling: Drywall
9. ☒☐☐☐☐ Walls: Drywall
10. ☒☐☐☐☐ Floor: Carpet
11. ☒☐☐☐☐ Doors: Bi-fold
12. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
13. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
14. ☒☐☐☐☐ HVAC Source: Heating system register

Ground Level Entry Living Space

15. ☐☐☐☒☐ Closet: Single The closet door needs to be adjusted to fit into opening properly.
16. ☒☐☐☐☐ Ceiling: Drywall
17. ☒☐☐☐☐ Walls: Drywall
18. ☐☐☐☐☒ Floor: Vinyl floor covering The vinyl flooring is scuffed, burn mark and torn.

19. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
20. ☒☐☐☐☐ Electrical: Light & Receptacle
21. ☐☒☐☐☐ HVAC Source: None

Stair Well Living Space

22. ☒☐☐☐☐ Ceiling: Drywall
23. ☒☐☐☐☐ Walls: Drywall
24. ☒☐☐☐☐ Floor: Carpet

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Living Space Unit 1 (Continued)

25. ☐ ☐ ☐ ☒ ☐ Windows: Andersen, Double Hung, Tilt and Wash On the window frame vinyl header, there is a stain.

26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

	A	NP	NI	M	D	
Main Level Laundry Room/Area						
.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl Flooring is torn.
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
8.	☒	☐	☐	☐	☐	Washer Hose Bib: Recessed Box
9.	☒	☐	☐	☐	☐	Washer and Dryer Electrical: 110-240 VAC
10.	☒	☐	☐	☐	☐	Dryer Vent: Rigid metal
11.	☒	☐	☐	☐	☐	Washer Drain: Wall mounted drain

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Marginal 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.

Exterior Surface and Components

1. **Deck:** Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

2. **Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated. The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated.
3. **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core The door hardware is possibly defective or needs cleaning and lubricating.
4. **Window Screens:** Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
5. **Exterior Lighting:** Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There was a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.
   The electrical fixture that was installed for the rear stairs/landing is missing.

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Marginal Summary (Continued)

Electrical Unit 1

6. Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

Air Conditioning Unit 1

7. East Side of Unit AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
8. East Side of Unit AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.
9. East Side of Unit AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. East Side of Unit AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Heating System Unit 1

11. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement

Kitchen Unit 1

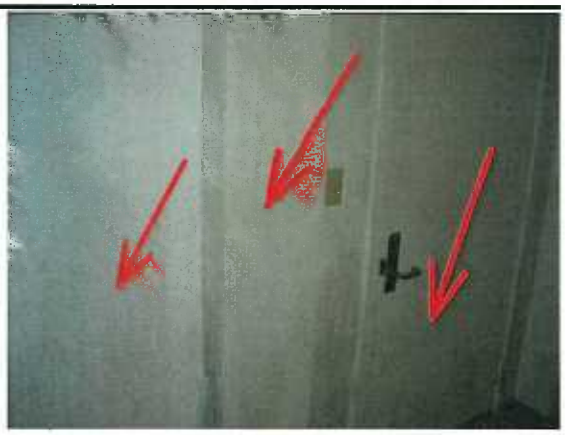
12. Kitchen & Dining Area, Main Level Kitchen Dishwasher: General Electric Dishwasher not properly installed in the opening provided.

Bedroom Unit 1

13. Top Front Bedroom Ceiling: Drywall There is a stain in the corner of the drywall ceiling.

Living Space Unit 1

14. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.



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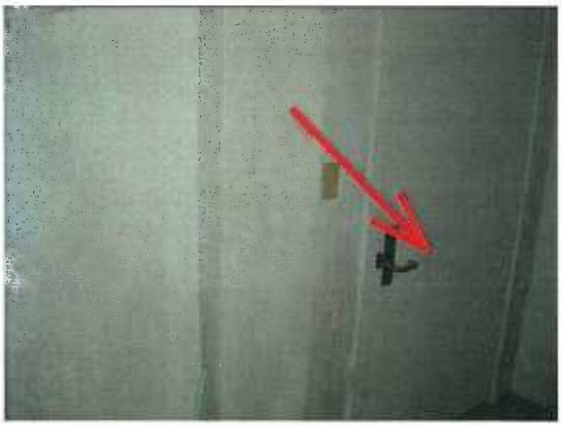
Marginal Summary (Continued)

15. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.



16. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into opening properly.
17. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash On the window frame vinyl header, there is a stain.

