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 #46058A

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

Client Information

Client Name US Coast Guard, Buxton NC
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
pection Date 03/23/2011
ctric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK4

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.	☒	☐	☐	☐	☐	Grading: Generally Flat
2.	☒	☐	☐	☐	☐	Driveway: Concrete
3.	☒	☐	☐	☐	☐	Patio: Pressure Treated Wood
4.	☐	☐	☐	☒	☐	Deck: Front, Pressure Treated Wood 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. There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. The blocking between the front deck floor joist, most block were never nailed. Now they have begun to fall out of place.

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

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.

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Exterior Surface and Components (Continued)

Accent Walls Exterior Surface

7. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. There are three pieces of the shake panels that are missing.

8. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
9. ☒☐☐☐☐ Fascia: Wood, wraped 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
13. ☒☐☐☐☐ Entry Door: Main Living Area, Fiberglass, Full View Glass
14. ☐☐☐☐☒ 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.

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.
18. ☒☐☐☐☐ Exterior Electric Outlets: Exterior, Surface Mount
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 There are pieces of plastic gutter missing from this roof.
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
	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
	☒	☐	☐	☐	☐	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

West Side AC System

	A	NP	NI	M	D	
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.

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Air Conditioning Unit 1 (Continued)

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
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 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

Attic 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
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

	A	NP	NI	M	D	
Main level Powder Room Bathroom						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
	☒	☐	☐	☐	☐	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: Cast Iron
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 cuts in the vinyl in front of the refrigerator.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

p Front Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip at the party wall, the tack strip is stain and the tacks are rusty.

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 Rear Bedroom

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

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Bedroom Unit 1 (Continued)

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. ☐☒☐☐☐ Windows: None
6. ☒☐☐☐☐ 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
12. ☒☐☐☐☐ Doors: Bi-fold
13. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles

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Living Space Unit 1 (Continued)

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

Ground Level Entry Living Space

16. ☐ ☐ ☐ ☒ ☐ Closet: Single There is organic growth on the closet door.
17. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
18. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
19. ☐ ☐ ☐ ☒ ☐ Floor: Vinyl floor covering The vinyl flooring is scuffed.
20. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core
21. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
22. ☐ ☐ ☒ ☐ ☐ HVAC Source: None

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: Flex 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 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. There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. The blocking between the front deck floor joist, most block were never nailed. Now they have begun to fall out of place.

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

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Marginal Summary (Continued)

Roof

6. Gutters: Plastic There are pieces of plastic gutter missing from this roof.

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. I recommend that all smoke detectors be replaced in these units.

Air Conditioning Unit 1

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

Heating System Unit 1

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

Living Space Unit 1

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

13. Ground Level Entry Living Space Closet: Single There is organic growth on the closet door.
14. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is scuffed.
15. Ground Level Entry Living Space Doors: Painted, Flush Solid Core

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Defective Summary

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Exterior Surface and Components

1. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. There are three pieces of the shake panels that are missing.

2. 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.

Air Conditioning Unit 1

3. West Side AC System A/C System Operation: Inoperative
4. 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.

West 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)

6. West Side AC System A/C System Operation: Inoperative
7. 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.

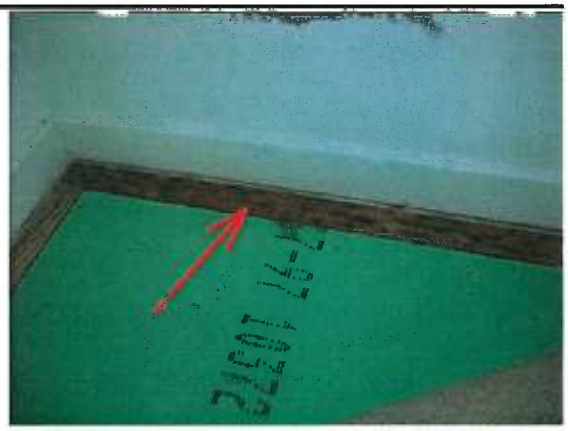
8. West Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Kitchen Unit 1

9. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering There are cuts in the vinyl in front of the refrigerator.

Bedroom Unit 1

Top Front Bedroom Floor: Carpet The carpet tack strip at the party wall, the tack strip is stain and the tacks are rusty.



11. Top Rear 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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A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
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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 #46058B

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 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.

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

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Exterior Surface and Components (Continued)

8. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding The wood lap siding is deteriorated in the area where the upper level party walls intersect. 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 The horizontal wood 2X4 trim board installed at the lower level is deteriorated on the lower eastside.
11. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
12. ☒☐☐☐☐ Soffits: Vinyl panels
. ☒☐☐☐☐ 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 Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
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 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.

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Exterior Surface and Components (Continued)

20. ☐☐☐☒☐ Exterior Electric Outlets: Exterior, Surface Mount There are two exterior receptacles that are not properly installed on the wall.

21. ☒☐☐☐☐ Hose Bibs: Frost Proof

Roof

A NP NI M D

Roof Areas Roof Surface

.. Method of Inspection: On roof

2. ☐☐☐☐☒ Material: Asphalt shingle The aluminum roof vent for the porch roof is damaged.

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

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Roof (Continued)

9. ☐☐☐☐☒ Gutters: Plastic There are pieces of this gutter that are missing.

10. ☐☐☐☐☒ Downspouts: Plastic The end piece of this down spout is missing.

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 There is a hole cut in the ceiling near the ground level entry door. No attempt was made to repair the hole.

☒☐☐☐☐ 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
	☒	☐	☐	☐	☐	Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
	☒	☐	☐	☐	☐	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

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: 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

10. ☐☐☐☒☐ Electrical Disconnect: Tumble switch

East Side 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: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
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.

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: 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
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 The HVAC ceiling register is not properly fastened to the ceiling.
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: Cast Iron
19. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
20. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
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 Electric range disconnected from power source at time of inspection.
2. ☐ ☐ ☐ ☐ ☒ Ventilator: General Electric Fan & Light did not respond to switch when tested.
3. ☐ ☐ ☐ ☒ ☐ Dishwasher: General Electric Dishwasher not properly installed in the opening provided.

4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Disconnected from power at time of inspection

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Kitchen Unit 1 (Continued)

	A	NP	NI	M	D	
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 The vinyl flooring has been patched in two or three places. The repairs do not appear to have been done in a workman like manner.
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
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
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor Front Bedroom						
9.	☒	☐	☐	☐	☐	Closet: Single
10.	☒	☐	☐	☐	☐	Ceiling: Drywall

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Bedroom Unit 1 (Continued)

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 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
6. ☒ ☐ ☐ ☐ ☐ 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 The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

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Living Space Unit 1 (Continued)

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 There are signs of organic growth on the closet door.
17.	☒	☐	☐	☐	☐	Ceiling: Drywall
18.	☒	☐	☐	☐	☐	Walls: Drywall
19.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl flooring is cut and torn.
20.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
21.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
22.	☐	☒	☐	☐	☐	HVAC Source: None

Stair Well Living Space

23.	☒	☐	☐	☐	☐	Ceiling: Drywall
24.	☒	☐	☐	☐	☐	Walls: Drywall
25.	☒	☐	☐	☐	☐	Floor: Carpet
26.	☐	☐	☐	☒	☐	Windows: Andersen, Double Hung, Tilt and Wash There are stains on the vinyl header piece of the top center 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 The vinyl flooring has been patched. the patch was not done in a workman like manner.
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
	☒	☐	☐	☐	☐	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. Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood 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.

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.

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 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.

6. Exterior Electric Outlets: Exterior, Surface Mount There are two exterior receptacles that are not properly installed on the wall.

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Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)

Electrical Unit 1

7. Smoke Detectors: Hard wired with battery back up

Air Conditioning Unit 1

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

Bathroom Unit 1

10. Main Level Powder Room Bathroom HVAC Source: Heating system register The HVAC ceiling register is not properly fastened to the ceiling.

Kitchen Unit 1

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

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

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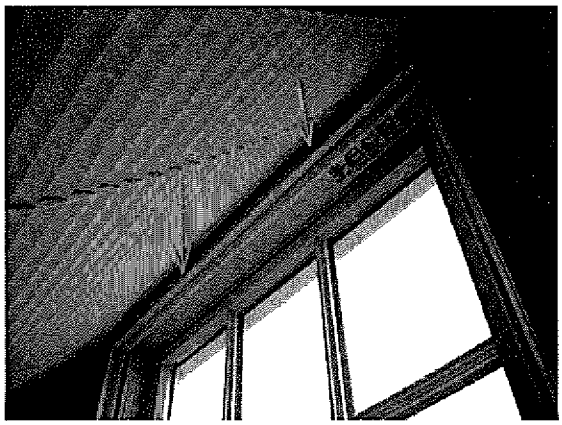
Marginal Summary (Continued)

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



Laundry Room/Area Unit 1

16. Main Level Laundry Room/Area Floor: Vinyl floor covering The vinyl flooring has been patched. the patch was not done in a workman like manner.

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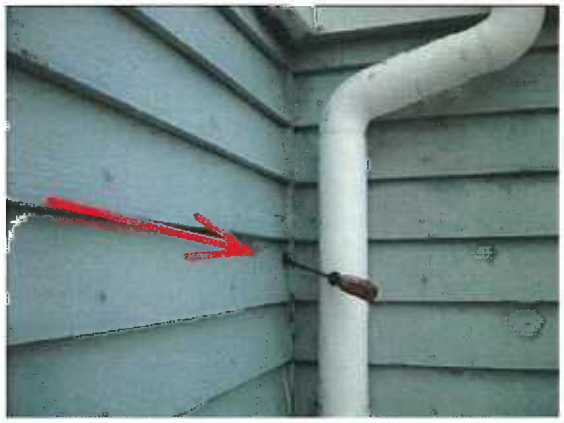
Defective Summary

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, Pressure Treated Wood 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 The wood lap siding is deteriorated in the area where the upper level party walls intersect. 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 The horizontal wood 2X4 trim board installed at the lower level is deteriorated on the lower eastside.
4. Entry Door: Main Living Area, Fiberglass, Full View Glass

Roof

5. All Roof Areas Roof Surface Material: Asphalt shingle The aluminum roof vent for the porch roof is damaged.

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Defective Summary (Continued)

6. Gutters: Plastic There are pieces of this gutter that are missing.

7. Downspouts: Plastic The end piece of this down spout is missing.

Garage Unit 1

8. Carport, Attached Drive Under Garage Ceiling: Masonite W/Wood Trim Boards There is a hole cut in the ceiling near the ground level entry door. No attempt was made to repair the hole.

