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 #46084A
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 04/11/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 50-55 degrees

OK 8

Lots and Grounds

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☐	☐	☐	☐	☒	Steps/Stoops: All Pressure Treated Wood There is a 12 inch open space at the top of the rear stairs between the handrail and the porch post. This open space is large enough for a small child to fall through. The bottom of the top stair stringers is not properly 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 trim boards at the lower front deck are loose. There is one floor joist that is not properly supported with a ledger or a 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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Lots and Grounds (Continued)

5. ☐☐☐☐☒ Porch: All Pressure Treated Wood The screen door is damaged.

6. ☐☐☐☒☐ Vegetation: Vines, Limbs & Bushes There is vegetation growing on or close to the structure. It should be removed.

7. ☒☐☐☐☐ Grading: Generally Flat

8. ☒☐☐☐☐ Driveway: Concrete

Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐☐☐☐☒ Type: Wood Lap Siding Several pieces of lap siding is split/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.
There is organic growth growing on the exterior. siding.

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. 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

7. ☒☐☐☐☐ Entry Door: Utility Room, Fiberglass, Flush Solid Core

8. ☒☐☐☐☐ Entry Door: Main Level Kitchen, Fiberglass, Full View Glass

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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 of the ridge cap shingles missing.
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 pipe, some has become loose over the years.

Garage Unit 1

A NP NI M D

Carport Garage

1. ☐☐☐☒☐ Ceiling: MDO Board There are stains on the ceiling MDO board.
2. ☒☐☐☐☐ Floor/Foundation: Concrete
3. ☒☐☐☐☐ Hose Bibs: Frost Proof
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: 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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

	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
8.	☒	☐	☐	☐	☐	Wiring/Lighting: light & outlet
9.	☐	☒	☐	☐	☐	Moisture Penetration: No ongoing water penetration noted.
10.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan

Air Conditioning Unit 1

South Side AC System

	A	NP	NI	M	D	
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

South Side AC System

	A	NP	NI	M	D	
11.	☐	☐	☐	☒	☐	A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs
12.	☒	☐	☐	☐	☐	Condensate Removal: Plastic tubing
13.	☒	☐	☐	☐	☐	Exterior Unit: Mounted on wooden platform
14.						Manufacturer: Carrier

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1 (Continued)

15. Area Served: Top Floor Approximate Age: 7 Years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2 ton
18. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
19. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Rubbertex Insulation
20. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Tumble switch

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

Floor Heating System

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

Plumbing Unit 1

A NP NI M D

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

Utility Room Water Heater

6. ☐ ☐ ☒ ☐ ☐ Water Heater Operation: Water heaters were turned off at time of inspection
7. Manufacturer: General Electric
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 5 years Area Served: Whole Unit
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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, NE Bathroom						
13.	☒	☐	☐	☐	☐	Ceiling: Drywall
14.	☒	☐	☐	☐	☐	Walls: Drywall
15.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering There are stains on the vinyl flooring.
16.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
17.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
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 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/Surround: One Piece Fiberglass
34.	☐	☐	☒	☐	☐	Toilets: Kohler
35.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
36.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Kitchen Unit 1

	A	NP	NI	M	D	
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
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☐	☐	☐	☐	☒	Ceiling: Drywall There is a crack in the ceiling in an area where 2 pieces are joined.
11.	☐	☐	☐	☐	☒	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering There are small cuts in the vinyl flooring and the vinyl flooring seam has failed.
13.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Bedroom Unit 1

	A	NP	NI	M	D	
Top Floor North East Bedroom						
1.	☒	☐	☐	☐	☐	Closet: Walk In
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☒	☐	☐	☐	☐	Floor: Carpet
5.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
6.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor South West Bedroom						
9.	☒	☐	☐	☐	☐	Closet: Single
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Carpet
13.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor North West Bedroom						
17.	☒	☐	☐	☐	☐	Closet: Single
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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. Vegetation: Vines, Limbs & Bushes There is vegetation growing on or close to the structure. It should be removed.

Garage Unit 1

2. Carport Garage Ceiling: MDO Board There are stains on the ceiling MDO board.

Air Conditioning Unit 1

3. South Side AC System A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs

Heating System Unit 1

4. 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.

Bathroom Unit 1

5. Top Floor Master, NE Bathroom Floor: Vinyl floor covering There are stains on the vinyl flooring.

Living Space Unit 1

6. Utility Room Living Space Walls: Plywood, Painted
7. Utility Room Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
8. Ground Entry Foyer Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
9. Stair Well Living Space Walls: Drywall The wall surface under the window, the drywall is stained from a possible moisture leak around the window.
10. Stair Well Living Space Windows: Andersen Double Hung One of the stair well windows, there is a stain on the top vinyl header on the inside.

Laundry Room/Area Unit 1

11. Main Floor Laundry Room/Area Dryer Vent: Rigid metal A bird has made a nest in the metal dryer vent pipe.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 There is a 12 inch open space at the top of the rear stairs between the handrail and the porch post. This open space is large enough for a small child to fall through.
   The bottom of the top stair stringers is not properly 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 trim boards at the lower front deck are loose. There is one floor joist that is not properly supported with a ledger or a 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 The screen door is damaged.

Exterior Surface and Components

4. All Exterior Walls Exterior Surface Type: Wood Lap Siding Several pieces of lap siding is split/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.
   There is organic growth growing on the exterior. siding.
5. 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. 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. 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.
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.
8. Hose Bibs: Frost Proof The hose bib is not properly secured to the exterior wall.

Roof

9. All Roof Surfaces Roof Surface Material: Asphalt shingle There are several of the ridge cap shingles missing.
10. Gutters: Plastic There are parts and pieces of the vinyl gutter missing.
11. Downspouts: Plastic The gutter pipe, some has become loose over the years.

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.

Air Conditioning Unit 1

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

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

Kitchen Unit 1

16. Main Level Kitchen Ceiling: Drywall There is a crack in the ceiling in an area where 2 pieces are joined.
17. Main Level Kitchen Walls: Drywall

Living Space Unit 1

18. Main Floor Living Area Living Space Floor: Carpet The carpet is damp along the party wall and the carpet tack strip is stained and the tacks are rusty.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 #46084B

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

Client Information

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

Inspection Company

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

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 03/23/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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.	☒	☐	☐	☐	☐	Driveway: Concrete
2.	☒	☐	☐	☐	☐	Walks: Concrete
3.	☐	☐	☐	☐	☒	Stairway: Rear Stairs, Pressure Treated Wood The wood pickets for the stair handrails are loose. The wood trim at the top of the handrail post is deteriorated and falling apart. The stair stringer is bearing on the deck landing band by about one inch. Over time the stringers could become loose and cause the lower stairs to fail.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

4. ☐☐☐☒☐ Decks: Front Deck, Pressure Treated Wood There is one deck floor joist that is not properly supported with a metal joist hanger.
Several of the wood pickets for the handrail the nails have become loose and should be re nailed or replaced.

5. ☒☐☐☐☐ Porch: Rear Porch, Pressure Treated Wood

Exterior Walls Exterior Surface

6. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding At the party wall above the porch, the siding is defective in the intersecting corner.
The siding in the gable end of the unit. The nails are backing out and some of the siding is deteriorated and should be replaced.

Accent Walls Exterior Surface

7. ☒☐☐☐☐ Type: Plywood Panels with machine shake appearance.
8. ☒☐☐☐☐ Trim: Wood, Aluminum Covered

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

9. ☒ ☐ ☐ ☐ ☐ **Fascia:** Wood, wraped with Aluminum Coil Stock

10. ☐ ☐ ☐ ☒ ☐ **Soffits:** Vinyl panels At the front of the house, the vinyl soffit panels are beginning to fall at the outer edge.
11. ☐ ☐ ☐ ☒ ☐ **Entry Doors:** Ground Front, Fiberglass, Full View Glass The door hardware does not latch when the door is closed, it needs to be adjusted. There is organic growth on the surface of the interior of the door.
12. ☐ ☐ ☐ ☒ ☐ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core There is organic growth on the interior of the door.
13. ☐ ☐ ☐ ☐ ☒ **Entry Door:** Main Living Area, Fiberglass, Full View Glass Paint is peeling from the surface of the door.
The door weather strip is deteriorated.
14. ☐ ☐ ☐ ☐ ☒ **Entry Door:** Kitchen/Dining Area, Fibeerglass, Fullview Glass Paint is peeling from the surface of the door.
Moisture is migrating under the door during times of rain.
15. ☒ ☐ ☐ ☐ ☐ **Windows:** Andersen Double Hung, Tilt & Wash Feature
16. ☐ ☒ ☐ ☐ ☐ **Window Screens:** Metal wire Most window screens are not installed in the windows. There are windows in various places around the house. No attempt was made to inventory windows.
17. ☐ ☐ ☐ ☒ ☐ **Exterior Lighting:** Exterior, Surface Mount There is an electrical interior romex wire used to install a light in the carport area. The wire should have been installed in electrical conduit.

18. ☒ ☐ ☐ ☐ ☐ **Exterior Electric Outlets:** Exterior, Surface Mount
19. ☐ ☐ ☒ ☐ ☐ **Hose Bibs:** Frost Proof Water was not turned on at time of inspection.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. ☐ ☐ ☐ ☐ ☒ Shed Roof over Windows: Wood Shake Shingles There are several wood shingles missing from this roof.

6. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
7. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
8. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
9. Roof Water Control
10. ☐ ☐ ☐ ☐ ☒ Gutters: Plastic There one piece of rain gutter 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
3. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Electrical Unit 1

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

Ground Level Utility Room Electric Panel

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

13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

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

Attic Unit 1

Main Attic

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1

A NP NI M D

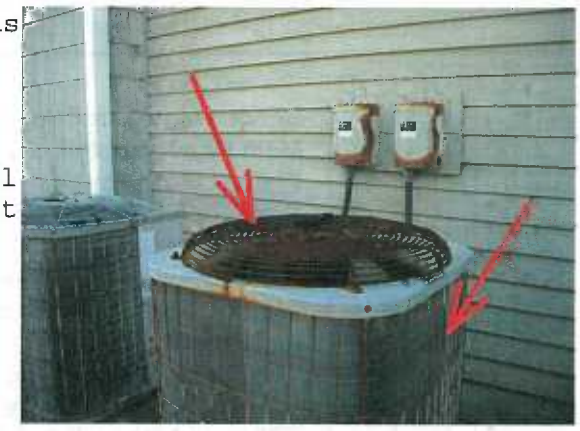
North Side AC System

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: 15 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: Fused The fused disconnect box is rusty.

North 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: 15 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
20. ☐ ☐ ☐ ☒ ☐ Electrical Disconnect: Fused The fused disconnect box is rusty.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐☐☐☐☒ Heating System Operation: Recommend replacement Air Handler did not respond to the thermostat when tested.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Mid Levels Approximate Age: 15 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 Air Handler did not respond to the thermostat when tested.
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 Ton
11. Area Served: Top Floor Approximate Age: 15 years
12. Fuel Type: Electric
13. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☐☐☐☒☐ Distribution: Metal duct Metal duct work is not insulated.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bathroom Unit 1

A NP NI M D

Main Level Powder Room Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The seam in the vinyl has failed. The vinyl flooring is stained.
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 Water off at time of inspection.
9. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler Water off at time of inspection.
10. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
11. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Top Floor Master Bathroom

12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
14. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
15. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
16. ☐ ☐ ☐ ☒ ☐ Electrical: Lights & Receptacle The light switch is installed to close to the tub. A person should not be able to reach the light switch while standing in the tub.

17. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Ceramic
19. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic Water off at time of inspection.
20. ☐ ☐ ☐ ☒ ☐ Tub/Surround: One Piece Fiberglass There is no stopper present for the tub.
21. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler Water off at time of inspection.
22. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
23. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

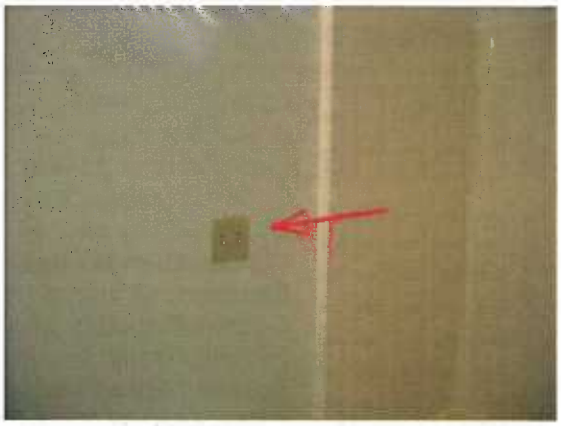
Top Floor Hallway Bathroom

24. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
25. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
26. ☐ ☐ ☐ ☒ ☐ Floor: Vinyl floor covering There is a stain in the vinyl near the toilet.
27. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bathroom Unit 1 (Continued)

28. ☐ ☐ ☐ ☒ ☐ Electrical: Lights & Receptacle The light switch is installed to close to the tub. A person should not be able to reach the switch while standing in the tub.



29. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
30. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Ceramic
31. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic Water off at time of inspection.
32. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
33. ☐ ☐ ☒ ☐ ☐ Toilets: Koehler Water off at time of inspection.
34. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
35. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☐ ☐ ☐ ☐ ☒ Cooking Appliances: General Electric The oven control feature on the back of the range is damaged.
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Nutone
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 water not on at time of inspection.
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☐ ☐ ☐ ☒ ☐ Ceiling: Drywall There is a stain on the drywall at the duct work enclosure.
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The seams in the vinyl flooring have failed and there are burn marks in the vinyl surface.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bedroom Unit 1

	A	NP	NI	M	D	
South West Bedroom						
1.	☐	☐	☐	☒	☐	Closet: Single The door is defective.
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☒	☐	☐	☐	☐	Floor: Carpet
5.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
North West 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
South East Bedroom						
17.	☒	☐	☐	☐	☐	Closet: Walk in
	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☒	☐	☐	☐	☐	Walls: Drywall
20.	☒	☐	☐	☐	☐	Floor: Carpet
21.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
22.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
23.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
24.	☒	☐	☐	☐	☐	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 organic growth on the walls of this room.
3.	☒	☐	☐	☐	☐	Floor: Concrete
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
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 There is a "hump" in the sub-floor in the area of the exit door.
	☒	☐	☐	☐	☐	Doors: Bi-fold
13.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
14.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 surface of the door.

17. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
18. ☐ ☐ ☐ ☐ ☒ Walls: Drywall The piling at the entry door is wrapped with drywall, Moisture has been present in this area and caused the drywall corner bead to become loose and rusty. This area is directly under the laundry area above. There may be a plumbing leak.

19. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl flooring is damaged in the area near the utility room door.
20. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
21. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
22. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 seams have failed. There is damage at the left corner. There are stains on the vinyl flooring.
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
8. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Recessed Box
9. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
10. ☐ ☐ ☐ ☐ ☒ Dryer Vent: Rigid metal The exterior termination cover for the dryer vent does not appear to have been installed when the house was under construction. The dryer vent appears to have been put in place after the house was finished.

11. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. **Decks:** Front Deck, Pressure Treated Wood There is one deck floor joist that is not properly supported with a metal joist hanger.
   Several of the wood pickets for the handrail the nails have become loose and should be re nailed or replaced.

2. **Soffits:** Vinyl panels At the front of the house, the vinyl soffit panels are beginnin to fall at the outer edge.
3. **Entry Doors:** Ground Front, Fiberglass, Full View Glass The door hardware does not latch when the door is closed, it needs to be adjusted.
   There is organic growth on the surface of the interior of the door.
4. **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core There is organic growth on the interior of the door.
5. **Exterior Lighting:** Exterior, Surface Mount There is an electrical interior romex wire used to install a light in the carport area. The wire should have been installed in electrical conduit.

Air Conditioning Unit 1

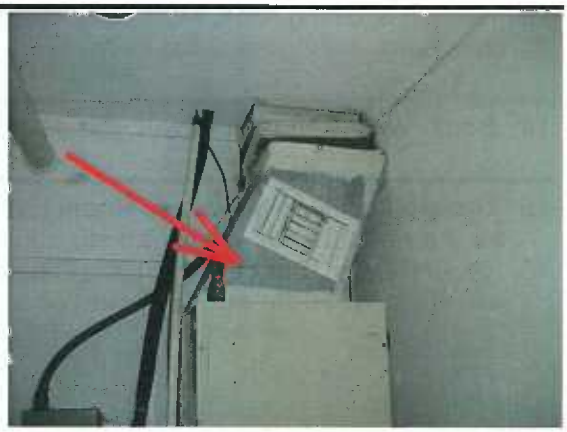
6. **North Side AC System Electrical Disconnect:** Fused The fused disconnect box is rusty.
7. **North Side AC System Electrical Disconnect:** Fused The fused disconnect box is rusty.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

Heating System Unit 1

8. Attic Heating System Distribution: Metal duct Metal duct work is not insulated.



Bathroom Unit 1

9. Top Floor Master Bathroom Electrical: Lights & Receptacle The light switch is installed to close to the tub. A person should not be able to reach the light switch while standing in the tub.

10. Top Floor Master Bathroom Tub/Surround: One Piece Fiberglass There is no stopper present for the tub.
11. Top Floor Hallway Bathroom Floor: Vinyl floor covering There is a stain in the vinyl near the toilet.
12. Top Floor Hallway Bathroom Electrical: Lights & Receptacle The light switch is installed to close to the tub. A person should not be able to reach the switch while standing in the tub.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

Kitchen Unit 1

13. Kitchen & Dining Area, Main Level Kitchen Ceiling: Drywall There is a stain on the drywall at the duct work enclosure.

Bedroom Unit 1

14. South West Bedroom Closet: Single The door is defective.

Living Space Unit 1

15. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is organic growth on the walls of this room.
16. Ground Level Entry Living Space Closet: Single There is organic growth on the surface of the door.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. Stairway: Rear Stairs, Pressure Treated Wood The wood pickets for the stair handrails are loose.
   The wood trim at the top of the handrail post is deteriorated and falling apart.
   The stair stringer is bearing on the deck landing band by about one inch. Over time the stringers could become loose and cause the lower stairs to fail.

2. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding At the party wall above the porch, the siding is defective in the intersecting corner.
   The siding in the gable end of the unit. The nails are backing out and some of the siding is deteriorated and should be replaced.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

Type: (continued)

3. Entry Door: Main Living Area, Fiberglass, Full View Glass Paint is peeling from the surface of the door.
   The door weather strip is deteriorated.
4. Entry Door: Kitchen/Dining Area, Fibeerglass, Fullview Glass Paint is peeling from the surface of the door.
   Moisture is migrating under the door during times of rain.

Roof

5. All Roof Areas Roof Surface Shed Roof over Windows: Wood Shake Shingles There are several wood shingles missing from this roof.

6. Gutters: Plastic There one piece of rain gutter missing.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

Air Conditioning Unit 1

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

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

12. North Side AC System Refrigerant Lines: Rubbertex Insulation

Heating System Unit 1

13. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement Air Handler did not respond to the thermostat when tested.
14. Attic Heating System Heating System Operation: Recommend replacement Air Handler did not respond to the thermostat when tested.

Bathroom Unit 1

15. Main Level Powder Room Bathroom Floor: Vinyl floor covering The seam in the vinyl has failed.
    The vinyl flooring is stained.

Kitchen Unit 1

16. Kitchen & Dining Area, Main Level Kitchen Cooking Appliances: General Electric The oven control feature on the back of the range is damaged.
17. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The seams in the vinyl flooring have failed and there are burn marks in the vinyl surface.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

Living Space Unit 1

18. Main Level Living Area Living Space Floor: Carpet There is a "hump" in the sub-floor in the area of the exit door.
19. Ground Level Entry Living Space Walls: Drywall The piling at the entry door is wrapped with drywall, Moisture has been present in this area and caused the drywall corner bead to become loose and rusty. This area is directly under the laundry area above. There may be a plumbing leak.

20. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is damaged in the area near the utility room door.

Laundry Room/Area Unit 1

21. Main Level Laundry Room/Area Floor: Vinyl floor covering The vinyl seams have failed. There is damage at the left corner. There are stains on the vinyl flooring.
22. Main Level Laundry Room/Area Dryer Vent: Rigid metal The exterior termination cover for the dryer vent does not appear to have been installed when the house was under construction. The dryer vent appears to have been put in place after the house was finished.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 #46094A

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 Rain, 50-55 degrees

OK 9

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 One of the front patio deck board was never nailed in place.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Lots and Grounds (Continued)

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.
One of the deck floor joist is not properly supported with a ledger or joist hanger.
At least one of the deck floor boards is not nailed near the house wall.

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

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 Parts of the door hardware are missing. The door hardware does not function.
8. ☐☐☐☐☒ **Entry Door:** Main Level Kitchen, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
The inside door casing is damaged.

9. ☐☐☐☐☒ **Entry Door:** Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
The inside door casing is damaged.
There appears to be moisture migration at the bottom of this door.
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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

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

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 Most of the seams where the gutter pipe is attached to a end cap, down spout or corner piece, the glue holding the seams together has failed, causing the gutters to leak at these points. This condition is known only if you are inspecting the unit while it is raining. There are parts and pieces of the vinyl gutter missing.

10. ☒ ☐ ☐ ☐ ☐ Leader/Extension: Plastic

Garage Unit 1

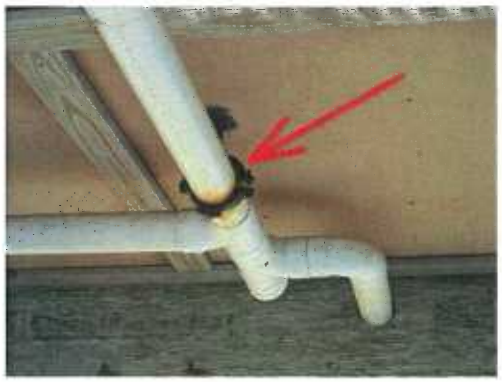
A NP NI M D
Carport Garage

☒ ☐ ☐ ☐ ☐ Ceiling: MDO Board
_. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
3. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Frost Proof

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Garage Unit 1 (Continued)

4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet



5. ☐ ☐ ☐ ☐ ☒ Pipe Straps: Ceiling Straps for Plastic Pipe The metal pipe straps installed in the carport ceiling to hold the PVC pipe in place are rusty and deteriorated.

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
   ☒ ☐ ☐ ☐ ☐ 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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

	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
	☒	☐	☐	☐	☐	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

Air Conditioning Unit 1

South Side AC System

	A	NP	NI	M	D	
1.	☐	☐	☐	☒	☐	A/C System Operation: Inoperative This unit is at the end of its useful life. A qualified air conditioning contractor is recommended to evaluate and estimate repairs

2.	☒	☐	☐	☐	☐	Condensate Removal: Plastic tubing
3.	☒	☐	☐	☐	☐	Exterior Unit: Mounted on wooden platform

4. Manufacturer: Carrier
   Area Served: Ground & Main Levels Approximate Age: 7 Years
5. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 1.5 ton

8.	☒	☐	☐	☐	☐	Visible Coil: Copper core with aluminum fins

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1 (Continued)

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.

South Side AC System

11. ☐ ☐ ☐ ☒ ☐ A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 7 Years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2.5 Ton
18. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
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 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: 2.5 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
14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
15. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
	☒	☐	☐	☐	☐	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.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Master Bathroom

12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering Vinyl flooring damaged along the edge of the tub.
15.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
16.	☐	☐	☐	☐	☒	Electrical: Lights & Receptacles Light did not respond to the switch.
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
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

Top Floor Hallway Bathroom

24.	☒	☐	☐	☐	☐	Ceiling: Drywall
25.	☒	☐	☐	☐	☐	Walls: Drywall
[illegible]	☐	☐	☐	☐	☒	Floor: Vinyl floor covering There are stains in the vinyl along the edge of the tub.
27.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
28.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
29.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bathroom Unit 1 (Continued)

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

Kitchen Unit 1

	A	NP	NI	M	D	
Main Level Kitchen						
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☐	☐	☒	Ventilator: General Electric Ventilator light did not respond to the switch.
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
8.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
	☒	☐	☐	☐	☐	Counter Tops: Laminate
10.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
11.	☐	☐	☐	☐	☒	Ceiling: Drywall There is damaged to the drywall at the boxing for the ceiling ductwork.

	A	NP	NI	M	D	
12.	☒	☐	☐	☐	☐	Walls: Drywall
13.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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
5.	☐	☐	☐	☒	☐	Doors: Wood, Flush, Painted Door needs to be adjusted to fit into opening properly.
6.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor Rear, Right 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, Left 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Living Space Unit 1

	A	NP	NI	M	D	
Utility Room Living Space						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☐	☐	☐	☒	☐	Walls: Plywood, Painted There appears to be organic growth present at the lower edges of the plywood walls.
3.	☒	☐	☐	☐	☐	Floor: Concrete
4.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
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 The vinyl flooring is scuffed, cut and a piece missing by the post.
11.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
12.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
13.	☒	☐	☐	☐	☐	HVAC Source: None
Main Floor Living Area Living Space						
14.	☐	☐	☐	☐	☒	Closet: Small The closet doors need to be repaired and adjusted.
[illegible]	☒	☐	☐	☐	☐	Ceiling: Drywall
[illegible]	☒	☐	☐	☐	☐	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

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 One of the front patio deck board was never nailed in place.

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.
   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.

Air Conditioning Unit 1

4. South Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life. A qualified air conditioning contractor is recommended to evaluate and estimate repairs

5. South Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.
6. South Side AC System A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs
7. South Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

Bedroom Unit 1

8. Top Floor Front Bedroom Doors: Wood, Flush, Painted Door needs to be adjusted to fit into opening properly.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

9. 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.

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

Living Space Unit 1

11. Utility Room Living Space Walls: Plywood, Painted There appears to be organic growth present at the lower edges of the plywood walls.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. 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.
   One of the deck floor joist is not properly supported with a ledger or joist hanger.
   At least one of the deck floor boards is not nailed near the house wall.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

Exterior Surface and Components

3. **Entry Doors:** Ground, Fiberglass, Full View Glass The door hardware is not functional. The hardware should be cleaned and adjusted as necessary.
4. **Entry Door:** Utility Room, Fiberglass, Flush Solid Core Parts of the door hardware are missing. The door hardware does not function.
5. **Entry Door:** Main Level Kitchen, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
   The inside door casing is damaged.

   Entry Door: Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
   The inside door casing is damaged.
   There appears to be moisture migration at the bottom of this door.
7. **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.
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.

Roof

9. **Gutters:** Plastic Most of the seams where the gutter pipe is attached to a end cap, down spout or corner piece, the glue holding the seams together has failed, causing the gutters to leak at these points. This condition is known only if you are inspecting the unit while it is raining. There are parts and pieces of the vinyl gutter missing.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

Garage Unit 1

10. Carport Garage Pipe Straps: Ceiling Straps for Plastic Pipe The metal pipe straps installed in the carport ceiling to hold the PVC pipe in place are rusty and deteriorated.

Electrical Unit 1

11. 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

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

Bathroom Unit 1

14. Top Floor Master Bathroom Floor: Vinyl floor covering Vinyl flooring damaged along the edge of the tub.
15. Top Floor Master Bathroom Electrical: Lights & Receptacles Light did not respond to the switch.
16. Top Floor Hallway Bathroom Floor: Vinyl floor covering There are stains in the vinyl along the edge of the tub.