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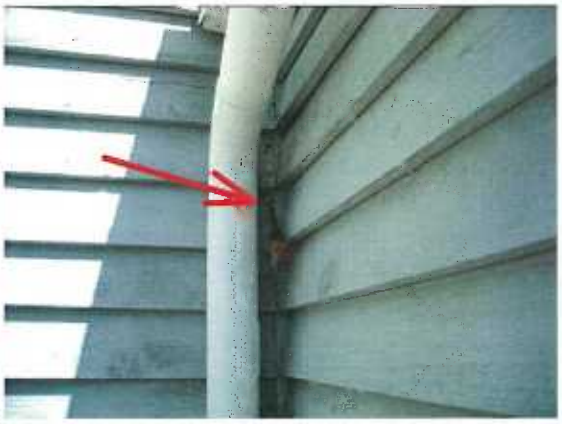
Defective Summary

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.

Exterior Surface and Components

1. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted. The siding is deteriorated at the rear where the two units are joined together. There is a broken piece of siding at the lower part of the wall near the porch roof.



2. Trim: Wood, Aluminum Covered The horizontal 2X4 "beauty band" board is deteriorated.
3. Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration. The vinyl flooring on the interior of the door is deteriorated.

Roof

4. All Roof Areas Roof Surface Material: Asphalt shingle There is an area of roofing missing from this roof. There are wood shingles missing from the "eye brow" roof over the double front windows.

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Roof (Continued)

Material: (continued)

Air Conditioning Unit 1

5. East Side of Unit AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.
The metal cabinet housing the condenser is very rusty.

Bathroom Unit 1

6. Main Level Powder Room Bathroom Ventilation: Electric ventilation fan Ventilation fan did not respond to switch.
7. Top Floor Hall Way Bathroom Ventilation: Electric ventilation fan Ventilation fan did not respond to switch.

Kitchen Unit 1

8. Kitchen & Dining Area, Main Level Kitchen Counter Tops: Laminate and composite materials Counter top laminate damaged just to the right of the sink.
9. Kitchen & Dining Area, Main Level Kitchen Cabinets: Flush Laminate The base cabinet end panel is damaged.

10. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering There are cuts and tears in the vinyl and damage to the vinyl at the exterior entry door.

Bedroom Unit 1

11. Top Rear Bedroom Floor: Carpet The carpet is damaged by the entry door.

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Defective Summary (Continued)

12. Top Front Bedroom Floor: Carpet The carpet tack strip nails are rusty and the tack strip wood is discolored.

Living Space Unit 1

13. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is scuffed, burn mark and torn.

Laundry Room/Area Unit 1

14. Main Level Laundry Room/Area Floor: Vinyl floor covering The vinyl Flooring is torn.

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American Home Inspections of NE NC

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46054A

City Buxton State NC Zip 27920
Contact Name Samuel Horton
Phone 813 340 5163 Fax x

Client Information

Client Name US Coast Guard
Client Address x
City x State x Zip x
E-Mail samuelh@thomcoent.com

Inspection Company

Inspector Name Ralph W. Woodard, NC Licensed Home Inspector #493
Company Name American Home Inspections of NE NC
Company Address PO Box 2347
City Kitty Hawk State NC Zip 27949
Phone Cell 25 202 8344 Fax x
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 04/11/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK3

General Information (Continued)

Temperature 50-55 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	**Walks:** Concrete
2.	☒	☐	☐	☐	☐	**Driveway:** Concrete
3.	☐	☐	☐	☐	☒	**Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood There is on trim board along the stair steps, the nails are becoming loose and the board is pulling away from the steps. The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated. The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

4.	☒	☐	☐	☐	☐	**Patio:** Front Entry, Pressure Treated Wood
5.	☐	☐	☐	☐	☒	**Deck:** Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

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Exterior Surface and Components (Continued)

6. ☐☐☐☐☒ Porch: Rear, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.

7. ☒☐☐☐☐ Grade/Topography: Generally Flat

Exterior Walls Exterior Surface

8. ☒☐☐☐☐ Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

Accent Walls Exterior Surface

☒☐☐☐☐ Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed.

10. ☐☐☐☐☒ Trim: Wood, Aluminum Covered The bump out for the stairs, one piece of the horizontal wood trim is deteriorated.

11. ☐☐☐☐☒ Fascia: Wood, wrapped with Aluminum Coil Stock The fascia is deteriorated at the intersection above the front deck.

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Exterior Surface and Components (Continued)

12. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl panels
13. ☒ ☐ ☐ ☐ ☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
14. ☒ ☐ ☐ ☐ ☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
15. ☒ ☐ ☐ ☐ ☐ Entry Door: Main Living Area, Fiberglass, Full View Glass
16. ☐ ☐ ☐ ☐ ☒ Entry Door: Kitchen/Dining Area, Fibeerglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted/replaced to stop the moisture migration.
The sub floor is also deteriorated just inside of this door.

17. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung, Tilt & Wash Feature
18. ☐ ☐ ☐ ☒ ☐ Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

☐ ☐ ☐ ☐ ☒ Exterior Lighting: Exterior, Surface Mount
There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

20. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: Exterior, Surface Mount
21. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Frost Proof

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Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☐ ☐ ☐ ☐ ☒ Gutters: Plastic There is one piece of gutter pipe installed in the area above the front deck where the glue used to fasten the parts together, the glue has failed.

10. ☒ ☐ ☐ ☐ ☐ Downspouts: Plastic
11. ☐ ☐ ☐ ☐ ☒ Wood Shake Roof: Wood Shake "Eye Brow" Roof There are shingles missing from the small roof above the double windows.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

1. Type of Structure: Carport Car Spaces: 01
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

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Electrical Unit 1

	A	NP	NI	M	D	
1.	Service Size Amps: 200 Volts: 110-240 VAC					
2.	☒	☐	☐	☐	☐	Service: Aluminum
3.	☒	☐	☐	☐	☐	120 VAC Branch Circuits: Copper
4.	☒	☐	☐	☐	☐	240 VAC Branch Circuits: Copper and aluminum
5.	☐	☒	☐	☐	☐	Aluminum Wiring: Not present
6.	☒	☐	☐	☐	☐	Conductor Type: Romex
7.	☒	☐	☐	☐	☐	Ground: Rod in ground only
8.	☐	☐	☐	☒	☐	Smoke Detectors: Hard wired with battery back up

Ground Level Utility Room Electric Panel

9.	☒	☐	☐	☐	☐	Manufacturer: Cutler-Hammer
10.	Maximum Capacity: 200 Amps					
11.	☒	☐	☐	☐	☐	Main Breaker Size: 200 Amps
12.	☒	☐	☐	☐	☐	Breakers: Copper and Aluminum

13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Structure Type: Wood frame
2.	☒	☐	☐	☐	☐	Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
3.	☒	☐	☐	☐	☐	Differential Movement: No movement or displacement noted
4.	☒	☐	☐	☐	☐	Beams: Pressure Treated Para/Lam Beam
5.	☒	☐	☐	☐	☐	Bearing Walls: Frame
6.	☐	☐	☒	☐	☐	Joists/Trusses: Unable to view
7.	☒	☐	☐	☐	☐	Floor/Slab: Concrete
8.	☒	☐	☐	☐	☐	Stairs/Handrails: Wood stairs with wood handrails
9.	☒	☐	☐	☐	☐	Subfloor: 3/4" T&G Floor Underlayment

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.	Method of Inspection: From the attic access					
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☒	☐	☐	☐	☐	Wiring/Lighting: Light & Outlet
9.	☐	☒	☐	☐	☐	Moisture Penetration: No water penetration noted.
10.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan

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Air Conditioning Unit 1

A NP NI M D

West Side AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Mid Levels Approximate Age: 7 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton
8. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
9. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

West Side AC System

11. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 7 years
16. Fuel Type: Electric Temperature Differential: x
    Type: Heat pump Capacity: 2 ton
18. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
19. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
20. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Recommend replacement
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☐ ☐ ☐ ☒ ☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct

Closet 2nd Floor Hallway Heating System

8. ☐ ☐ ☐ ☒ ☐ Heating System Operation: Inadequate
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 14 to 16 years
12. Fuel Type: Electric
13. ☐ ☐ ☐ ☒ ☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
    ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

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Plumbing Unit 1

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	Service Line: Concealed
2.	☒	☐	☐	☐	☐	Main Water Shutoff: In Utility Room
3.	☒	☐	☐	☐	☐	Water Lines: Copper
4.	☒	☐	☐	☐	☐	Drain Pipes: PVC
5.	☒	☐	☐	☐	☐	Vent Pipes: PVC

Utility Room Water Heater

6.	☐	☐	☒	☐	☐	Water Heater Operation: Water turned off at time of inspection.

7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 13 years Area Served: Whole House

10.	☒	☐	☐	☐	☐	TPRV and Drain Tube: Copper

Bathroom Unit 1

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☐	☐	☐	☒	☐	Ceiling: Drywall There is organic growth on the ceiling drywall.

2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Hallway Bathroom

12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic

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Bathroom Unit 1 (Continued)

	A	NP	NI	M	D	
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

Kitchen & Dining Area, Main Level Kitchen

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric Water off at time of inspection.
4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☐	☐	☐	☐	☒	Ceiling: Drywall There is a crack in the ceiling drywall above the sink.
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Bedroom Unit 1

Top Floor Rear Bedroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Closet: Single
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☐	☐	☐	☐	☒	Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

5.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1 (Continued)

Top Floor Front Bedroom

9. ☒ ☐ ☐ ☐ ☐ Closet: Single
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

13. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
14. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Paneling, Painted
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
5. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
6. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Main Level Living Area Living Space

7. ☒ ☐ ☐ ☐ ☐ Closet: Single
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
10. ☐ ☐ ☐ ☐ ☒ Floor: Carpet There are stains and a "run" in the carpet facing.
11. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
12. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
13. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Living Space

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Living Space Unit 1 (Continued)

15. ☐☐☐☒☐ Closet: Single There are signs of organic growth on the closet door.