Air Conditioning Unit 1

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

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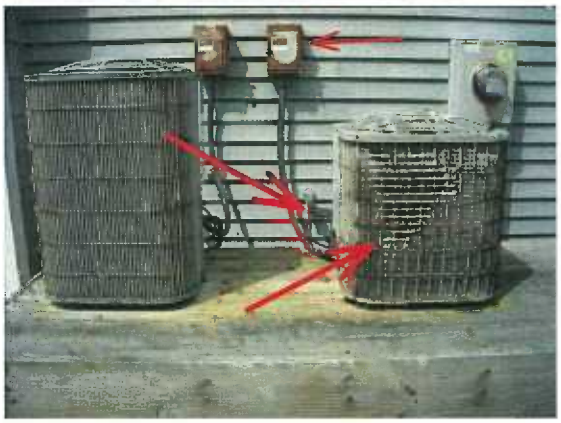
Defective Summary (Continued)

10. East Side AC System Refrigerant Lines: Rubbertex Insulation

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

Heating System Unit 1

13. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement
14. Attic Heating System Heating System Operation: Recommend replacement

Kitchen Unit 1

15. Kitchen & Dining Area, Main Level Kitchen Ventilator: General Electric Fan & Light did not respond to switch when tested.
16. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring has been patched in two or three places. The repairs do not appear to have been done in a workman like manner.

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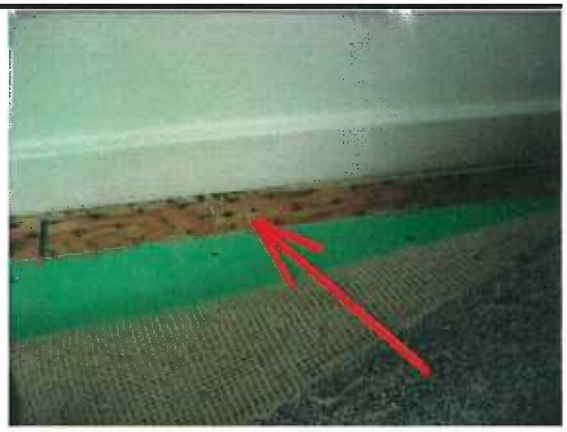
Defective Summary (Continued)

Bedroom Unit 1

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



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

Living Space Unit 1

19. 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.

20. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is cut and torn.

Laundry Room/Area Unit 1

21. Main Level Laundry Room/Area Windows: Andersen, Double Hung, Tilt and Wash

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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 46064A

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 x
Inspection Date 04/16/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK5

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.	☒	☐	☐	☐	☐	Grading: Generally Flat
2.	☒	☐	☐	☐	☐	Driveway: Concrete
3.	☒	☐	☐	☐	☐	Patio: Front Entry, Pressure Treated Wood
4.	☐	☐	☐	☐	☒	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.

5.	☐	☐	☐	☐	☒	Porch: Rear Porch, 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)

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.
The bottom of the second stairs, the stringers are not properly supported.

Exterior Walls Exterior Surface

7. ☐☐☐☒☐ 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

8. ☐☐☐☒☐ Type: Plywood Panels with machine shake appearance. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose.

. ☐☐☐☐☒ Trim: Wood, Aluminum Covered The Aluminum trim on the corner board is not properly installed.

10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☒☐☐☐☐ Soffits: Vinyl panels
12. ☒☐☐☐☐ 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

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Exterior Surface and Components (Continued)

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

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

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

Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof

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Roof (Continued)

2. ☐☐☐☒☐ Material: Asphalt shingle There are a few shingles missing from one area of the 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
). ☒☐☐☐☐ 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 There are exterior lights installed at the front and rear of each unit. The romex wiring used to installed these lights are not properly installed in electrical conduit.
5. ☐☐☐☐☒ Pipe Straps: Supports for PVC Pipe The pipe supports in the carport are very rusty and some have failed.

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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

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Attic Unit 1 (Continued)

8. ☐☐☐☒☐ Wiring/Lighting: Light & Outlet The cover for the electrical switch is broken.

9. ☐☒☐☐☐ Moisture Penetration: No water penetration noted.
10. ☒☐☐☐☐ Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

A NP NI M D

West Side AC System

1. ☐☐☐☐☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Mid Levels 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 The HVAC electric disconnect box is very rusty.

West Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life

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Air Conditioning Unit 1 (Continued)

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
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.

19. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
). ☒ ☐ ☐ ☐ ☐ 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 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 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, 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
`. Type: Forced air Capacity: 1.5 ton
.. Area Served: Top Floor Approximate Age: 14 to 16 years
12. Fuel Type: Electric
13. ☐ ☐ ☒ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter

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Heating System Unit 1 (Continued)

14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal & Flex 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

Bathroom Unit 1

A NP NI M D

Powder Room, Main Level 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

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Bathroom Unit 1 (Continued)

16. ☐ ☐ ☐ ☐ ☒ Electrical: Light & Receptacle The electrical receptacle is not properly installed in the wall.

17. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Cast Iron
19. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
20. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
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 Ventilator fan did not respond to the switch.
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
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There are bad patches and vinyl has be come unglued in places.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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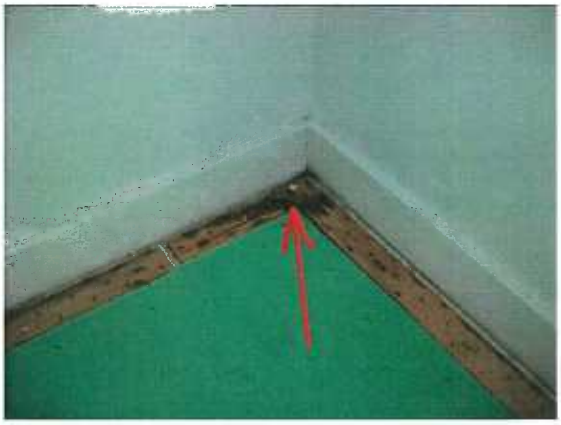
Bedroom Unit 1

	A	NP	NI	M	D	
Top Front Bedroom						
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
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Rear 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

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Bedroom Unit 1 (Continued)

14. ☐ ☐ ☐ ☐ ☒ Windows: Andersen, Double Hung, Tilt and Wash The window locking device is broken.

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

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Living Space Unit 1 (Continued)

Ground Level Entry Living Space

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.	☒	☐	☐	☐	☐	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 stains on the vinyl header piece in one 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
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. 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.
2. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose.
3. 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.

Roof

4. All Roof Areas Roof Surface Material: Asphalt shingle There are a few shingles missing from one area of the roof.

Attic Unit 1

5. Main Attic Wiring/Lighting: Light & Outlet The cover for the electrical switch is broken.

Air Conditioning Unit 1

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

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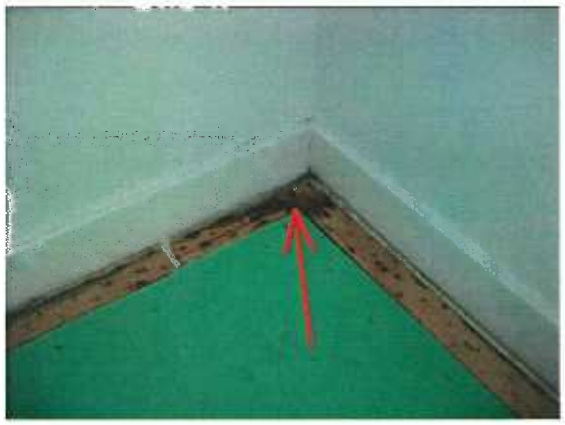
Marginal Summary (Continued)

Bedroom Unit 1

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

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



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. 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.

11. Ground Level Entry Living Space Closet: Single There are signs of organic growth on the closet door.

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Marginal Summary (Continued)

12. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash There are stains on the vinyl header piece in one window.

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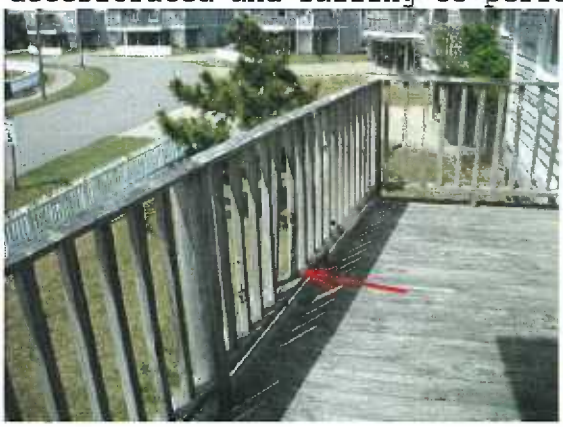
Defective Summary

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. **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. **Porch:** Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is 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.
The bottom of the second stairs, the stringers are not properly supported.

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Defective Summary (Continued)

4. Trim: Wood, Aluminum Covered The Aluminum trim on the corner board is not properly installed.

5. Entry Door: Kitchen/Dining Area, Fiberglass, Full view 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.

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Defective Summary (Continued)

Garage Unit 1

7. Carport, Attached Drive Under Garage Pipe Straps: Supports for PVC Pipe The pipe supports in the carport are very rusty and some have failed.

Air Conditioning Unit 1

8. West Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
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 The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
11. West Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
12. 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.

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Defective Summary (Continued)

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

Bathroom Unit 1

14. Top Floor Hallway Bathroom Electrical: Light & Receptacle The electrical receptacle is not properly installed in the wall.

Kitchen Unit 1

15. Kitchen & Dining Area, Main Level Kitchen Ventilator: General Electric Ventilator fan did not respond to the switch.
16. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering There are bad patches and vinyl has be come unglued in places.

Bedroom Unit 1

17. Top Rear Bedroom Windows: Andersen, Double Hung, Tilt and Wash The window locking device is broken.

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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 #46064B

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 04/17/2011
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 60-65 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex 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 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. The wood trim boards below the deck handrail have become loose and need to be re-nailed or replaced.

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

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Exterior Surface and Components (Continued)

Exterior Walls Exterior Surface

7. ☐☐☐☐☒ 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 back of the unit above the party wall. There is organic growth growing at several places on the siding.

Accent Walls Exterior Surface

8. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. At the accent wall, there are pieces of the shake siding missing. 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.
There is organic growth growing on the siding.

9. ☐☐☐☐☒ Trim: Wood, Aluminum Covered The aluminum covered wood trim at the rake of the small roof above the double windows has moved from its original position.

10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☒☐☐☐☐ Soffits: Vinyl panels
12. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass

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Exterior Surface and Components (Continued)

13. ☐☐☐☒☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core There is organic growth growing on the surface of the door.