Kitchen Unit 1

17. Main Level Kitchen Ventilator: General Electric Ventilator light did not respond to the switch.
18. Main Level Kitchen Ceiling: Drywall There is damaged to the drywall at the boxing for the ceiling ductwork.

Living Space Unit 1

19. Ground Entry Foyer Living Space Floor: Vinyl floor covering The vinyl flooring is scuffed, cut and a piece missing by the post.
20. Main Floor Living Area Living Space Closet: Small The closet doors need to be repaired and adjusted.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 #46094B

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 4/22/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature Rain, 55-60

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 wood trim at the front of the deck that is missing. 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
6.	☒	☐	☐	☐	☐	Grading: Generally Flat
7.	☒	☐	☐	☐	☐	Driveway: Concrete

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐☐☐☐☒ Type: Wood Lap Siding The inside corner where the units meet, the corner trim, siding is deteriorated and split and the nails are backing out. 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.
There is organic growth growing on the siding.

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. There is organic growth growing on the siding.
3. ☒☐☐☐☐ Trim: Wood, Some PVC Alum Covered
4. ☒☐☐☐☐ Fascia: PVAC Alum. Covered
☒☐☐☐☐ 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
8. ☐☐☐☒☐ Entry Door: Main Level Kitchen, Fiberglass, Full View Glass Moisture appears to be leaking through the door hardware.
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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

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

Roof

A NP NI M D

All Roof Surfaces Roof Surface

1. Method of Inspection: On Roof & Binoculars
2. ☒☐☐☐☐ Material: Asphalt shingle

Type: Hip & Gable

Approximate Age: 14 to 16 years

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

8. Roof Water Control

9. ☐☐☐☐☒ Gutters: Plastic Most of the seams where the gutter pipe is attached to a end cap, down spout or corner piece, the glue holding the seams together has failed, causing the gutters to leak at these points. This condition is known only if you are inspecting the unit while it is raining.

There are several pieces of the plastic gutter missing.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Roof (Continued)

Gutters: (continued)

10. ☒ ☐ ☐ ☐ ☐ Downspouts: Plastic

Garage Unit 1

A NP NI M D

Carport Garage

☒ ☐ ☐ ☐ ☐ Ceiling: MDO Board
☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
3. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Frost Proof
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: 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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

	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
	☒	☐	☐	☐	☐	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

Air Conditioning Unit 1

North Side AC System

	A	NP	NI	M	D	
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: 2.5 Ton

	A	NP	NI	M	D	
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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1 (Continued)

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.

North Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 10 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 are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1 (Continued)

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. The electric disconnect is not properly mounted to the exterior wall.

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: 2.5 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 condenser needs to be replaced, both units must be upgraded to HVAC units with an efficiency rating of SEER 13.
9. Manufacturer: Carrier
   Type: Forced air Capacity: 2 ton
10. 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Heating System Unit 1 (Continued)

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 One Light did not respond to the switch.
7. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate & Flush Laminate
8. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Cast Iron
9. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
10. ☐ ☐ ☒ ☐ ☐ Toilets: Eljer
11. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
12. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Top Floor Hallway 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
19. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Cast Iron
20. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Generic
21. ☒ ☐ ☐ ☐ ☐ Tub: 1 piece fiberglass Parts for the tub drain stopper are not installed, they are laying on the toilet tank lid.
22. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
23. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
24. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Top Floor Master Bathroom

25. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bathroom Unit 1 (Continued)

	A	NP	NI	M	D	
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/Surround: One Piece Fiberglass The parts for the tub drain stopper are laying on the toilet tank lid.
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 Electric cord disconnected at time of inspection.
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☐	☒	☐	☐	Dishwasher: Whirlpool
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

Bedroom Unit 1

Top Floor Front Bedroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Closet: Walk In
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bedroom Unit 1 (Continued)

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
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
21. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
22. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
23. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
24. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 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 cut marks on the vinyl floor.
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 The closet doors need to be repaired and adjusted.
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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 is damage to the vinyl flooring.
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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. 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. There is organic growth growing on the siding.
2. Entry Door: Main Level Kitchen, Fiberglass, Full View Glass Moisture appears to be leaking through the door hardware.

Air Conditioning Unit 1

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

4. North Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.
The electric disconnect is not properly mounted to the exterior wall.

Bathroom Unit 1

5. Main Level Powder Room Bathroom Electrical: Lights & Receptacles One Light did not respond to the switch.
6. Top Floor Master Bathroom Tub/Surround: One Piece Fiberglass The parts for the tub drain stopper are laying on the toilet tank lid.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

Bedroom Unit 1

7. 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.

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

Living Space Unit 1

10. Utility Room Living Space Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
11. Utility Room Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
12. Ground Entry Foyer Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.

13. Main Floor Living Area Living Space Closet: Small The closet doors need to be repaired and adjusted.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 wood trim at the front of the deck that is missing. 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

Exterior Surface and Components

4. **All Exterior Walls Exterior Surface Type:** Wood Lap Siding The inside corner where the units meet, the corner trim, siding is deteriorated and split and the nails are backing out. 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.
There is organic growth growing on the siding.

5. **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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

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.

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

Roof

8. Gutters: Plastic Most of the seams where the gutter pipe is attached to a end cap, down spout or corner piece, the glue holding the seams together has failed, causing the gutters to leak at these points. This condition is known only if you are inspecting the unit while it is raining.
There are several pieces of the plastic gutter missing.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Roof (Continued)

Gutters: (continued)

Electrical Unit 1

9. 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

10. North Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.
North 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. North Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

13. North Side AC System A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

14. North 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.

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

Living Space Unit 1

16. Ground Entry Foyer Living Space Floor: Vinyl floor covering There are cut marks on the vinyl floor.

Laundry Room/Area Unit 1

17. Main Floor Laundry Room/Area Floor: Vinyl floor covering There is damage to the vinyl flooring.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Definitions

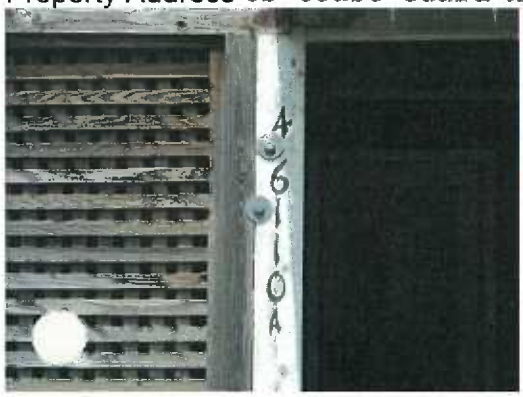
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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 #46110A 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 04/23/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature Clear, 60-65 degrees

OK 10

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Lots and Grounds

A NP NI M D

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. ☐☐☐☐☒ **Patio:** All Pressure Treated Wood The wood trim boards are loose. The deck floor boards are lifting.

3. ☐☐☐☐☒ **Deck:** All Pressure Treated Wood The wood trim boards at the front deck are loose. One of the floor joist is not supported with a ledger of 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.

4. ☐☐☐☐☒ **Porch:** All Pressure Treated Wood Several pieces of the porch screening is missing.

5. ☒☐☐☐☐ **Grading:** Generally Flat

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Lots and Grounds (Continued)

6. ☐☐☐☐☒ Driveway: Concrete There is a three inch wide defect in the concrete driveway.

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 There is a trim board at the south east corner that is deteriorated.
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 vinyl is loose and lifting at the kitchen entry door.

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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 The hose bib is not properly secured to the exterior wall.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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	
1.	☒	☐	☐	☐	☐	Structure Type: Wood frame
2.	☒	☐	☐	☐	☐	Foundation: 8X8 Pressure Treated Wood Pilings
[illegible]	[illegible]	☐	☐	☐	☐	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 There are about 6 batts of insulation missing from the attic ceiling.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Attic Unit 1 (Continued)

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
11. ☐ ☐ ☐ ☒ ☐ Attic Access: Wood Trim The wood trim around the attic access hole is loose and should be repaired.

Air Conditioning Unit 1

A NP NI M D

V 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: 2.5 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.

V ! Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative This unit is at the end of its useful life.
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1 (Continued)

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.

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: 2.5 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 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
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.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☐	☐	☐	☐	☒	Ventilation: Electric ventilation fan The cover for the ventilator fan is missing.

Top Floor Bathroom

	A	NP	NI	M	D	
12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering The vinyl flooring at the tub is discolored and pulling away from the tub.
15.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
16.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
18.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bathroom Unit 1 (Continued)

21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Master Bathroom

24.	☒	☐	☐	☐	☐	Ceiling: Drywall
25.	☒	☐	☐	☐	☐	Walls: Drywall
26.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering The vinyl at the tub is discolored and pulling away from the tub.
27.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
28.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
29.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
30.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
31.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
32.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
33.	☐	☐	☒	☐	☐	Toilets: Kohler
34.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
35.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

Level Kitchen

	A	NP	NI	M	D	
1.	☐	☐	☐	☒	☐	Cooking Appliances: General Electric The surface burners are rusty.
2.	☐	☐	☐	☐	☒	Ventilator: General Electric The light did not respond to the switch.
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 The sink base doors need to be adjusted.
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl flooring is damaged at the seam and there are signs of moisture intrusion at the bottom of the exterior door.
13.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bedroom Unit 1

A NP NI M D

Top Floor Front, Left Bedroom

1. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet doors need to be repaired and adjusted.
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☐ ☐ ☐ ☒ ☐ Walls: Drywall There are stains and water marks on the surface of the dry wall under the windows.
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 Front, Right Bedroom

9. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet doors need to be repaired and adjusted.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☐ ☐ ☐ ☒ ☐ Walls: Drywall There are stains and water marks on the surface of the dry wall under the windows.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bedroom Unit 1 (Continued)

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

Top Floor Rear, Right Bedroom

17. ☒ ☐ ☐ ☐ ☐ Closet: Single
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 The HVAC ceiling vent is not properly mounted to the ceiling.