16. ☒☐☐☐☐ Ceiling: Drywall
17. ☒☐☐☐☐ Walls: Drywall
18. ☒☐☐☐☐ Floor: Vinyl floor covering
19. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
20. ☒☐☐☐☐ Electrical: Light & Receptacle
21. ☒☐☐☐☐ HVAC Source: None

Stair Well Living Space

22. ☒☐☐☐☐ Ceiling: Drywall
23. ☒☐☐☐☐ Walls: Drywall
24. ☒☐☐☐☐ Floor: Carpet
25. ☐☐☐☒☐ Windows: Andersen, Double Hung, Tilt and Wash The center window in the stairwell, There are stains on the header piece of vinyl.

26. ☒☐☐☐☐ Electrical: Lighting

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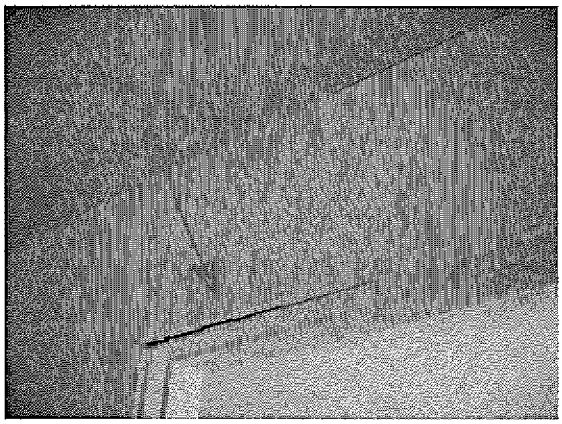
Laundry Room/Area Unit 1

	A	NP	NI	M	D	
Main Level Laundry Room/Area						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door trim has become loose on the inside of the laundry room door.
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
	☒	☐	☐	☐	☐	Washer Hose Bib: Recessed Box
9.	☒	☐	☐	☐	☐	Washer and Dryer Electrical: 110-240 VAC
10.	☒	☐	☐	☐	☐	Dryer Vent: Rigid metal
11.	☒	☐	☐	☐	☐	Washer Drain: Wall mounted drain



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Marginal 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.

Exterior Surface and Components

1. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

Electrical Unit 1

2. Smoke Detectors: Hard wired with battery back up

Air Conditioning Unit 1

3. West Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.
4. West Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Heating System Unit 1

5. Ground Level Utility Room Heating System Blower Fan/Filter: Direct drive with disposable filter
6. Closet 2nd Floor Hallway Heating System Heating System Operation: Inadequate
7. Closet 2nd Floor Hallway Heating System Blower Fan/Filter: Direct drive with disposable filter

Bathroom Unit 1

8. Main Level Powder Room Bathroom Ceiling: Drywall There is organic growth on the ceiling drywall.

Living Space Unit 1

9. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
10. Ground Level Entry Living Space Closet: Single There are signs of organic growth on the closet door.

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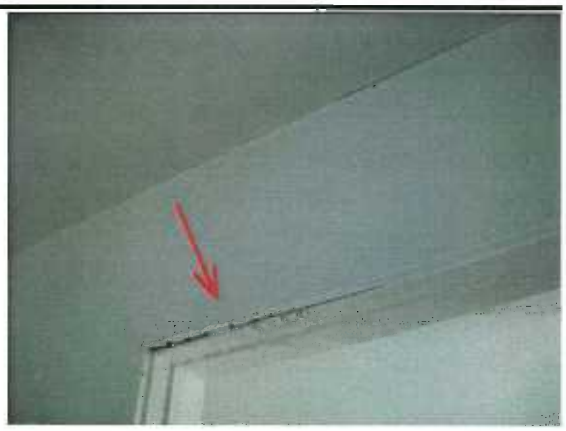
Marginal Summary (Continued)

11. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash The center window in the stairwell, There are stains on the header piece of vinyl.

Laundry Room/Area Unit 1

12. Main Level Laundry Room/Area Doors: Painted, Flush Solid Core The door trim has become loose on the inside of the laundry room door.