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

15. ☐☐☐☐☒ Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Unable to open door. The door hardware is possibly defective or needs cleaning and lubricating. There are signs of moisture along the interior of this door.

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

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.

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

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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
5. ☐ ☐ ☐ ☐ ☒ Pipe Straps: Metal Ceiling supports for plastic gutter pipe. Most if not all of the metal ceiling supports for the overhead gutter pipe in the ceilings of all the carports are very rusty and should be replaced if the gutter system in place is maintained.

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. ☐ ☐ ☐ ☐ ☒ "Eyebrow" Roof Small wood shake roof above double windows. The wood shake roof is deteriorated. There is organic growth growing on the wood shingles.

6. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
7. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
8. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
9. Roof Water Control

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Roof (Continued)

10. ☐ ☐ ☐ ☐ ☒ Gutters: Plastic Pieces of the gutter are missing, other parts are not properly connected together.

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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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

Plumbing Unit 1

A NP NI M D

. ☐ ☐ ☒ ☐ ☐ 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

Air Conditioning Unit 1

A NP NI M D

East Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
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: 0
7. Type: Heat pump Capacity: 1.5 ton

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Air Conditioning Unit 1 (Continued)

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 The HVAC electric disconnect box is very rusty.

East 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:** Ground & Mid Levels **Approximate Age:** 14 to 16 years
16. **Fuel Type:** Electric **Temperature Differential:** 0
17. **Type:** Heat pump **Capacity:** 2.5 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.

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 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 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, 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: 14 to 16 years
12. Fuel Type: Electric
13. ☐ ☐ ☒ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal & Flex Duct
15. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Bathroom Unit 1

A NP NI M D

Powder Room, Main Level 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. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
17. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
18. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet

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Bathroom Unit 1 (Continued)

	A	NP	NI	M	D	
19.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
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 Electric range disconnected from power source at time of inspection.
2.	☐	☐	☐	☐	☒	Ventilator: General Electric Light did not respond to switch when tested.
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric Dishwasher is not properly installed.
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 water not on at time of inspection.
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
[illegible]	☐	☐	☐	☐	☒	Ceiling: Drywall There is a crack in the ceiling between the kitchen and the living area.
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
13.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Bedroom Unit 1

Top Rear Bedroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Closet: Single
2.	☐	☐	☐	☒	☐	Ceiling: Drywall There is a stain on the drywall ceiling.
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

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Bedroom Unit 1 (Continued)

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
12. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
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 The ceiling drywall is damaged in the area of the light/paddle fan.

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Living Space Unit 1 (Continued)

9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
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
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Living Space

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

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. Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core There is organic growth growing on the surface of the door.

2. Entry Door: Main Living Area, Fiberglass, Full View Glass The door hardware is possibly defective or needs cleaning and lubricating.
3. 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.

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.

Bedroom Unit 1

6. Top Rear Bedroom Ceiling: Drywall There is a stain on the drywall ceiling.
7. Top Rear 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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Marginal Summary (Continued)

Living Space Unit 1

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

9. 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.

10. Ground Level Entry Living Space Closet: Single There are signs of organic growth on the closet 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. 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.
The wood trim boards below the deck handrail have become loose and need to be re-nailed or replaced.

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

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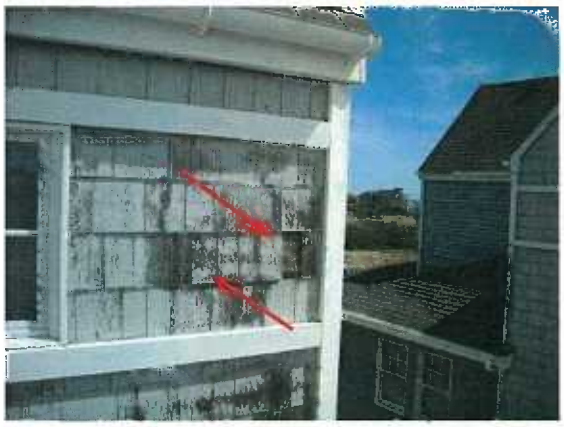
Defective Summary (Continued)

4. 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 back of the unit above the party wall. There is organic growth growing at several places on the siding.

5. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. At the accent wall, there are pieces of the shake siding missing. 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.
There is organic growth growing on the siding.



6. Trim: Wood, Aluminum Covered The aluminum covered wood trim at the rake of the small roof above the double windows has moved from its original position.

7. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Unable to open door. The door hardware is possibly defective or needs cleaning and lubricating. There are signs of moisture along the interior of this door.

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Defective Summary (Continued)

8. 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.

Garage Unit 1

9. Carport, Attached Drive Under Garage Pipe Straps: Metal Ceiling supports for plastic gutter pipe. Most if not all of the metal ceiling supports for the overhead gutter pipe in the ceilings of all the carports are very rusty and should be replaced if the gutter system in place is maintained.

Roof

10. All Roof Areas Roof Surface "Eyebrow" Roof Small wood shake roof above double windows. The wood shake roof is deteriorated. There is organic growth growing on the wood shingles.

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Defective Summary (Continued)

11. Gutters: Plastic Pieces of the gutter are missing, other parts are not properly connected together.

Electrical Unit 1

12. 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

13. East Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life

. 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.
16. East 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)

17. 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.

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

Kitchen Unit 1

19. Kitchen & Dining Area, Main Level Kitchen Ventilator: General Electric Light did not respond to switch when tested.
20. Kitchen & Dining Area, Main Level Kitchen Ceiling: Drywall There is a crack in the ceiling between the kitchen and the living area.

Living Space Unit 1

21. Main Level Living Area Living Space Ceiling: Drywall The ceiling drywall is damaged in the area of the light/paddle fan.

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Definitions

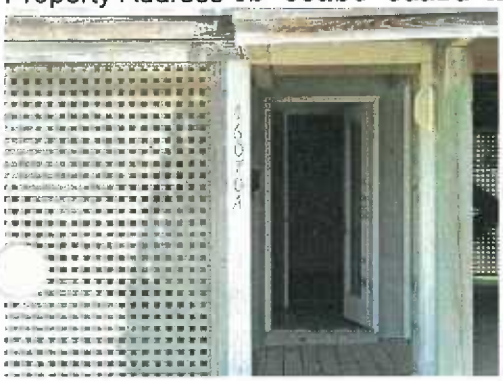
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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 #46070A



City Buxton State NC Zip 27950
Contact Name THOMCO Enterprises, Ft Walton Beach, FL

Client Information

Client Name U S Coast Guard

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 252 261 1965 Fax 252 261 6250
E-Mail ralphdubya@embarqmail.com

Conditions

Estimated Age 14 to 16 years Entrance Faces varies
Inspection Date April 17, 2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 50-55 degrees

OK6

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Lots and Grounds

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☐	☐	☐	☐	☒	Steps/Stoops: All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing. The pickets for the stair handrail and landing, some are loose. The nails used to hold the pickets in place have become rusty and deteriorated.

3.	☒	☐	☐	☐	☐	Patio: All Pressure Treated Wood
4.	☐	☐	☐	☐	☒	Deck: All Pressure Treated Wood There is one floor joist that is not properly supported with a ledger or metal joist hanger. The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated.

5.	☐	☐	☐	☐	☒	Porch: All Pressure Treated Wood Screens torn or need to be replaced, The screen door is damaged/deteriorated.

6.	☒	☐	☐	☐	☐	Grading: Generally Flat
7.	☒	☐	☐	☐	☐	Driveway: Concrete

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Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐☐☐☒☐ **Type:** Wood Lap Siding There is one upper side wall area where the siding is split and deteriorated. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

Stair Well Bump Out on Side Exterior Surface

2. ☐☐☐☒☐ **Type:** Plywood Strips with Machine Shake Appearance There are several places where the shake shingle panels are damaged/deteriroated.
3. ☒☐☐☐☐ **Trim:** Wood, Some PVC Alum Covered
4. ☒☐☐☐☐ **Fascia:** PVAC Alum. Covered
5. ☒☐☐☐☐ **Soffits:** Vinyl
6. ☒☐☐☐☐ **Entry Doors:** Ground, Fiberglass, Full View Glass
7. ☒☐☐☐☐ **Entry Door:** Utility Room, Fiberglass, Flush Solid Core
8. ☐☐☐☒☐ **Entry Door:** Main Level Kitchen, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
9. ☒☐☐☐☐ **Entry Door:** Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
10. ☒☐☐☐☐ **Windows:** Andersen Double Hung
11. ☐☐☐☐☒ **Window Screens:** Metal There are no window screens installed in any windows. There are screens sitting around in various places through out the units. No attempt was made to inventory the window screens
12. ☐☐☐☐☒ **Exterior Lighting:** Surface Mounted The exterior light at the rear of the unit is damaged.

13. ☒☐☐☐☐ **Exterior Electric Outlets:** 110 vac, GFCI
14. ☒☐☐☐☐ **Hose Bibs:** Frost Proof

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Roof

A NP NI M D
All Roof Surfaces Roof Surface

1. Method of Inspection: On Roof & Binoculars
2. ☐☐☐☐☒ Material: Asphalt shingle There are several ridge cap shingles missing from the roof.

3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☐☐☐☒☐ Eye Brow Roof: Shake Shingle Roof Above Double Windows: There is organic growth growing on the eye brow roof above the double window.