Top Floor Rear, Left Bedroom

25. ☒ ☐ ☐ ☐ ☐ Closet: Single
26. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
27. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
28. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
29. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
30. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
31. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
32. ☐ ☐ ☐ ☒ ☐ HVAC Source: Heating system register The HVAC ceiling vent is not properly mounted to the ceiling.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 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 The drywall corner bead is rusty.
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 The closet doors need to be repaired and adjusted.
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
24.	☒	☐	☐	☐	☐	Floor: Carpet

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Living Space Unit 1 (Continued)

25. ☐ ☐ ☐ ☒ ☐ Windows: Andersen Double Hung At the top of the window frame vinyl header, There are signs of moisture.

26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. 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.
3. 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.
4. Hose Bibs: Frost Proof The hose bib is not properly secured to the exterior wall.

Attic Unit 1

5. Main Attic Attic Access: Wood Trim The wood trim around the attic access hole is loose and should be repaired.

Air Conditioning Unit 1

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

Bathroom Unit 1

8. Top Floor Bathroom Floor: Vinyl floor covering The vinyl flooring at the tub is discolored ıd pulling away from the tub.
9. ɔp Floor Master Bathroom Floor: Vinyl floor covering The vinyl at the tub is discolored and pulling away from the tub.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

Kitchen Unit 1

10. Main Level Kitchen Cooking Appliances: General Electric The surface burners are rusty.
11. Main Level Kitchen Cabinets: Flush Laminate The sink base doors need to be adjusted.

Bedroom Unit 1

12. Top Floor Front, Left Bedroom Closet: Single The closet doors need to be repaired and adjusted.
13. Top Floor Front, Left Bedroom Walls: Drywall There are stains and water marks on the surface of the dry wall under the windows.
14. Top Floor Front, Right Bedroom Closet: Single The closet doors need to be repaired and adjusted.
15. Top Floor Front, Right Bedroom Walls: Drywall There are stains and water marks on the surface of the dry wall under the windows.

16. Top Floor Rear, Right Bedroom HVAC Source: Heating system register The HVAC ceiling vent is not properly mounted to the ceiling.

17. Top Floor Rear, Left Bedroom HVAC Source: Heating system register The HVAC ceiling vent is not properly mounted to the ceiling.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

Living Space Unit 1

18. Utility Room Living Space Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
19. Utility Room Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
20. Ground Entry Foyer Living Space Walls: Drywall The drywall corner bead is rusty.
21. Ground Entry Foyer Living Space Floor: Vinyl floor covering There are scuff marks on the vinyl surface.
22. Ground Entry Foyer Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.

23. Main Floor Living Area Living Space Closet: Small The closet doors need to be repaired and ljusted.
24. Stair Well Living Space Windows: Andersen Double Hung At the top of the window frame vinyl header, There are signs of moisture.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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. **Patio:** All Pressure Treated Wood The wood trim boards are loose. The deck floor boards are lifting.

3. **Deck:** All Pressure Treated Wood The wood trim boards at the front deck are loose. One of the floor joist is not supported with a ledger of 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.

4. **Porch:** All Pressure Treated Wood Several pieces of the porch screening is missing.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

5. Driveway: Concrete There is a three inch wide defect in the concrete driveway.

Exterior Surface and Components

6. Trim: Wood, Some PVC Alum Covered There is a trim board at the south east corner that is deteriorated.
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.

Electrical Unit 1

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

Attic Unit 1

9. Main Attic Insulation: Batts There are about 6 batts of insulation missing from the attic ceiling.

Air Conditioning Unit 1

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

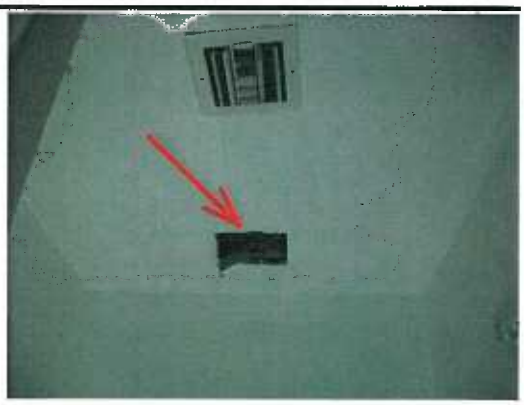
Defective Summary (Continued)

11. 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.

12. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
13. West Side AC System A/C System Operation: Inoperative This unit is at the end of its useful life.
14. 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.

Bathroom Unit 1

15. Main Level Powder Room Bathroom Ventilation: Electric ventilation fan The cover for the ventilator fan is missing.



Kitchen Unit 1

16. Main Level Kitchen Ventilator: General Electric The light did not respond to the switch.
17. Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring is damaged at the seam and there are signs of moisture intrusion at the bottom of the exterior door.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

Bedroom Unit 1

18. Top Floor Front, 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.

19. Top Floor Front, 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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 #46110B 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 04/23/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature Clear 60-65 degrees

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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.
5.	☒	☐	☐	☐	☐	Porch: All Pressure Treated Wood
6.	☒	☐	☐	☐	☐	Grading: Generally Flat
7.	☒	☐	☐	☐	☐	Driveway: Concrete

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐☐☐☒☐ Type: Wood Lap Siding There are several cracked/split pieces of siding, there is moss growing on the 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 are several places where the shake shingle panels are damaged/deteriroated. There is moss growing on the siding. Recommend that the exterior of each unit be pressure washed and re painted.
3. ☐☐☐☐☒ Trim: Wood, Some PVC Alum Covered There is a 2X8 trim board above the condenses that is deteriorated on the left end.
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
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 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

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

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 Most of the seams where the gutter pipe is attached to a end cap, down spout or corner piece, the glue holding the seams together has failed, causing the gutters to leak at these points. This condition is known only if you are inspecting the unit while it is raining. There are parts and pieces of the vinyl gutter missing.

10. ☐☐☐☐☒ Downspouts: Plastic The down spout has become loose from the rain gutter.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Garage Unit 1 (Continued)

5. ☐☐☐☐☒ Vinyl pipe brackets: Vinyl Pipe mounting brackets The ceiling brackets used to hold the vinyl pipe in place 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
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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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

Air Conditioning Unit 1

A NP NI M D

North Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs, This unit is at the end of its useful life.
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. [illegible] ☐ ☐ ☐ ☐ ☐ 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: 2.5 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.

North Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. [illegible] ☐ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 10 years
16. Fuel Type: Electric Temperature Differential: x

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1 (Continued)

17. Type: Heat pump Capacity: 1.5 ton
18. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
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: 2.5 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

A 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. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Plumbing Unit 1

A NP NI M D

1. ☐ ☐ ☒ ☐ ☐ Service Line: Concealed
2. ☐ ☐ ☐ ☒ ☐ Water Lines: Copper The water pipe above the water heater is caroded and may leak when the water is turned on.

3. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Plumbing Unit 1 (Continued)

4. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC

Utility Room Water Heater

5. ☐ ☐ ☒ ☐ ☐ Water Heater Operation: Water heaters were turned off at time of inspection
6. Manufacturer: State
7. Type: Electric Capacity: 50 gallon
8. Approximate Age: 14 to 16 years Area Served: Whole Unit
9. ☒ ☐ ☐ ☐ ☐ 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 The cabinet doors need to be adjusted.
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 Hallway Bathroom

13. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
14. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
15. ☐ ☐ ☐ ☒ ☐ Floor: Vinyl floor covering There are stains in the vinyl flooring by the tub.
16. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
17. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
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: 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/Surround: One Piece Fiberglass
34. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bathroom Unit 1 (Continued)

35. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
36. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

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. The light did not respond to the switch.
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 There is one patch in the vinyl floor and the floor is deteriorated by the exterior door.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bedroom Unit 1

A NP NI M D

Top Floor Front, Left Bedroom

1. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet doors need to be repaired and adjusted.
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 Front, Right 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, Left 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bedroom Unit 1 (Continued)

Top Floor Rear, Right Bedroom

25. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet doors need to be repaired and adjusted.
26. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
27. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
28. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
29. ☒ ☐ ☐ ☐ ☐ Doors: Wood, Flush, Painted
30. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Double Hung
31. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
32. ☒ ☐ ☐ ☐ ☐ 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 There is evidence of organic growth on the surface of the door.
5. ☐ ☐ ☐ ☐ ☒ Electrical: Lights & Receptacles There is a problem with the switch for the ceiling lights.

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

Ground Entry Foyer Living Space

7. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet doors need to be repaired and adjusted. There is organic growth on the surface of the door.