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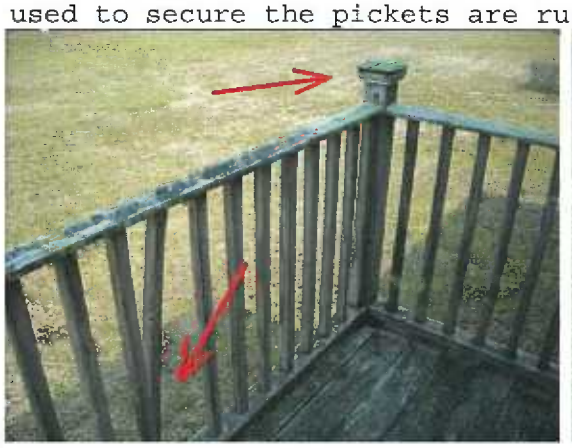
Defective Summary

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.

Exterior Surface and Components

1. **Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood There is on trim board along the stair steps, the nails are becoming loose and the board is pulling away from the steps. The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated. The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.



2. **Deck:** Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

3. **Porch:** Rear, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.

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Exterior Surface and Components (Continued)

Porch: (continued)

4. Trim: Wood, Aluminum Covered The bump out for the stairs, one piece of the horizontal wood trim is deteriorated.

5. Fascia: Wood, wrapped with Aluminum Coil Stock The fascia is deteriorated at the intersection above the front deck.

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Defective Summary (Continued)

6. Entry Door: Kitchen/Dining Area, Fibeerglass, Fullview Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted/replaced to stop the moisture migration. The sub floor is also deteriorated just inside of this door.

7. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

Roof

8. Gutters: Plastic There is one piece of gutter pipe installed in the area above the front deck where the glue used to fasten the parts together, the glue has failed.

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Defective Summary (Continued)

9. Wood Shake Roof: Wood Shake "Eye Brow" Roof There are shingles missing from the small roof above the double windows.

Air Conditioning Unit 1

10. West Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Heating System Unit 1

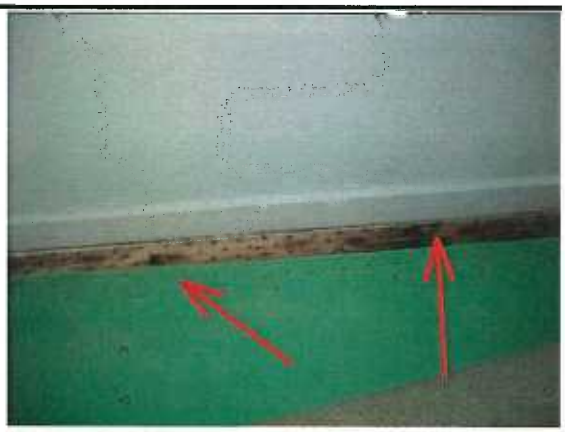
11. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement

Kitchen Unit 1

Kitchen & Dining Area, Main Level Kitchen Ceiling: Drywall There is a crack in the ceiling drywall above the sink.

Bedroom Unit 1

13. Top Floor Rear Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.



14. Top Floor Front Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

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Defective Summary (Continued)

Living Space Unit 1

15. Main Level Living Area Living Space Floor: Carpet There are stains and a "run" in the carpet facing.

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American Home Inspections of NE NC

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46054B

City Buxton State NC Zip 27920
Contact Name Samuel Horton
Phone 813 340 5163 Fax x

Client Information

Client Name US Coast Guard
Client Address x
City x State x Zip x
E-Mail samuelh@thomcoent.com

Inspection Company

Inspector Name Ralph W. Woodard, NC Licensed Home Inspector #493
Company Name American Home Inspections of NE NC
Company Address PO Box 2347
City Kitty Hawk State NC Zip 27949
Phone Cell 25 202 8344 Fax x
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 04/11/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

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General Information (Continued)

Temperature 50-55 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☒	☐	☐	☐	☐	Driveway: Concrete
3.	☐	☐	☐	☐	☒	Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.
4.	☒	☐	☐	☐	☐	Patio: Front Entry, Pressure Treated Wood
5.	☐	☐	☐	☐	☒	Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

6.	☐	☐	☐	☐	☒	Porch: Rear, Pressure Treated Wood The porch screen door is damaged.

7.	☒	☐	☐	☐	☐	Grade/Topography: Generally Flat

Exterior Walls Exterior Surface

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Exterior Surface and Components (Continued)

8. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding Several pieces of the wood lap siding is deteriorated/damaged. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

Accent Walls Exterior Surface

9. ☐☐☐☒☐ Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed.

10. ☐☐☐☐☒ Trim: Wood, Aluminum Covered There is one place where the two units party wall intersect, the corner board and the roof shingles are not fitted together with the proper flashing.