6. ☒☐☐☐☐ Flashing: Metal
7. ☒☐☐☐☐ Valleys: Asphalt shingle
8. ☒☐☐☐☐ Plumbing Vents: PVC
9. Roof Water Control
10. ☒☐☐☐☐ Gutters: Plastic
11. ☒☐☐☐☐ Downspouts: Plastic
12. ☒☐☐☐☐ Leader/Extension: Plastic

Garage Unit 1

A NP NI M D
Carport Garage

1. ☒☐☐☐☐ Ceiling: MDO Board
2. ☒☐☐☐☐ Floor/Foundation: Concrete
3. ☒☐☐☐☐ Hose Bibs: Frost Proof
   ☒☐☐☐☐ 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: None
6.	☒	☐	☐	☐	☐	Conductor Type: Romex
7.	☒	☐	☐	☐	☐	Ground: Rod in ground only
8.	☐	☐	☐	☐	☒	Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

Utility Room Electric Panel

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

Structure Unit 1

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

Attic Unit 1

	A	NP	NI	M	D	

Main Attic

1.	Method of Inspection: From the attic access					
2.	☐	☐	☐	☐	☒	Ceiling Access: Painted Plywood Cover The wood trim around the access hole is loose and needs to be re nailed.
3.	☒	☐	☐	☐	☐	Roof Framing: Roof Truss
4.	☒	☐	☐	☐	☐	Sheathing: Plywood
5.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
6.	☒	☐	☐	☐	☐	Insulation: Batts
7.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
8.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
9.	☒	☐	☐	☐	☐	Wiring/Lighting: light & outlet
10.	☒	☐	☐	☐	☐	Moisture Penetration: No ongoing water penetration noted.
	☒	☐	☐	☐	☐	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: Inoperative
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Main Levels 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 are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

9. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
10. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

West Side 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: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

19. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
20. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

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Heating System Unit 1

A NP NI M D

Utility Room Heating System

1. ☐ ☐ ☐ ☒ ☐ Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Main 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: 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 Work

☒ ☐ ☐ ☐ ☐ 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 heater was 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 Unit
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

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Bathroom Unit 1

	A	NP	NI	M	D	
Main Floor Powder Room Bathroom						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering Vinyl Floor Covering is stained and damaged.
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
8.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
9.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
10.	☐	☐	☒	☐	☐	Toilets: Kohler
11.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
12.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Bathroom						
13.	☒	☐	☐	☐	☐	Ceiling: Drywall
14.	☒	☐	☐	☐	☐	Walls: Drywall
15.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering Vinyl flooring has been patched.
16.	☐	☐	☐	☒	☐	Doors: Wood, Flush, Painted Door needs to be adjusted to fit into opening properly
	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
18.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
19.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
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

	A	NP	NI	M	D	
Main Level Kitchen						
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☒	☐	☐	☐	Disposal: None
4.	☐	☐	☒	☐	☐	Dishwasher: General Electric
5.	☒	☐	☐	☐	☐	Refrigerator: General Electric
6.	☒	☐	☐	☐	☐	Sink: Stainless Steel Double Bowl
7.	☐	☐	☐	☒	☐	Electrical: Lights & Receptacles Two under counter lights did not respond to the switch.
8.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
9.	☒	☐	☐	☐	☐	Counter Tops: Laminate
10.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
11.	☒	☐	☐	☐	☐	Ceiling: Drywall
	☒	☐	☐	☐	☐	Walls: Drywall
13.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering There are several cuts in the vinyl surface. There are burn marks in the surface of the vinyl. The seam in the vinyl has failed.
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung

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Kitchen Unit 1 (Continued)

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

Bedroom Unit 1

A NP NI M D

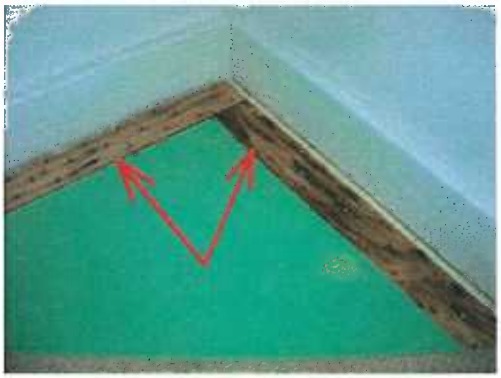
Top Floor Front Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
6. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
7. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Top Floor Rear Bedroom

9. ☐ ☐ ☐ ☐ ☒ Closet: Single The closet bi-fold doors are damaged.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

☐ ☐ ☐ ☐ ☒ Floor: Carpet There are runs in the carpet surface. The tack strip under the carpet is stained and the tacks are rusty, indicating the presence of moisture.



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

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Living Space Unit 1

	A	NP	NI	M	D	
Utility Room Living Space						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☐	☐	☐	☒	☐	Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
3.	☒	☐	☐	☐	☐	Floor: Concrete
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☐	☒	☐	☐	☐	Windows: None
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Ground Entry Foyer Living Space						
8.	☐	☐	☐	☒	☐	Closet: Single There is organic growth on the surface of the door.
9.	☒	☐	☐	☐	☐	Ceiling: Drywall
10.	☒	☐	☐	☐	☐	Walls: Drywall
11.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering There are scuff marks on the vinyl surface.
12.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
13.	☐	☒	☐	☐	☐	Windows: None
14.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
15.	☐	☒	☐	☐	☐	HVAC Source: None
Main Floor Living Area Living Space						
	☒	☐	☐	☐	☐	Closet: Small
17.	☒	☐	☐	☐	☐	Ceiling: Drywall
18.	☒	☐	☐	☐	☐	Walls: Drywall
19.	☐	☐	☐	☐	☒	Floor: Carpet There are stains on the carpet. The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.
20.	☒	☐	☐	☐	☐	Doors: Bi-fold
21.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
22.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
23.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Stair Well Living Space						
24.	☒	☐	☐	☐	☐	Ceiling: Drywall
25.	☒	☐	☐	☐	☐	Walls: Drywall
26.	☒	☐	☐	☐	☐	Floor: Carpet

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Living Space Unit 1 (Continued)

27. ☐ ☐ ☐ ☒ ☐ Windows: Andersen Double Hung There is a stain on the inside top header piece of vinyl trim.

28. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

	A	NP	NI	M	D	
Main Floor Laundry Room/Area						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
	☒	☐	☐	☐	☐	Walls: Drywall
	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
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. All Exterior Walls Exterior Surface Type: Wood Lap Siding There is one upper side wall area where the siding is split and deteriorated. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

2. Stair Well Bump Out on Side Exterior Surface Type: Plywood Strips with Machine Shake Appearance There are several places where the shake shingle panels are damaged/deteriroated.
3. Entry Door: Main Level Kitchen, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.

Roof

4. All Roof Surfaces Roof Surface Eye Brow Roof: Shake Shingle Roof Above Double Windows: There is organic growth growing on the eye brow roof above the double window.

Air Conditioning Unit 1

5. West Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.
6. West Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

Heating System Unit 1

7. Utility Room Heating System Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
8. Top Floor Closet Heating System Heating System Operation: Inadequate

Bathroom Unit 1

9. Top Floor Bathroom Doors: Wood, Flush, Painted Door needs to be adjusted to fit into opening properly

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Marginal Summary (Continued)

Kitchen Unit 1

10. Main Level Kitchen Electrical: Lights & Receptacles Two under counter lights did not respond to the switch.

Living Space Unit 1

11. Utility Room Living Space Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
12. Ground Entry Foyer Living Space Closet: Single There is organic growth on the surface of the door.
13. Ground Entry Foyer Living Space Floor: Vinyl floor covering There are scuff marks on the vinyl surface.
14. Stair Well Living Space Windows: Andersen Double Hung There is a stain on the inside top header piece of vinyl trim.

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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.

Lots and Grounds

1. Steps/Stoops: All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing. The pickets for the stair handrail and landing, some are loose. The nails used to hold the pickets in place have become rusty and deteriorated.

2. Deck: All Pressure Treated Wood There is one floor joist that is not properly supported with a ledger or metal joist hanger. The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated.

3. Porch: All Pressure Treated Wood Screens torn or need to be replaced, The screen door is damaged/deteriorated.

Exterior Surface and Components

4. Window Screens: Metal There are no window screens installed in any windows. There are screens sitting around in various places through out the units. No attempt was made to inventory the window screens

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Defective Summary (Continued)

5. Exterior Lighting: Surface Mounted The exterior light at the rear of the unit is damaged.

Roof

6. All Roof Surfaces Roof Surface Material: Asphalt shingle There are several ridge cap shingles missing from the roof.

Electrical Unit 1

7. Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

Attic Unit 1

8. Main Attic Ceiling Access: Painted Plywood Cover The wood trim around the access hole is loose and needs to be re nailed.

Air Conditioning Unit 1

9. West Side AC System A/C System Operation: Inoperative
10. West Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

11. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

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Defective Summary (Continued)

12. West Side AC System A/C System Operation: Inoperative
13. West Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

14. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

Bathroom Unit 1

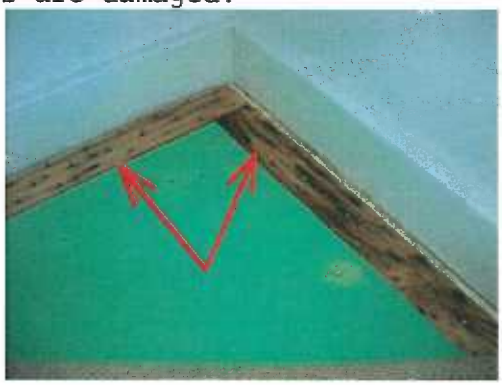
15. Main Floor Powder Room Bathroom Floor: Vinyl floor covering Vinyl Floor Covering is stained and damaged.
16. Top Floor Bathroom Floor: Vinyl floor covering Vinyl flooring has been patched.

Kitchen Unit 1

17. Main Level Kitchen Floor: Vinyl floor covering
There are several cuts in the vinyl surface. There are burn marks in the surface of the vinyl. The seam in the vinyl has failed.

Bedroom Unit 1

18. Top Floor Front Bedroom Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.
19. Top Floor Rear Bedroom Closet: Single The closet bi-fold doors are damaged.
20. Top Floor Rear Bedroom Floor: Carpet There are runs in the carpet surface. The tack strip under the carpet is stained and the tacks are rusty, indicating the presence of moisture.



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Defective Summary (Continued)

Living Space Unit 1

21. Main Floor Living Area Living Space Floor: Carpet There are stains on the carpet. The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.

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Definitions

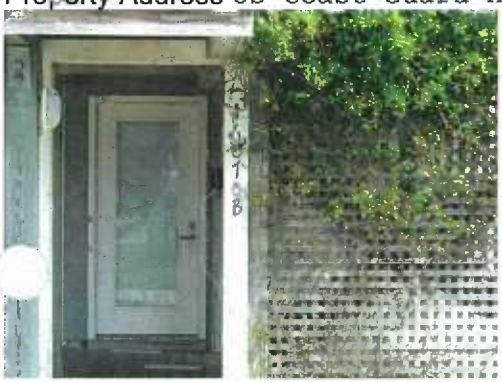
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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 #46070B



City Buxton State NC Zip 27950
Contact Name THOMCO Enterprises, Ft Walton Beach, FL

Client Information

Client Name U S Coast Guard

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 252 261 1965 Fax 252 261 6250
E-Mail ralphdubya@embarqmail.com

Conditions

Estimated Age 14 to 16 years Entrance Faces varies
Inspection Date 04/17/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 50-55 degrees

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Lots and Grounds

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	**Walks:** Concrete
2.	☐	☐	☐	☐	☒	**Steps/Stoops:** All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing.

3.	☒	☐	☐	☐	☐	**Patio:** All Pressure Treated Wood
4.	☐	☐	☐	☐	☒	**Deck:** All Pressure Treated Wood There is one floor joist that is not properly supported with a ledger or metal joist hanger. The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated.