8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
10. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
11. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Living Space Unit 1 (Continued)

12. ☒ ☐ ☐ ☐ ☐ HVAC Source: None

Main Floor Living Area Living Space

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

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

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 cuts and tears in the vinyl flooring.
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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 are several cracked/split pieces of siding, there is moss growing on the 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. 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. There is moss growing on the siding.
   Recommend that the exterior of each unit be pressure washed and re painted.
3. Entry Doors: Ground, Fiberglass, Full View Glass The door hardware is not functional. The hardware should be cleaned and adjusted as necessary.
4. Entry Door: Main Level Kitchen, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
5. Entry Door: Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated.
6. 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.

Air Conditioning Unit 1

7. North Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.
8. North Side AC System Electrical Disconnect: Tumble switch The metal electric disconnect is very rusty.

Plumbing Unit 1

9. Water Lines: Copper The water pipe above the water heater is caroded and may leak when the water is turned on.

Bathroom Unit 1

10. Main Level Powder Room Bathroom Counter/Cabinet: Laminate & Flush Laminate The cabinet doors need to be adjusted.
11. Top Floor Hallway Bathroom Floor: Vinyl floor covering There are stains in the vinyl flooring by the tub.

Bedroom Unit 1

12. Top Floor Front, Left Bedroom Closet: Single The closet doors need to be repaired and adjusted.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

13. Top Floor Front, 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.

14. Top Floor Front, Right Bedroom Closet: Single The closet doors need to be repaired and adjusted.
15. Top Floor Front, 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.

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

Living Space Unit 1

18. Utility Room Living Space Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
19. Utility Room Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
20. Ground Entry Foyer Living Space Closet: Single The closet doors need to be repaired and adjusted. There is organic growth on the surface of the door.

21. Main Floor Living Area Living Space Closet: Small The closet doors need to be repaired and adjusted.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

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.

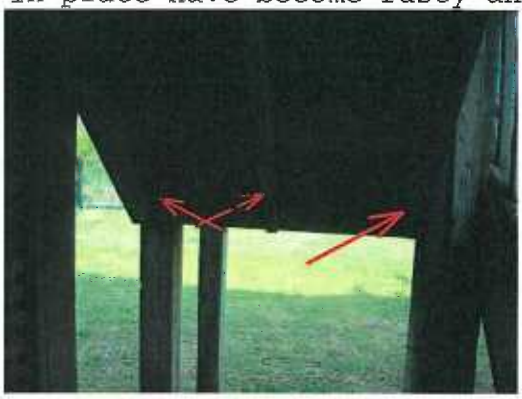
Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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.

Exterior Surface and Components

3. Trim: Wood, Some PVC Alum Covered There is a 2X8 trim board above the condenses that is deteriorated on the left end.
4. 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.

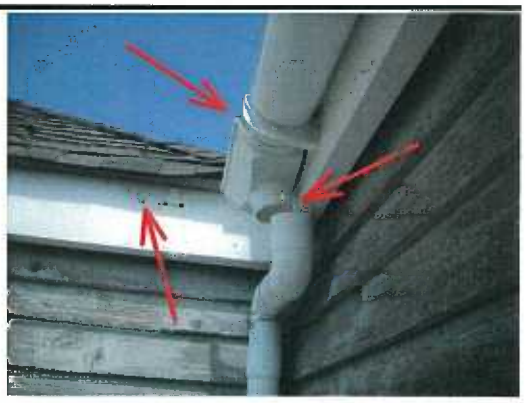
Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

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

Roof

6. Gutters: Plastic Most of the seams where the gutter pipe is attached to a end cap, down spout or corner piece, the glue holding the seams together has failed, causing the gutters to leak at these points. This condition is known only if you are inspecting the unit while it is raining. There are parts and pieces of the vinyl gutter missing.



7. Downspouts: Plastic The down spout has become loose from the rain gutter.

Garage Unit 1

8. Carport Garage Vinyl pipe brackets: Vinyl Pipe mounting brackets The ceiling brackets used to hold the vinyl pipe in place are deteriorated.

Electrical Unit 1

9. 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

10. North Side AC System A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs, This unit is at the end of its useful life.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

11. North 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. North Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
13. North Side AC System A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs
14. North Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

Kitchen Unit 1

15. Main Level Kitchen Ventilator: General Electric There is a knob missing from the ventilator. The light did not respond to the switch.
16. Main Level Kitchen Floor: Vinyl floor covering There is one patch in the vinyl floor and the floor is deteriorated by the exterior door.

Living Space Unit 1

17. Utility Room Living Space Electrical: Lights & Receptacles There is a problem with the switch for the ceiling lights.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

Laundry Room/Area Unit 1

18. Main Floor Laundry Room/Area Floor: Vinyl floor covering There are cuts and tears in the vinyl flooring.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

American Home Inspections of NE NC

Definitions

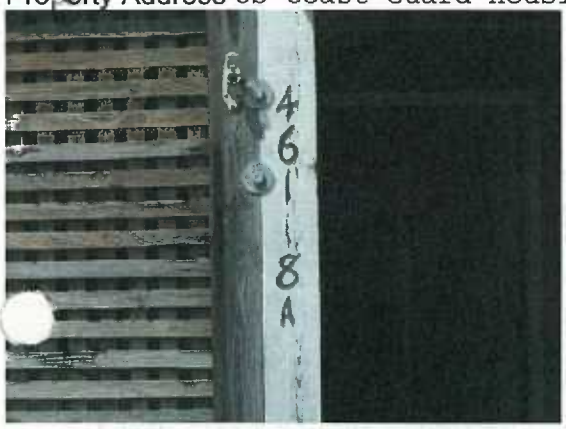
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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 #46118A



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 East
Inspection Date 05/14/2011
ctric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK11

General Information (Continued)

Temperature 70-75 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 Several of the patio boards are not properly nailed, they are lifting.
4.	☐	☐	☐	☐	☒	**Deck:** Front, Pressure Treated Wood The trim boards at the front of the deck are loose. They need to be replaced/renailed. 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 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. The lower end of the 2nd flight of stairs is not properly supported at the lower ends.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

Stairs/Landing: (continued)

7. ☐☐☐☐☒ Vegitation: Bushes/Tree limbs The vegetation around the stairs, vegetation is growing into the handrails.

Exterior Walls Exterior Surface

8. ☐☐☐☒☐ Type: Horizontal Wood Ship Lap Siding There is a knot hole in one piece of the 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

9. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. There are one or two pieces of the shake shingles missing.
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.

10. ☐☐☐☒☐ Trim: Wood, Aluminum Covered There is organic growth growing on the lower trim at the corner.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Exterior Surface and Components (Continued)

12. ☐☐☐☒☐ **Soffits:** Vinyl panels The soffit panels at the front of the house are stained and bowing down.

13. ☒☐☐☐☐ **Entry Doors:** Ground Front, Fiberglass, Full View Glass
14. ☐☐☐☐☒ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core This door needs to be adjusted, it is very hard to open.
The door jamb on the opening edge appears to have been damaged by forced entry.

15. ☒☐☐☐☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass
16. ☐☐☐☒☐ **Entry Door:** Kitchen/Dining Area, Fiberglass, Full view Glass The door needs to be adjusted to fit into opening properly.
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.

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 Pieces of the gutters and down spouts are missing or not properly installed.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Electrical Unit 1 (Continued)

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

Structure Unit 1

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

Attic Unit 1

Main Attic

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1

A NP NI M D

South Side AC System

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

South 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
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.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Air Conditioning Unit 1 (Continued)

20. ☐☐☐☐☒ Electrical Disconnect: Tumble switch
Electrical disconnect is not properly mount to the wall.

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: 2.5 Ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒☐☐☐☐ Distribution: Metal duct

Attic 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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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: State
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 10 years Area Served: Whole House

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

Bathroom Unit 1

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl floor seam has failed.
4.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☐	☐	☐	☒	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet Vanity door needs to be adjusted to operate properly.
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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

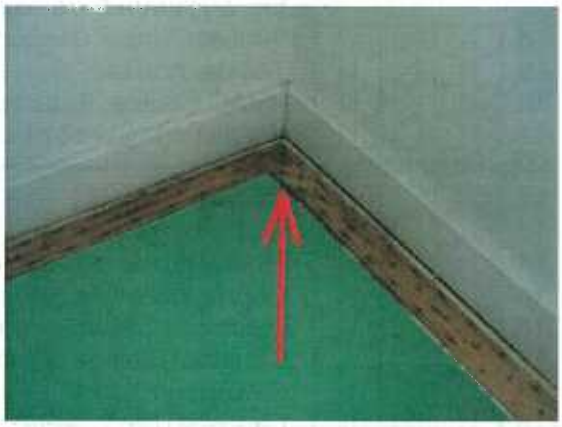
1. ☐ ☐ ☒ ☐ ☐ Cooking Appliances: General Electric Electric range disconnected from power source at time of inspection.
2. ☐ ☐ ☒ ☐ ☐ Ventilator: General Electric Ventilator did not respond to switch when tested.
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric Water off at time of inspection.
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: 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 Kitchen Cabinet doors need to be adjusted.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
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

A NP NI M D

Top Front Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In
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 Left Bedroom

9. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
13. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Bedroom Unit 1 (Continued)

	A	NP	NI	M	D	
14.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Top Rear Right Bedroom

17.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into the opening properly.
18.	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☒	☐	☐	☐	☐	Walls: Drywall
20.	☒	☐	☐	☐	☐	Floor: Carpet
21.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
22.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
23.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
24.	☒	☐	☐	☐	☐	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.
	☒	☐	☐	☐	☐	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 The closet door needs to be adjusted to fit into the opening properly.
8.	☒	☐	☐	☐	☐	Ceiling: Drywall
9.	☒	☐	☐	☐	☐	Walls: Drywall
10.	☒	☐	☐	☐	☐	Floor: Carpet
11.	☒	☐	☐	☐	☐	Doors: Bi-fold
12.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
13.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Ground Level Entry Living Space

15.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into the opening properly.
16.	☒	☐	☐	☐	☐	Ceiling: Drywall
17.	☒	☐	☐	☐	☐	Walls: Drywall
18.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Living Space Unit 1 (Continued)

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

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

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

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 There is a knot hole in one piece of the 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. Trim: Wood, Aluminum Covered There is organic growth growing on the lower trim at the corner.
3. Soffits: Vinyl panels The soffit panels at the front of the house are stained and bowing down.

4. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass The door needs to be adjusted to fit into opening properly.

Bathroom Unit 1

5. Main Level Powder Room Bathroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
6. Main Level Powder Room Bathroom Counter/Cabinet: Laminate Top & Flush Laminate Cabinet Vanity door needs to be adjusted to operate properly.

Kitchen Unit 1

7. Kitchen & Dining Area, Main Level Kitchen Cabinets: Flush Laminate Kitchen Cabinet doors need to be adjusted.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Marginal Summary (Continued)

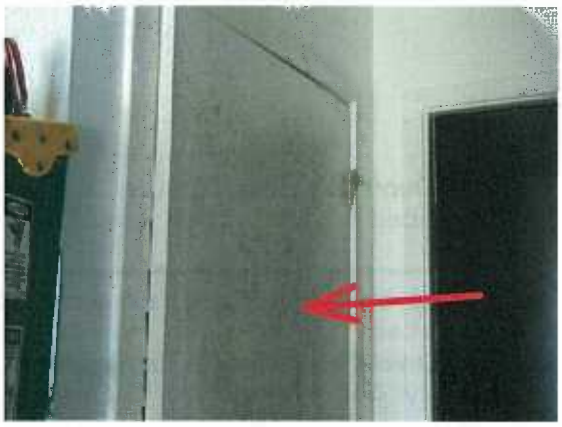
Bedroom Unit 1

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

9. Top Rear Left Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
10. Top Rear Right Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.

Living Space Unit 1

11. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
12. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
13. Main Level Living Area Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
14. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
15. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.



Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

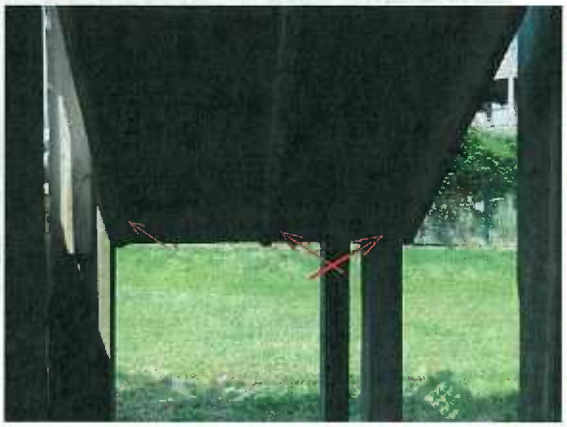
Defective Summary

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. **Patio:** Front Entry, Pressure Treated Wood Several of the patio boards are not properly nailed, they are lifting.
2. **Deck:** Front, Pressure Treated Wood The trim boards at the front of the deck are loose. They need to be replaced/renailed.
   There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.

3. **Porch:** Rear Porch, Pressure Treated Wood The porch screen door is damaged.
4. **Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.
   The lower end of the 2nd flight of stairs is not properly supported at the lower ends.



5. **Vegitation:** Bushes/Tree limbs The vegetation around the stairs, vegetation is growing into the handrails.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Defective Summary (Continued)

6. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. There are one or two pieces of the shake shingles missing.
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.

7. Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core This door needs to be adjusted, it is very hard to open.
The door jamb on the opening edge appears to have been damaged by forced entry.

8. 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.
9. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit.

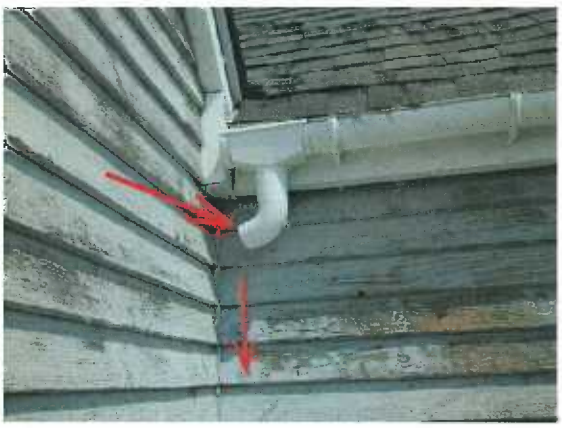
Roof

10. Gutters: Plastic Pieces of the gutters and down spouts are missing or not properly installed.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

Roof (Continued)

Gutters: (continued)



Electrical Unit 1

11. Smoke Detectors: Hard wired with battery back up

Air Conditioning Unit 1

12. South Side AC System A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs
13. South Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
14. South Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
15. South Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
16. South Side AC System Electrical Disconnect: Tumble switch Electrical disconnect is not properly mount to the wall.

Bathroom Unit 1

17. Main Level Powder Room Bathroom Floor: Vinyl floor covering The vinyl floor seam has failed.

Palm-Tech Inspector, Copyright © 1998-2006, PDmB, Inc.

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 #46118B

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

Client Information

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

Inspection Company

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

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 05/28/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

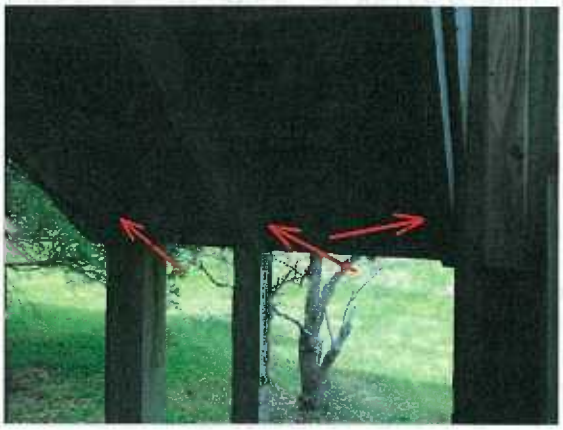
General Information (Continued)

Temperature 70-75 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 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. The bottom of the stair stringers are not properly attached to the landing. They are being held by the shear of the nails.



Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

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.
At the top rear of the house, between the windows, the siding is broken, and cracked. In the same area there is a hole in the siding.
The siding has organic growth growing on it.

Accent Walls Exterior Surface

8. ☐☐☐☐☒ 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.
There is organic growth growing on the surface of the shingles.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Exterior Surface and Components (Continued)

9. ☐☐☐☐☒ **Trim:** Wood, Aluminum Covered On the wood trim at the top window in the stair well, there is some type of organic growth growing.

10. ☒☐☐☐☐ **Fascia:** Wood, wrapped with Aluminum Coil Stock
11. ☒☐☐☐☐ **Soffits:** Vinyl panels
12. ☐☐☐☐☒ **Entry Doors:** Ground Front, Fiberglass, Full View Glass The lock would not unlock at time of inspection. The thermopane glass for this door. The outer pane of glass is broken and removed.

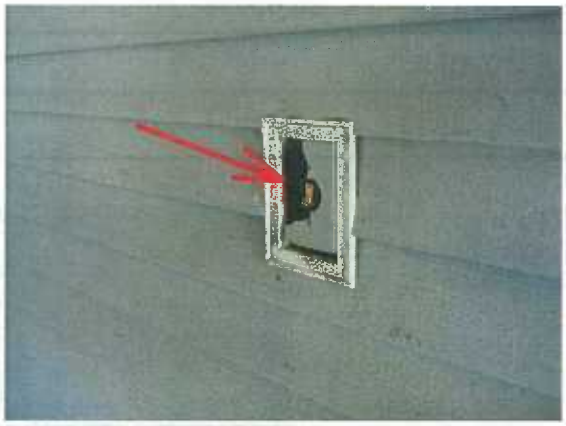
13. ☐☐☐☐☒ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core The door lock would not unlock at time of inspection.
14. ☒☐☐☐☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass
15. ☐☐☐☐☒ **Entry Door:** Kitchen/Dining Area, Fiberglass, Full view Glass The door weather stripping at the bottom is damaged.
16. ☐☐☐☐☒ **Windows:** Andersen Double Hung, Tilt & Wash Feature One of the rear bedroom top window sash is damaged.

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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Exterior Surface and Components (Continued)

18. ☐☐☐☐☒ Exterior Lighting: Exterior, Surface Mount One of the exterior light switches is deteriorated. 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 The rear exterior hose bib is not properly attached to the wall surface.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

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

Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐ ☐ ☐ ☒ ☐ Material: Asphalt shingle The roof shingles and drip edge have lifted out of place at the rear gable end 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
10. ☐ ☐ ☐ ☐ ☒ Downspouts: Plastic One of the rain gutter down spouts is missing at the front left corner of the unit.