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Exterior Surface and Components (Continued)

11. ☒ ☐ ☐ ☐ ☐ **Fascia:** Wood, wrapped with Aluminum Coil Stock
12. ☒ ☐ ☐ ☐ ☐ **Soffits:** Vinyl panels
13. ☒ ☐ ☐ ☐ ☐ **Entry Doors:** Ground Front, Fiberglass, Full View Glass
14. ☒ ☐ ☐ ☐ ☐ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core
15. ☒ ☐ ☐ ☐ ☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass
16. ☐ ☐ ☐ ☐ ☒ **Entry Door:** Kitchen/Dining Area, Fiberglass, Fullview Glass The door hardware is possibly defective or needs cleaning and lubricating. Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration. The sub-floor just inside this door appears to be deteriorated.

17. ☒ ☐ ☐ ☐ ☐ **Windows:** Andersen Double Hung, Tilt & Wash Feature
18. ☐ ☐ ☐ ☒ ☐ **Window Screens:** Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
19. ☐ ☐ ☐ ☐ ☒ **Exterior Lighting:** Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

20. ☒ ☐ ☐ ☐ ☐ **Exterior Electric Outlets:** Exterior, Surface Mount
21. ☐ ☐ ☐ ☐ ☒ **Hose Bibs:** Frost Proof The knob for the hose bib is deteriorated.

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Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☒ ☐ ☐ ☐ ☐ Gutters: Plastic
10. ☒ ☐ ☐ ☐ ☐ Downspouts: Plastic
11. ☐ ☐ ☐ ☐ ☒ "Eye Brow" Roof Wood shake shingle roof above double windows. There are wood shake shingles missing from this roof.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

1. Type of Structure: Carport Car Spaces: 01
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only

☐ ☐ ☐ ☒ ☐ Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

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Electrical Unit 1 (Continued)

Ground Level Utility Room Electric Panel

	A	NP	NI	M	D	
9.	☒	☐	☐	☐	☐	Manufacturer: Cutler-Hammer

10. Maximum Capacity: 200 Amps

	A	NP	NI	M	D	
11.	☒	☐	☐	☐	☐	Main Breaker Size: 200 Amps
12.	☒	☐	☐	☐	☐	Breakers: Copper and Aluminum

13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Structure Type: Wood frame
2.	☒	☐	☐	☐	☐	Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
3.	☒	☐	☐	☐	☐	Differential Movement: No movement or displacement noted
4.	☒	☐	☐	☐	☐	Beams: Pressure Treated Para/Lam Beam
5.	☒	☐	☐	☐	☐	Bearing Walls: Frame
6.	☐	☐	☒	☐	☐	Joists/Trusses: Unable to view
7.	☒	☐	☐	☐	☐	Floor/Slab: Concrete
8.	☒	☐	☐	☐	☐	Stairs/Handrails: Wood stairs with wood handrails
9.	☒	☐	☐	☐	☐	Subfloor: 3/4" T&G Floor Underlayment

Attic Unit 1

Main Attic

1. Method of Inspection: From the attic access

	A	NP	NI	M	D	
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☒	☐	☐	☐	☐	Wiring/Lighting: Light & Outlet
9.	☐	☒	☐	☐	☐	Moisture Penetration: No water penetration noted.
10.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan

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Air Conditioning Unit 1

A NP NI M D

East Side AC System

1. ☐☐☐☐☒ A/C System Operation: Inoperative
2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Top Floor Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 1.5 ton
8. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

9. ☒☐☐☐☐ Refrigerant Lines: Serviceable condition
10. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

East Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☐☐☐☐☒ Exterior Unit: Mounted on wooden platform
14. Manufacturer: DuCane
15. Area Served: Ground & Mid Levels Approximate Age: 9 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2.5 ton

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Air Conditioning Unit 1 (Continued)

18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

20. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐☐☐☒☐ Heating System Operation: Recommend replacement
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒☐☐☐☐ Distribution: Metal duct

Top Floor Closet Heating System

8. ☐☐☐☐☒ Heating System Operation: Recommend replacement
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 14 to 16 years
12. Fuel Type: Electric
    ☐☐☐☐☒ Blower Fan/Filter: Direct drive with disposable filter
14. ☒☐☐☐☐ Distribution: Metal duct
15. ☒☐☐☐☐ Thermostats: Individual

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Plumbing Unit 1

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	Service Line: Concealed
2.	☒	☐	☐	☐	☐	Main Water Shutoff: In Utility Room
3.	☒	☐	☐	☐	☐	Water Lines: Copper
4.	☒	☐	☐	☐	☐	Drain Pipes: PVC
5.	☒	☐	☐	☐	☐	Vent Pipes: PVC

Utility Room Water Heater

6.	☐	☐	☒	☐	☐	Water Heater Operation: Water turned off at time of inspection.