5.	☒	☐	☐	☐	☐	**Porch:** All Pressure Treated Wood
6.	☐	☐	☐	☐	☒	**Vegetation:** Vines There are vines growing on the front of the house.

7.	☒	☐	☐	☐	☐	**Grading:** Generally Flat
8.	☒	☐	☐	☐	☐	**Driveway:** Concrete

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Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐ ☐ ☐ ☒ ☐ Type: Wood Lap Siding Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

Stair Well Bump Out on Side Exterior Surface

2. ☐ ☐ ☐ ☐ ☒ Type: Plywood Strips with Machine Shake Appearance The shake panels are damages above the lower roof line. There are several places where the shake shingle panels are damaged/deteriroated.

3. ☒ ☐ ☐ ☐ ☐ Trim: Wood, Some PVC Alum Covered
4. ☒ ☐ ☐ ☐ ☐ Fascia: PVAC Alum. Covered
5. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl
6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Ground, Fiberglass, Full View Glass
7. ☒ ☐ ☐ ☐ ☐ Entry Door: Utility Room, Fiberglass, Flush Solid Core
8. ☐ ☐ ☐ ☐ ☒ Entry Door: Main Level Kitchen, Fiberglass, Full View Glass The door threshold needs to be adjusted or replaced. Moisture is migrating to the interior during periods of rain.

9. ☒ ☐ ☐ ☐ ☐ Entry Door: Main Level Liv. Area, Fiberglass, Full View Glass
10. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
11. ☐ ☐ ☐ ☒ ☐ Window Screens: Metal There are no screens installed in the windows. There are screens sitting in various places around the house. There was no attempt made to inventory the screens.

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Exterior Surface and Components (Continued)

12. ☐☐☐☐☒ Exterior Lighting: Surface Mounted There are romex wires installed for lights at the front and rear of the unit. These romex wires should have been installed in electrical conduit.

13. ☒☐☐☐☐ Exterior Electric Outlets: 110 vac, GFCI
14. ☒☐☐☐☐ Hose Bibs: Frost Proof

Roof

A NP NI M D

All Roof Surfaces Roof Surface

Method of Inspection: On Roof & Binoculars

2. ☐☐☐☐☒ Material: Asphalt shingle There are shingles missing on the lower roof.
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years

Eye Brow Roof over double windows Roof Surface

5. Method of Inspection: On Roof & Binoculars
6. ☐☐☐☒☐ Material: Wood shake There is organic growth on the wood shake shingles.
7. Type: Shed
8. Approximate Age: 14 to 16 years
9. ☒☐☐☐☐ Flashing: Metal
10. ☒☐☐☐☐ Valleys: Asphalt shingle
11. ☒☐☐☐☐ Plumbing Vents: PVC

12. Roof Water Control

13. ☒☐☐☐☐ Gutters: Plastic
14. ☒☐☐☐☐ Downspouts: Plastic

Garage Unit 1

A NP NI M D

Carport Garage

1. ☒☐☐☐☐ Ceiling: MDO Board
2. ☒☐☐☐☐ Floor/Foundation: Concrete
3. ☒☐☐☐☐ Hose Bibs: Frost Proof
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: None
6.	☒	☐	☐	☐	☐	Conductor Type: Romex
7.	☒	☐	☐	☐	☐	Ground: Rod in ground only
8.	☐	☐	☐	☐	☒	Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

Utility Room Electric Panel

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

Structure Unit 1

	A	NP	NI	M	D	
	☒	☐	☐	☐	☐	Structure Type: Wood frame
_.	☒	☐	☐	☐	☐	Foundation: 8X8 Pressure Treated Wood Pilings
3.	☒	☐	☐	☐	☐	Differential Movement: No movement or displacement noted
4.	☒	☐	☐	☐	☐	Beams: Para-Lam Beams
5.	☒	☐	☐	☐	☐	Bearing Walls: Frame
6.	☐	☐	☒	☐	☐	Joists/Trusses: Unable to visually inspect
7.	☒	☐	☐	☐	☐	Floor/Slab: Poured slab
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: Roof Truss
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper

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Attic Unit 1 (Continued)

8. ☐☐☐☒☐ Wiring/Lighting: light & outlet There is a junction box in the attic that does not have a cover on it.

9. ☒☐☐☐☐ Moisture Penetration: No ongoing water penetration noted.
10. ☒☐☐☐☐ Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

A NP NI M D

East Side AC System

☐☐☐☐☒ A/C System Operation: Inoperative This unit is at the end of its useful life.
2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☐☐☐☐☒ Exterior Unit: Mounted on wooden platform The pressure treated wood platform is damaged and should be repaired or replaced.
4. Manufacturer: Carrier
5. Area Served: Ground & Main Levels 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 are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

9. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
10. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

East Side AC System

☐☐☐☐☒ A/C System Operation: Inoperative This unit is at the end of its useful life.
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☐☐☐☐☒ Exterior Unit: Mounted on wooden platform The pressure treated wood platform is deteriorated and needs to be repaired/replaced.

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Air Conditioning Unit 1 (Continued)

14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
20. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

Heating System Unit 1

A NP NI M D

Utility Room Heating System

1. ☐☐☐☐☒ Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Main 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: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
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
    ☒☐☐☐☐ 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 heaters were 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 Unit

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

Bathroom Unit 1

	A	NP	NI	M	D	

Main Floor Bathroom

1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
..	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
8.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
9.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
10.	☐	☐	☒	☐	☐	Toilets: Kohler
11.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
12.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Bathroom

13.	☒	☐	☐	☐	☐	Ceiling: Drywall
14.	☒	☐	☐	☐	☐	Walls: Drywall
15.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering The vinyl flooring, at the edge of the tub the vinyl is not properly attached to the floor.
16.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
17.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
18.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
19.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
20.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
21.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
22.	☐	☐	☒	☐	☐	Toilets: Kohler
23.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
24.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

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Kitchen Unit 1

	A	NP	NI	M	D	
Main Level Kitchen						
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☒	☐	☐	☐	Disposal: None
4.	☐	☐	☒	☐	☐	Dishwasher: General Electric
5.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
6.	☒	☐	☐	☐	☐	Sink: Stainless Steel Double Bowl
7.	☐	☐	☐	☐	☒	Electrical: Lights & Receptacles The lights under the cabinets did not respond to the switch.
8.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
9.	☒	☐	☐	☐	☐	Counter Tops: Laminate
10.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
11.	☒	☐	☐	☐	☐	Ceiling: Drywall
12.	☒	☐	☐	☐	☐	Walls: Drywall
13.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The seam in the vinyl has failed.
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Bedroom Unit 1

	A	NP	NI	M	D	
Top Floor Front Bedroom						
1.	☒	☐	☐	☐	☐	Closet: Single
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☐	☐	☐	☐	☒	Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture. The carpet is damaged at the door opening.
5.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
6.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor Rear Bedroom						
9.	☒	☐	☐	☐	☐	Closet: Single
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
	☒	☐	☐	☐	☐	Walls: Drywall

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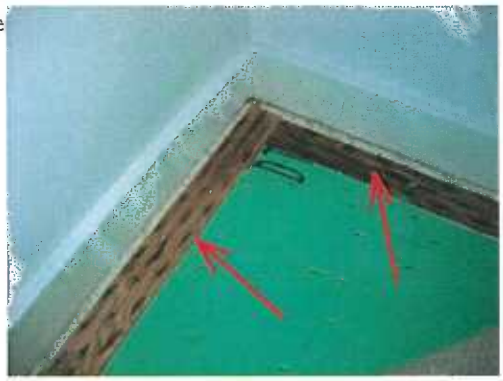
Bedroom Unit 1 (Continued)

12. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.
The carpet is damaged at the door opening.



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

Living Space Unit 1

A NP NI M D

ility Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☐ ☐ ☐ ☒ ☐ Doors: Wood, Flush, Painted There is organic growth on the surface of the door.
5. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
6. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Entry Foyer Living Space

7. ☐ ☐ ☐ ☒ ☐ Closet: Single There is organic growth on the surface of the closet door.
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
10. ☐ ☐ ☐ ☒ ☐ Floor: Vinyl floor covering There are scuff marks on the vinyl surface.
11. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
12. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Main Floor Living Area Living Space

13. ☒ ☐ ☐ ☐ ☐ Closet: Small
14. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
15. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
16. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
17. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
18. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
19. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
20. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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Laundry Room/Area Unit 1

	A	NP	NI	M	D	
Main Floor Laundry Room/Area						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
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. All Exterior Walls Exterior Surface Type: Wood Lap Siding Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.
2. Window Screens: Metal There are no screens installed in the windows. There are screens sitting in various places around the house. There was no attempt made to inventory the screens.

Roof

3. Eye Brow Roof over double windows Roof Surface Material: Wood shake There is organic growth on the wood shake shingles.

Attic Unit 1

4. Main Attic Wiring/Lighting: light & outlet There is a junction box in the attic that does not have a cover on it.

Air Conditioning Unit 1

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

Bathroom Unit 1

7. Top Floor Bathroom Floor: Vinyl floor covering The vinyl flooring, at the edge of the tub the vinyl is not properly attached to the floor.

Living Space Unit 1

8. Utility Room Living Space Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
9. Utility Room Living Space Doors: Wood, Flush, Painted There is organic growth on the surface of the door.
10. Ground Entry Foyer Living Space Closet: Single There is organic growth on the surface of the closet door.
11. Ground Entry Foyer Living Space Floor: Vinyl floor covering There are scuff marks on the vinyl surface.

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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.

Lots and Grounds

1. **Steps/Stoops:** All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing.

2. **Deck:** All Pressure Treated Wood There is one floor joist that is not properly supported with a ledger or metal joist hanger. The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated.

3. **Vegetation:** Vines There are vines growing on the front of the house.

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Defective Summary (Continued)

Exterior Surface and Components

4. Stair Well Bump Out on Side Exterior Surface Type: Plywood Strips with Machine Shake Appearance The shake panels are damages above the lower roof line. There are several places where the shake shingle panels are damaged/deteriroated.

5. Entry Door: Main Level Kitchen, Fiberglass, Full View Glass The door threshold needs to be adjusted or replaced. Moisture is migrating to the interior during periods of rain.

6. Exterior Lighting: Surface Mounted There are romex wires installed for lights at the front and rear of the unit. These romex wires should have been installed in electrical conduit.

Roof

7. All Roof Surfaces Roof Surface Material: Asphalt shingle There are shingles missing on the lower roof.

Electrical Unit 1

Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

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Defective Summary (Continued)

Air Conditioning Unit 1

9. East Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.
10. East Side AC System Exterior Unit: Mounted on wooden platform The pressure treated wood platform is damaged and should be repaired or replaced.
11. East Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

12. East Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
East Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.
14. East Side AC System Exterior Unit: Mounted on wooden platform The pressure treated wood platform is deteriorated and needs to be repaired/replaced.
15. East Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

16. East Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

Heating System Unit 1

17. Utility Room Heating System Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
18. Top Floor Closet Heating System Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.

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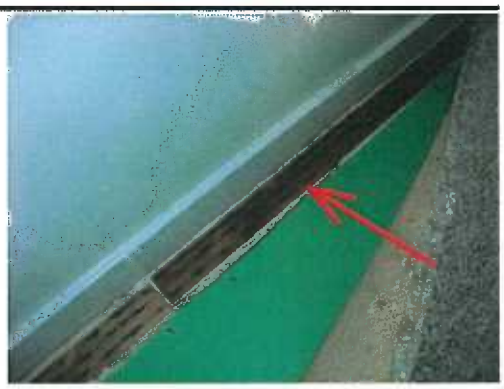
Defective Summary (Continued)

Kitchen Unit 1

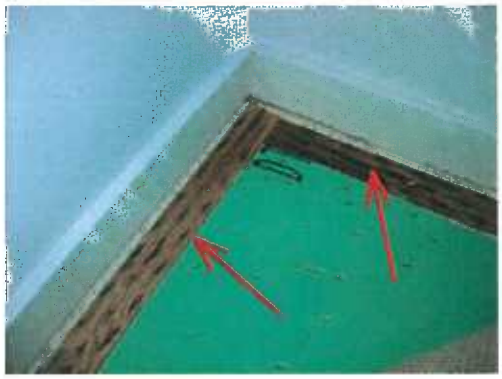
19. Main Level Kitchen Electrical: Lights & Receptacles The lights under the cabinets did not respond to the switch.
20. Main Level Kitchen Floor: Vinyl floor covering The seam in the vinyl has failed.

Bedroom Unit 1

21. Top Floor Front Bedroom Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture. The carpet is damaged at the door opening.



22. Top Floor Rear Bedroom Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture. The carpet is damaged at the door opening.



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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 #46076A CAPE HATTERAS

City Buxton State NC Zip 27950
Contact Name THOMCO Enterprises, Ft Walton Beach, FL

Client Information

Client Name U S Coast Guard

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 252 261 1965 Fax 252 261 6250
E-Mail ralphdubya@embarqmail.com

Conditions

Estimated Age 14 to 16 years Entrance Faces varies
Inspection Date 04/22/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature Cloudy 50-55 degrees

OK7

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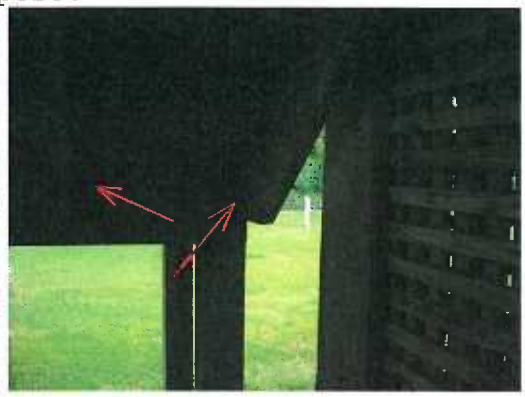
Lots and Grounds

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	**Walks:** Concrete
2.	☐	☐	☐	☐	☒	**Steps/Stoops:** All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing. The pickets for the stair handrail and landing, some are loose. The nails used to hold the pickets in place have become rusty and deteriorated. There is a large gap, about 12 inches between the stair handrail and the porch post.



3.	☐	☐	☐	☒	☐	**Patio:** All Pressure Treated Wood The front wood trim board is loose.
4.	☐	☐	☐	☐	☒	**Deck:** All Pressure Treated Wood The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated. There is one floor joist that is not properly supported with a ledger or metal joist hanger. The trim boards at the lower front deck are loose.

5.	☐	☐	☐	☐	☒	**Porch:** All Pressure Treated Wood Screens torn or need to be replaced, The screen door is damaged/deteriorated.
6.	☒	☐	☐	☐	☐	**Grading:** Generally Flat
7.	☒	☐	☐	☐	☐	**Driveway:** Concrete

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Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐☐☐☒☐ Type: Wood Lap Siding Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

Stair Well Bump Out on Side Exterior Surface

2. ☐☐☐☒☐ Type: Plywood Strips with Machine Shake Appearance Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.
3. ☒☐☐☐☐ Trim: Wood, Some PVC Alum Covered
4. ☒☐☐☐☐ Fascia: PVAC Alum. Covered
5. ☒☐☐☐☐ Soffits: Vinyl
6. ☐☐☐☐☒ Entry Doors: Ground, Fiberglass, Full View Glass The door hardware is not functional. The hardware should be cleaned and adjusted as necessary.
7. ☐☐☐☐☒ Entry Door: Utility Room, Fiberglass, Flush Solid Core Door locking hardware needs to be adjusted and lubricated.
8. ☐☐☐☐☒ Entry Door: Main Level Kitchen, Fiberglass, Full View Glass The door threshold needs to be adjusted or replaced. Moisture is migrating to the interior during periods of rain.

9. ☐☐☐☐☒ Entry Door: Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
10. ☒☐☐☐☐ Windows: Andersen Double Hung
11. ☐☐☐☒☐ Window Screens: Metal There are no screens installed in the windows. There are screens sitting in various places around the house. There was no attempt made to inventory the screens.
12. ☐☐☐☐☒ Exterior Lighting: Surface Mounted There are romex wires installed for lights at the front and rear of the unit. These romex wires should have been installed in electrical conduit.

13. ☒☐☐☐☐ Exterior Electric Outlets: 110 vac, GFCI
14. ☐☐☐☐☐ Hose Bibs: Frost Proof

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Roof

A NP NI M D

All Roof Surfaces Roof Surface

1. Method of Inspection: On Roof & Binoculars
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

Garage Unit 1

A NP NI M D

Carport Garage

1. ☒ ☐ ☐ ☐ ☐ Ceiling: MDO Board
2. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
3. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Frost Proof
4. ☐ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet
5. ☐ ☐ ☐ ☐ ☒ Pipe Straps: Metal The metal pipe straps in the ceiling carport used to support the PVC pipe, the metal straps are deteriorated.

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: None
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
8. ☐ ☐ ☐ ☐ ☒ Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

Utility Room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer

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Electrical Unit 1 (Continued)

10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum

Structure Unit 1

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

Attic Unit 1

	A	NP	NI	M	D	
Main Attic						
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Roof Truss
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 There is one outlet cover that is cracked.
9.	☒	☐	☐	☐	☐	Moisture Penetration: No ongoing water penetration noted.
10.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

	A	NP	NI	M	D	
West Side AC System						
1.	☐	☐	☐	☐	☒	A/C System Operation: Inoperative This unit is at the end of its useful life.
2.	☒	☐	☐	☐	☐	Condensate Removal: Plastic tubing
3.	☒	☐	☐	☐	☐	Exterior Unit: Mounted on wooden platform

4. Manufacturer: Carrier
5. Area Served: Ground & Main Levels Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton

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Air Conditioning Unit 1 (Continued)

8. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

9. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
10. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

West Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative This unit is at the end of its useful life.
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
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
20. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

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Heating System Unit 1

A NP NI M D

Utility Room Heating System

1. ☐ ☐ ☒ ☐ ☐ Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Main 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 Heating System

8. ☐ ☐ ☒ ☐ ☐ Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
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 heaters were turned off at time of inspection
7. Manufacturer: State
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole Unit
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: VCT Vinyl Flooring
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
8.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
9.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
10.	☐	☐	☒	☐	☐	Toilets: Kohler
11.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
12.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Bathroom						
13.	☒	☐	☐	☐	☐	Ceiling: Drywall
14.	☒	☐	☐	☐	☐	Walls: Drywall
15.	☒	☐	☐	☐	☐	Floor: VCT Vinyl Flooring
16.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
17.	☐	☐	☐	☒	☐	Electrical: Lights & Receptacles The electrical outlet is not properly mounted to the wall surface.
18	☐	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
19.	☐	☐	☐	☐	☐	Sink/Basin: Cast Iron
20.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
21.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
22.	☐	☐	☒	☐	☐	Toilets: Kohler
23.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
24.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Master Bathroom						
25.	☒	☐	☐	☐	☐	Ceiling: Drywall
26.	☒	☐	☐	☐	☐	Walls: Drywall
27.	☐	☐	☐	☐	☒	Floor: VCT Vinyl Flooring The vinyl flooring is damaged by the tub.
28.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
29.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
30.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
31.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
32.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
33.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
34.	☐	☐	☒	☐	☐	Toilets: Kohler
35.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
36.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

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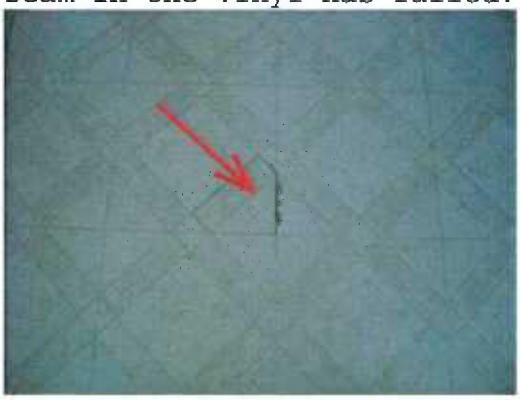
Kitchen Unit 1

	A	NP	NI	M	D	Main Level Kitchen
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☐	☒	☐	Ventilator: General Electric There is a knob missing from the ventilator controls.
3.	☐	☐	☐	☒	☐	Dishwasher: General Electric he dishwasher is not mounted in the space provided.

4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel Double Bowl
6.	☐	☐	☐	☒	☐	Electrical: Lights & Receptacles The under cabinet lights did not respond to the switch.
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering There is a patch the vinyl flooring. The seam in the vinyl has failed.