7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole House

10.	☒	☐	☐	☐	☐	TPRV and Drain Tube: Copper

Bathroom Unit 1

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
[illegible]	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Master Bathroom

12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

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Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric
4. ☒ ☐ ☐ ☐ ☐ Refrigerator: General Electric
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☐ ☐ ☐ ☒ ☐ Counter Tops: Laminate and composite materials There is a small dent in the surface of the counter top.
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall There is a crack in the drywall ceiling.

11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl flooring is damaged at the entry door.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

Top Floor Rear Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

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Bedroom Unit 1 (Continued)

4. ☐☐☐☐☒ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

5. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
6. ☐☐☐☐☒ Windows: Andersen, Double Hung, Tilt and Wash The wood window sill does not fit as it was originally installed.

7. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
8. ☒☐☐☐☐ HVAC Source: Heating system register

Top Floor Front Bedroom

9. ☒☐☐☐☐ Closet: Single
10. ☒☐☐☐☐ Ceiling: Drywall
11. ☒☐☐☐☐ Walls: Drywall
12. ☐☐☐☐☒ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

☒☐☐☐☐ Doors: Painted, Flush Solid Core
14. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles

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Bedroom Unit 1 (Continued)

16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

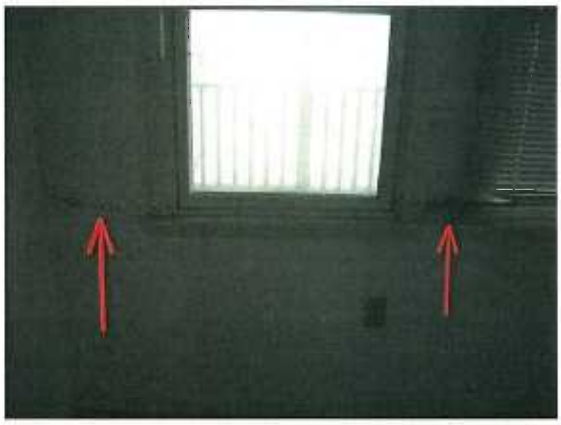
A NP NI M D

Ground Level Utility/Storage Room Living Space

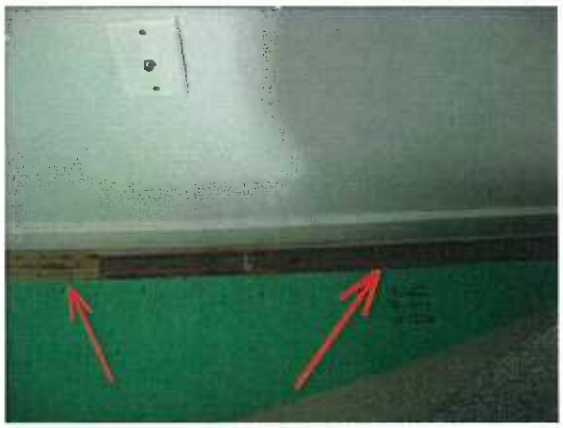
1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
5. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
6. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Main Level Living Area Living Space

7. ☐ ☐ ☐ ☒ ☐ Closet: Single There are signs of organic growth on the closet door.
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☐ ☐ ☐ ☐ ☒ Walls: Drywall There is damage to the drywall in the area of the double windows. It appears that someone left the windows open and the blinds moving around caused the damage to the vinyl.



10. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.



11. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
12. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
13. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
    ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Living Space

15. ☒ ☐ ☐ ☐ ☐ Closet: Single There are signs of organic growth on the closet door.

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Living Space Unit 1 (Continued)

16. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
17. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
18. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There is a hole in the vinyl at the entry door, there are also stains on the vinyl surface.
19. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
20. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Stair Well Living Space

21. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
22. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
23. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
24. ☐ ☐ ☐ ☒ ☐ Windows: Andersen, Double Hung, Tilt and Wash There are drip marks on the header vinyl of the center window.

25. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There are scuffs and cuts in the vinyl surface.
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
8. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Recessed Box
9. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
10. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal
11. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

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Marginal 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.

Exterior Surface and Components

1. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed.
2. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

Electrical Unit 1

3. Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

Air Conditioning Unit 1

4. East Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

5. East Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

Heating System Unit 1

6. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement

Kitchen Unit 1

7. Kitchen & Dining Area, Main Level Kitchen Counter Tops: Laminate and composite materials There is a small dent in the surface of the counter top.

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Marginal Summary (Continued)

Living Space Unit 1

8. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
9. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
10. Main Level Living Area Living Space Closet: Single There are signs of organic growth on the closet door.
11. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash There are drip marks on the header vinyl of the center window.

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Defective 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.

Exterior Surface and Components

1. Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.
2. Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

3. Porch: Rear, Pressure Treated Wood The porch screen door is damaged.

4. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding Several pieces of the wood lap siding is deteriorated/damaged. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

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Exterior Surface and Components (Continued)

Type: (continued)

5. Trim: Wood, Aluminum Covered There is one place where the two units party wall intersect, the corner board and the roof shingles are not fitted together with the proper flashing.

6. Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass The door hardware is possibly defective or needs cleaning and lubricating. Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
The sub-floor just inside this door appears to be deteriorated.

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Exterior Surface and Components (Continued)

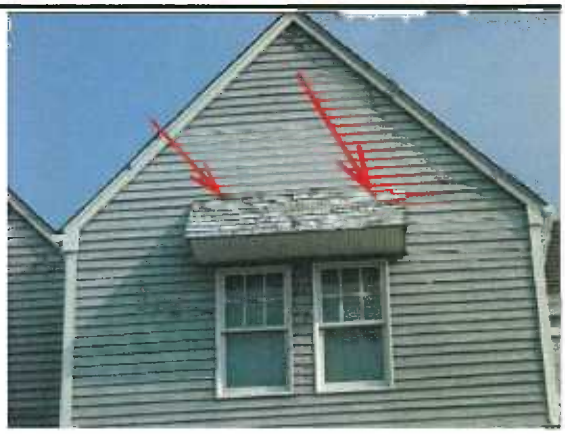
Entry Door: (continued)

7. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with underground romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The underground romex wiring for this light should have been installed in electrical conduit.

8. Hose Bibs: Frost Proof The knob for the hose bib is deteriorated.

Roof

9. "Eye Brow" Roof Wood shake shingle roof above double windows. There are wood shake shingles missing from this roof.



Air Conditioning Unit 1

10. East Side AC System A/C System Operation: Inoperative

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Defective Summary (Continued)

11. East Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

12. East Side AC System A/C System Operation: Inoperative
13. East Side AC System Exterior Unit: Mounted on wooden platform
14. East Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

15. East Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Heating System Unit 1

16. Top Floor Closet Heating System Heating System Operation: Recommend replacement
17. Top Floor Closet Heating System Blower Fan/Filter: Direct drive with disposable filter

Kitchen Unit 1

18. Kitchen & Dining Area, Main Level Kitchen Ceiling: Drywall There is a crack in the drywall ceiling.

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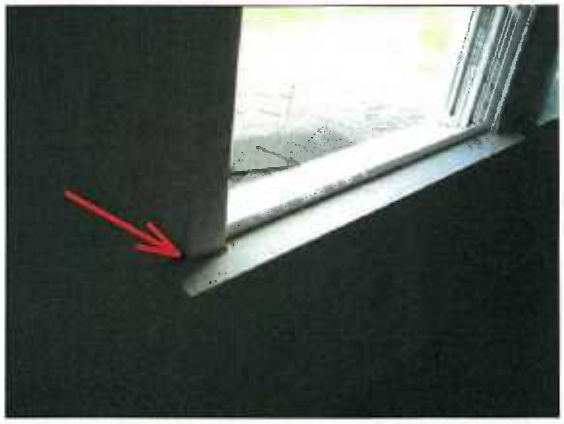
Defective Summary (Continued)

19. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring is damaged at the entry door.

Bedroom Unit 1

20. Top Floor Rear Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

21. Top Floor Rear Bedroom Windows: Andersen, Double Hung, Tilt and Wash The wood window sill does not fit as it was originally installed.



22. Top Floor Front Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

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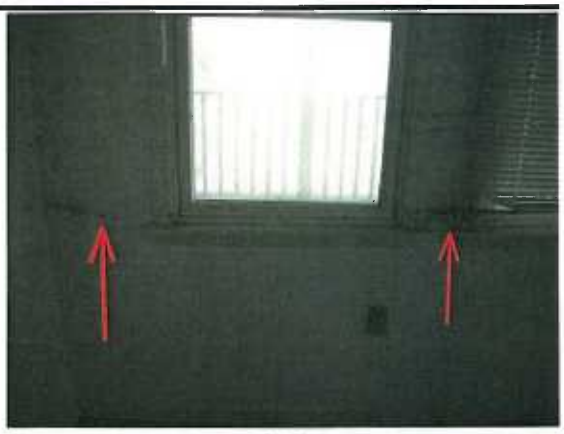
Defective Summary (Continued)

Living Space Unit 1

23. Main Level Living Area Living Space Walls: Drywall There is damage to the drywall in the area of the double windows. It appears that someone left the windows open and the blinds moving around caused the damage to the vinyl.



24. Main Level Living Area Living Space Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

25. Ground Level Entry Living Space Floor: Vinyl floor covering There is a hole in the vinyl at the entry door, there are also stains on the vinyl surface.

Laundry Room/Area Unit 1

26. Main Level Laundry Room/Area Floor: Vinyl floor covering There are scuffs and cuts in the vinyl surface.

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