13.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

	A	NP	NI	M	D	
Top Floor Front Bedroom						
1.	☒	☐	☐	☐	☐	Closet: Walk In
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☐	☐	☐	☐	☒	Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture. This is present at the party and front walls.
5.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
6.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
T Floor Rear, Left Bedroom						
9	☐	☐	☐	☒	☐	Closet: Single The closet doors need to be repaired and adjusted.
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☐	☒	Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.
13.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor Rear, Right Bedroom						
17.	☐	☐	☐	☒	☐	Closet: Single The closet doors need to be repaired and adjusted.
18.	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☒	☐	☐	☐	☐	Walls: Drywall
20.	☐	☐	☐	☐	☒	Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.
2	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
22.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
23.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles

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Bedroom Unit 1 (Continued)

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

Living Space Unit 1

A NP NI M D

Utility Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
5. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
6. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Stair Well Living Space

7. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
8. ☐ ☐ ☐ ☒ ☐ Walls: Drywall There is a stain under one of the windows in the stair well.
9. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
10. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
11. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Main Floor Living Area Living Space

12. ☐ ☐ ☐ ☒ ☐ Closet: Small The closet doors need to be repaired and adjusted.
13. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
14. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
15. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.

16. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
17. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
18. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
19. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Foyer Living Space

20. ☒ ☐ ☐ ☐ ☐ Closet: Single
21. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
22. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

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Living Space Unit 1 (Continued)

23. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering Vinyl Floor Covering is scuffed and torn.

24. ☐ ☐ ☐ ☒ ☐ Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.

25. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacle
26. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Laundry Room/Area Unit 1

	A	NP	NI	M	D	
Main Floor Laundry Room/Area						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
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.

Lots and Grounds

1. Patio: All Pressure Treated Wood The front wood trim board is loose.

Exterior Surface and Components

2. All Exterior Walls Exterior Surface Type: Wood Lap Siding Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.
3. Stair Well Bump Out on Side Exterior Surface Type: Plywood Strips with Machine Shake Appearance Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.
4. Window Screens: Metal There are no screens installed in the windows. There are screens sitting in various places around the house. There was no attempt made to inventory the screens.

Attic Unit 1

5. Main Attic Wiring/Lighting: light & outlet There is one outlet cover that is cracked.

Air Conditioning Unit 1

6. West Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.
7. [illegible]est Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

Bathroom Unit 1

8. Top Floor Bathroom Electrical: Lights & Receptacles The electrical outlet is not properly mounted to the wall surface.

Kitchen Unit 1

9. Main Level Kitchen Ventilator: General Electric There is a knob missing from the ventilator controls.
10. Main Level Kitchen Dishwasher: General Electric he dishwasher is not mounted in the space provided.

11. Main Level Kitchen Electrical: Lights & Receptacles The under cabinet lights did not respond to the switch.

Bedroom Unit 1

12. Top Floor Rear, Left Bedroom Closet: Single The closet doors need to be repaired and [illegible]djusted.
13. Top Floor Rear, Right Bedroom Closet: Single The closet doors need to be repaired and adjusted.

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Marginal Summary (Continued)

Living Space Unit 1

14. Utility Room Living Space Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
15. Stair Well Living Space Walls: Drywall There is a stain under one of the windows in the stair well.
16. Main Floor Living Area Living Space Closet: Small The closet doors need to be repaired and adjusted.
17. Ground Level Entry Foyer Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.

Laundry Room/Area Unit 1

18. Main Floor Laundry Room/Area Floor: Vinyl floor covering

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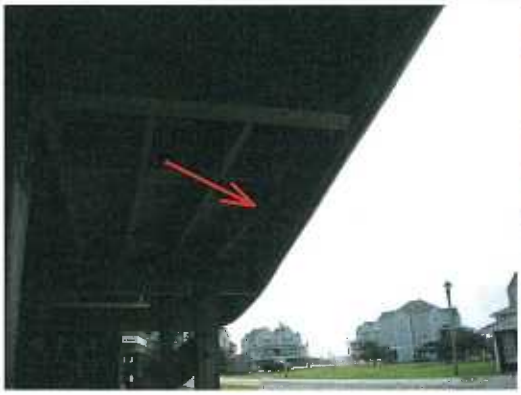
Defective Summary

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.

Lots and Grounds

1. Steps/Stoops: All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing. The pickets for the stair handrail and landing, some are loose. The nails used to hold the pickets in place have become rusty and deteriorated. There is a large gap, about 12 inches between the stair handrail and the porch post.

2. Deck: All Pressure Treated Wood The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated. There is one floor joist that is not properly supported with a ledger or metal joist hanger. The trim boards at the lower front deck are loose.



3. Porch: All Pressure Treated Wood Screens torn or need to be replaced, The screen door is damaged/deteriorated.

Exterior Surface and Components

4. Entry Doors: Ground, Fiberglass, Full View Glass The door hardware is not functional. The hardware should be cleaned and adjusted as necessary.
5. Entry Door: Utility Room, Fiberglass, Flush Solid Core Door locking hardware needs to be adjusted and lubricated.

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Defective Summary (Continued)

6. Entry Door: Main Level Kitchen, Fiberglass, Full View Glass The door threshold needs to be adjusted or replaced. Moisture is migrating to the interior during periods of rain.

7. Entry Door: Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
8. Exterior Lighting: Surface Mounted There are romex wires installed for lights at the front and rear of the unit. These romex wires should have been installed in electrical conduit.

Garage Unit 1

9. Carport Garage Pipe Straps: Metal The metal pipe straps in the ceiling carport used to support the PVC pipe, the metal straps are deteriorated.

Electrical Unit 1

10. Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

Air Conditioning Unit 1

11. West Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.

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Defective Summary (Continued)

12. West Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

13. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
14. West Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.
15. West Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

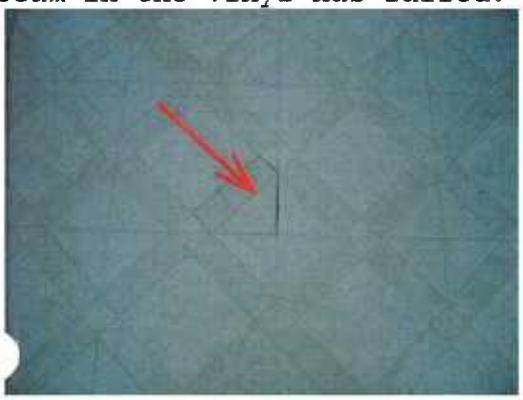
16. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

Bathroom Unit 1

17. Top Floor Master Bathroom Floor: VCT Vinyl Flooring The vinyl flooring is damaged by the tub.

Kitchen Unit 1

18. Main Level Kitchen Floor: Vinyl floor covering There is a patch the vinyl flooring. The seam in the vinyl has failed.



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Defective Summary (Continued)

Bedroom Unit 1

19. Top Floor Front Bedroom Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture. This is present at the party and front walls.

20. Top Floor Rear, Left Bedroom Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.

21. Top Floor Rear, Right Bedroom Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.

Living Space Unit 1

22. Main Floor Living Area Living Space Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.

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Defective Summary (Continued)

23. Ground Level Entry Foyer Living Space Floor: Vinyl floor covering
Vinyl Floor Covering is scuffed and torn.

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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 #46076B CAPE HATTERAS

City Buxton State NC Zip 27950
Contact Name THOMCO Enterprises, Ft Walton Beach, FL

Client Information

Client Name U S Coast Guard

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 252 261 1965 Fax 252 261 6250
E-Mail ralphdubya@embarqmail.com

Conditions

Estimated Age 14 to 16 years Entrance Faces varies
Inspection Date 04/28/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 80-85 degrees, Possible Rain

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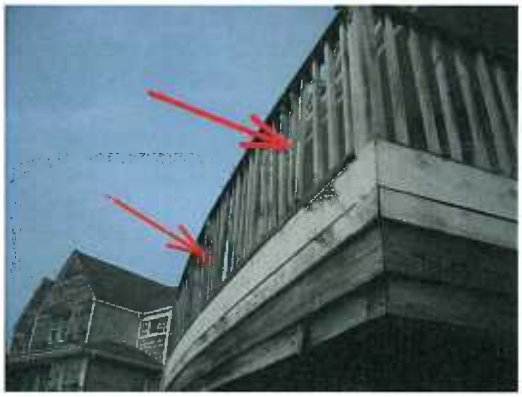
Lots and Grounds

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	**Walks:** Concrete
2.	☐	☐	☐	☐	☒	**Steps/Stoops:** All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing. The pickets for the stair handrail and landing, some are loose. The nails used to hold the pickets in place have become rusty and deteriorated.

3.	☒	☐	☐	☐	☐	**Patio:** All Pressure Treated Wood
4.	☐	☐	☐	☐	☒	**Deck:** All Pressure Treated Wood The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated. There is one floor joist that is not properly supported with a ledger or metal joist hanger. There on piece of trim board missing at the front east corner. The front deck lower trim board, the board is loose and needs to be re nailed.



5.	☐	☐	☐	☐	☒	**Porch:** All Pressure Treated Wood The screen door is damaged/deteriorated.
6.	☐	☐	☐	☐	☐	**Grading:** Generally Flat
7.	☒	☐	☐	☐	☐	**Driveway:** Concrete

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Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐☐☐☐☒ Type: Wood Lap Siding At the rear corner, the lap siding is bulging outward. There is probably sub siding deterioration behind this siding.
In the corner where the units are joined together, there is organic growth and the siding appears to be deteriorated. There is organic growth present on the exterior siding. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

Stair Well Bump Out on Side Exterior Surface

2. ☐☐☐☐☒ Type: Plywood Strips with Machine Shake Appearance There is organic growth present on the exterior siding. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

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Exterior Surface and Components (Continued)

3. ☒ ☐ ☐ ☐ ☐ **Trim:** Wood, Some PVC Alum Covered The wood trim at the lower right front corner, the trim appears to be defective.

4. ☒ ☐ ☐ ☐ ☐ **Fascia:** PVAC Alum. Covered
5. ☒ ☐ ☐ ☐ ☐ **Soffits:** Vinyl
6. ☒ ☐ ☐ ☐ ☐ **Entry Doors:** Ground, Fiberglass, Full View Glass
7. ☒ ☐ ☐ ☐ ☐ **Entry Door:** Utility Room, Fiberglass, Flush Solid Core
8. ☐ ☐ ☐ ☐ ☒ **Entry Door:** Main Level Kitchen, Fiberglass, Full View Glass The door threshold needs to be adjusted or replaced. Moisture is migrating to the interior during periods of rain.
9. ☒ ☐ ☐ ☐ ☐ **Entry Door:** Main Level Liv. Area, Fiberglass, Full View Glass
10. ☒ ☐ ☐ ☐ ☐ **Windows:** Andersen Double Hung
11. ☐ ☐ ☐ ☒ ☐ **Window Screens:** Metal There are no screens installed in the windows. There are screens sitting in various places around the house. There was no attempt made to inventory the screens.
12. ☐ ☐ ☐ ☐ ☒ **Exterior Lighting:** Surface Mounted There are romex wires installed for lights at the front and rear of the unit. These romex wires should have been installed in electrical conduit.

13. ☒ ☐ ☐ ☐ ☐ **Exterior Electric Outlets:** 110 vac, GFCI
14. ☐ ☐ ☐ ☒ ☐ **Hose Bibs:** Frost Proof The hose bib is not properly secured to the exterior wall.

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Roof

A NP NI M D

All Roof Surfaces Roof Surface

1. Method of Inspection: On Roof & Binoculars
2. ☐☐☐☐☒ Material: Asphalt shingle The roof over the porch is missing ridge cap shingles.
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 are parts and pieces of the vinyl gutter missing.
10. ☐☐☐☐☒ Downspouts: Plastic The gutter down spout at the rear, the down spout is missing.

Garage Unit 1

A NP NI M D

Carport Garage

1. ☒☐☐☐☐ Ceiling: MDO Board
2. ☒☐☐☐☐ Floor/Foundation: Concrete
3. ☒☐☐☐☐ Hose Bibs: Frost Proof
4. ☒☐☐☐☐ Electrical: Lights & Outlet
5. ☐☐☐☐☒ Pipe Hanging Straps: Metal straps for PVC pipe. The pipe straps are very deteriorated, some have failed.

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: None
6. ☒☐☐☐☐ Conductor Type: Romex
7. ☐☐☐☐☐ Ground: Rod in ground only
8. ☐☐☐☐☒ Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

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Electrical Unit 1 (Continued)

Utility Room Electric Panel

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

Structure Unit 1

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

Attic Unit 1

Main Attic

		NP	NI	M	D	
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Roof Truss
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☐	☐	☐	☐	☒	Ventilation: Roof and soffit vents Part of one of the roof vent covers is missing.
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☒	☐	☐	☐	☐	Wiring/Lighting: light & outlet
9.	☒	☐	☐	☐	☐	Moisture Penetration: No ongoing 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 This unit is at the end of its useful life.
2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Main Levels 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 are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.
9. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
10. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

West Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative This unit is at the end of its useful life.
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
14. anufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.
19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
20. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

Heating System Unit 1

A NP NI M D

Utility Room Heating System

1. ☐☐☐☒☐ Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Main 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: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or

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Heating System Unit 1 (Continued)

Heating System Operation: (continued)
condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.

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 heaters were turned off at time of inspection
7. Manufacturer: State
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole Unit
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

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: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
8.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
9.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
10.	☐	☐	☒	☐	☐	Toilets: Kohler
11.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
12.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Master Bathroom						
13.	☒	☐	☐	☐	☐	Ceiling: Drywall
14.	☒	☐	☐	☐	☐	Walls: Drywall
15.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
16.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
17.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
18.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate

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Bathroom Unit 1 (Continued)

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

Top Floor Hallway Bathroom

25.	☒	☐	☐	☐	☐	Ceiling: Drywall
26.	☒	☐	☐	☐	☐	Walls: Drywall
27.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
28.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
29.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
30.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
31.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
32.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
33.	☒	☐	☐	☐	☐	Tub One piece fiberglass
34.	☐	☐	☒	☐	☐	Toilets: Kohler
35.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
36.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

Main Level Kitchen

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☐	☐	☒	Ventilator: General Electric Ventilator make a humming noise when turned on.
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
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
13.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

A NP NI M D

Top Floor Front Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☐ ☐ ☐ ☐ ☒ Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.

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

Top Floor Rear, Left Bedroom

9. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet doors need to be repaired and adjusted.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
13. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
14. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
15. ☐ ☐ ☐ ☐ ☒ Electrical: Fan, Light & Receptacles When turned on, the fan blades strike other parts of the fixture.

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

Top Rear, Right Bedroom

17. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet doors need to be repaired and adjusted.
18. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
19. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
20. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
21. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
22. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
23. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
24. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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Living Space Unit 1

	A	NP	NI	M	D	
Utility Room Living Space						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Plywood, Painted
3.	☒	☐	☐	☐	☐	Floor: Concrete
4.	☐	☐	☐	☒	☐	Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
5.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
6.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Ground Entry Foyer Living Space						
7.	☒	☐	☐	☐	☐	Closet: Single
8.	☒	☐	☐	☐	☐	Ceiling: Drywall
9.	☒	☐	☐	☐	☐	Walls: Drywall
10.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering There are scuff marks on the vinyl surface.
11.	☐	☐	☐	☒	☐	Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
12.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
13.	☐	☒	☐	☐	☐	HVAC Source: None
Main Floor Living Area Living Space						
14.	☒	☐	☐	☐	☐	Closet: Small
15.	☒	☐	☐	☐	☐	Ceiling: Drywall
16.	☒	☐	☐	☐	☐	Walls: Drywall
17.	☒	☐	☐	☐	☐	Floor: Carpet
18.	☒	☐	☐	☐	☐	Doors: Bi-fold
19.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
20.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
21.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Stair Well Living Space						
22.	☒	☐	☐	☐	☐	Ceiling: Drywall
23.	☐	☐	☐	☒	☐	Walls: Drywall At the second wall corner going up, there appears to be movement in the wall, the drywall tape has moved out of place.
24.	☒	☐	☐	☐	☐	Floor: Carpet
25.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
26.	☒	☐	☐	☐	☐	Electrical: Lighting

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Laundry Room/Area Unit 1

	A	NP	NI	M	D	Main Floor Laundry Room/Area
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering There are scuff marks on the vinyl surface.
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
5.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
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. Window Screens: Metal There are no screens installed in the windows. There are screens sitting in various places around the house. There was no attempt made to inventory the screens.
2. Hose Bibs: Frost Proof The hose bib is not properly secured to the exterior wall.

Air Conditioning Unit 1

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

Heating System Unit 1

5. Utility Room Heating System Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
6. Attic Heating System Heating System Operation: Inadequate The Air Handler is 14 to 16 years old. New government directives require that when one unit, air handler or condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.

Bedroom Unit 1

7. Top Floor Rear, Left Bedroom Closet: Single The closet doors need to be repaired and adjusted.
8. Top Rear, Right Bedroom Closet: Single The closet doors need to be repaired and adjusted.

Living Space Unit 1

9. Utility Room Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
10. Ground Entry Foyer Living Space Floor: Vinyl floor covering There are scuff marks on the vinyl surface.
11. Ground Entry Foyer Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
12. Stair Well Living Space Walls: Drywall At the second wall corner going up, there appears to be movement in the wall, the drywall tape has moved out of place.

Laundry Room/Area Unit 1

13. Main Floor Laundry Room/Area Floor: Vinyl floor covering There are scuff marks on the vinyl surface.

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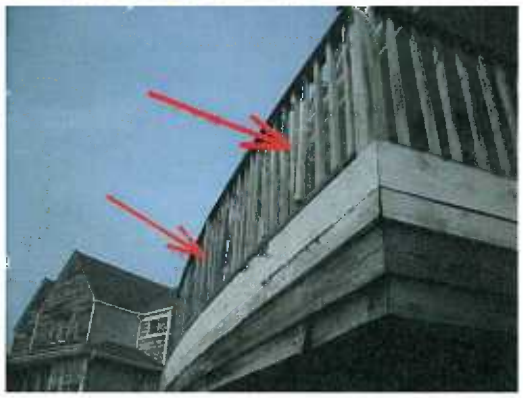
Defective Summary

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.

Lots and Grounds

1. Steps/Stoops: All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing. The pickets for the stair handrail and landing, some are loose. The nails used to hold the pickets in place have become rusty and deteriorated.

2. Deck: All Pressure Treated Wood The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated. There is one floor joist that is not properly supported with a ledger or metal joist hanger. There on piece of trim board missing at the front east corner. The front deck lower trim board, the board is loose and needs to be re nailed.



3. Porch: All Pressure Treated Wood The screen door is damaged/deteriorated.

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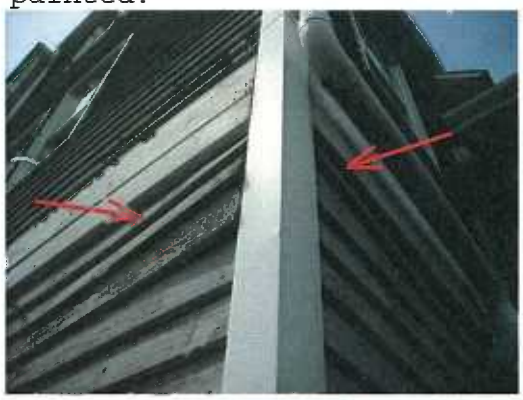
Defective Summary (Continued)

Exterior Surface and Components

4. All Exterior Walls Exterior Surface Type: Wood Lap Siding At the rear corner, the lap siding is bulging outward. There is probably sub siding deterioration behind this siding. In the corner where the units are joined together, there is organic growth and the siding appears to be deteriorated. There is organic growth present on the exterior siding. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.



5. Stair Well Bump Out on Side Exterior Surface Type: Plywood Strips with Machine Shake Appearance There is organic growth present on the exterior siding. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

6. Entry Door: Main Level Kitchen, Fiberglass, Full View Glass The door threshold needs to be adjusted or replaced. Moisture is migrating to the interior during periods of rain.

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Defective Summary (Continued)

7. Exterior Lighting: Surface Mounted There are romex wires installed for lights at the front and rear of the unit. These romex wires should have been installed in electrical conduit.

Roof

8. All Roof Surfaces Roof Surface Material: Asphalt shingle The roof over the porch is missing ridge cap shingles.
9. Gutters: Plastic There are parts and pieces of the vinyl gutter missing.
10. Downspouts: Plastic The gutter down spout at the rear, the down spout is missing.

Garage Unit 1

11. Carport Garage Pipe Hanging Straps: Metal straps for PVC pipe. The pipe straps are very deteriorated, some have failed.

Electrical Unit 1

12. Smoke Detectors: Hard wired with battery back up Most smoke detectors are either missing or do not respond to the test.

Attic Unit 1

13. Main Attic Ventilation: Roof and soffit vents Part of one of the roof vent covers is missing.

Air Conditioning Unit 1

14. East Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.
15. East Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.
16. East Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
17. West Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.

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Defective Summary (Continued)

18. West Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.
19. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

Kitchen Unit 1

20. Main Level Kitchen Ventilator: General Electric Ventilator make a humming noise when turned on.

Bedroom Unit 1

21. Top Floor Front Bedroom Floor: Carpet The carpet tack strip under the carpet, the tack strip is stained and the tacks are rusty indicating the presence of moisture.

22. op Floor Rear, Left Bedroom Electrical: Fan, Light & Receptacles When turned on, the fan blades strike other parts of the fixture.

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