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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Attic Unit 1

A NP NI M D

Main Attic

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

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
   ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
   ☒ ☐ ☐ ☐ ☐ 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

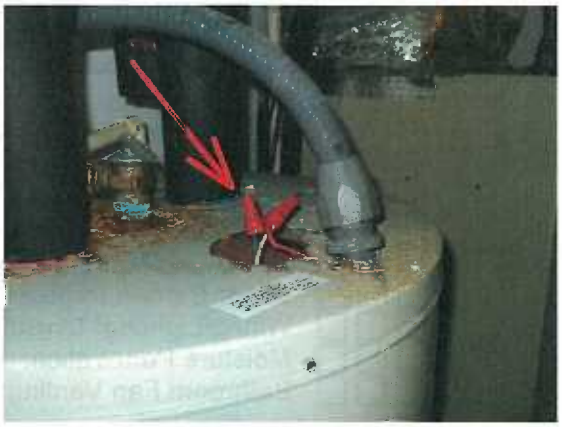
1. ☐ ☐ ☒ ☐ ☐ Service Line: Concealed
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: In Utility Room
3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC
5. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC

Utility Room Water Heater

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Plumbing Unit 1 (Continued)

6. ☐☐☒☐☐ Water Heater Operation: Water turned off at time of inspection. This water heater is not properly wired. The cover for the wires is missing from the water heater.



7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 8 years Area Served: Whole House
10. ☒☐☐☐☐ TPRV and Drain Tube: Copper

Air Conditioning Unit 1

A NP NI M D

North 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: 0
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.

North Side AC System

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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

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: 0
17. Type: Heat pump Capacity: 1.5 ton
18. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins

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

Attic 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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Heating System Unit 1 (Continued)

14. ☐ ☐ ☐ ☐ ☒ Distribution: Metal & Flex Duct The metal duct work in the attic is damaged.

15. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Bathroom Unit 1

A NP NI M D

Main Level Powder Room Bathroom

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering Vinyl floor is damaged from the bottom of t door rubbing on it.
4. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core Doors need trimming/adjustment
5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
9. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler
10. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
11. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Top Floor Hallway Bathroom

12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
14. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
15. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
16. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
17. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18. ☒ ☐ ☐ ☐ ☐ Sink/Basin: 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

Top Front, Left Bathroom

24. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
25. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
26. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
27. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacle

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Bathroom Unit 1 (Continued)

28. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Cultured Marble & Flush Laminate
29. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Cast Iron
30. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
31. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
32. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
33. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
34. ☒ ☐ ☐ ☐ ☐ 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 Ventilator did not respond to switch when tested.
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 Lighting under cabinets did not respond to the switch.
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☐ ☐ ☐ ☐ ☒ Cabinets: Flush Laminate Kitchen Cabinet doors need to be adjusted. One door was off the hinges and resting against the wall.

10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

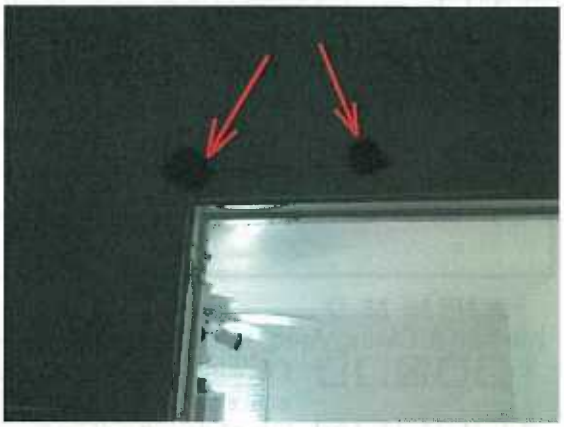
Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Bedroom Unit 1

A NP NI M D

Top Front Bedroom

1. ☐☐☐☒☐ Closet: Single There are two insect nest on the inside closet door top trim.



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 The door needs to be adjusted to fit into opening properly.
6. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
7. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
8. ☒☐☐☐☐ HVAC Source: Heating system register

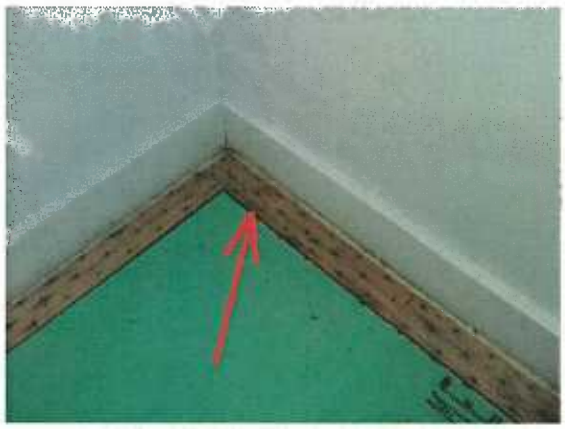
Top Left Rear Bedroom

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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

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

Top Right Rear Bedroom

17. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
18. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
19. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
20. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
21. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
22. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
23. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
24. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

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

Main Level Living Area Living Space

7. ☒ ☐ ☐ ☐ ☐ Closet: Single
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

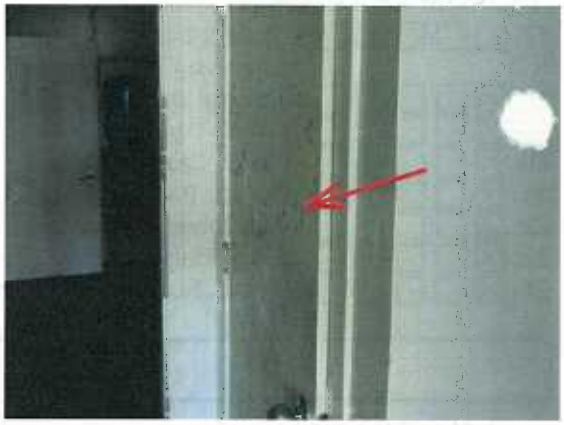
Living Space Unit 1 (Continued)

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 The closet door needs to be adjusted to fit into the opening properly. 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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

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.

Roof

1. All Roof Areas Roof Surface Material: Asphalt shingle The roof shingles and drip edge have lifted out of place at the rear gable end of the roof.

Air Conditioning Unit 1

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

Bathroom Unit 1

4. Main Level Powder Room Bathroom Doors: Painted, Flush Solid Core Doors need trimming/adjustment

Bedroom Unit 1

5. Top Front Bedroom Closet: Single There are two insect nest on the inside closet door top trim.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Marginal Summary (Continued)

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

7. Top Front Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
8. Top Left Rear Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

9. Top Right Rear Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.

Living Space Unit 1

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.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Marginal Summary (Continued)

11. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly. There are signs of organic growth on the closet door.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

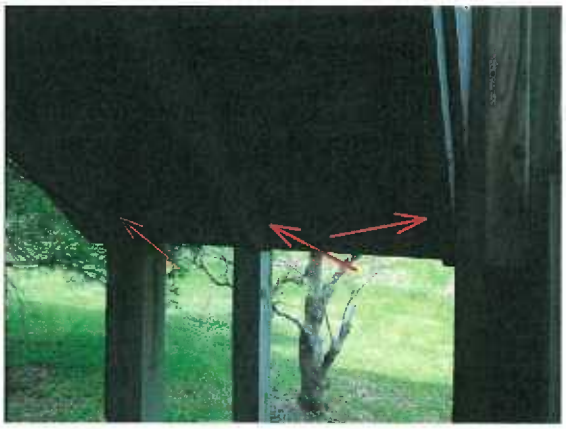
Defective Summary

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 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 stair stringers are not properly attached to the landing. They are being held by the shear of the nails.



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. At the top rear of the house, between the windows, the siding is broken, and cracked. In the same area there is a hole in the siding. The siding has organic growth growing on it.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Exterior Surface and Components (Continued)

Type: (continued)

5. 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.
There is organic growth growing on the surface of the shingles.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Defective Summary (Continued)

6. Trim: Wood, Aluminum Covered On the wood trim at the top window in the stair well, there is some type of organic growth growing.

7. Entry Doors: Ground Front, Fiberglass, Full View Glass The lock would not unlock at time of inspection. The thermopane glass for this door. The outer pane of glass is broken and removed.

8. Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core The door lock would not unlock at time of inspection.
9. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass The door weather stripping at the bottom is damaged.
10. Windows: Andersen Double Hung, Tilt & Wash Feature One of the rear bedroom top window sash is damaged.

11. 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.
12. Exterior Lighting: Exterior, Surface Mount One of the exterior light switches is deteriorated. 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.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Exterior Surface and Components (Continued)

Exterior Lighting: (continued)

13. Hose Bibs: Frost Proof The rear exterior hose bib is not properly attached to the wall surface.

Roof

14. Downspouts: Plastic One of the rain gutter down spouts is missing at the front left corner of the unit.

Electrical Unit 1

15. 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

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

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Defective Summary (Continued)

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

18. North Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
19. North Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
20. North Side AC System Visible Coil: Copper core with aluminum fins

21. North 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

22. Attic Heating System Distribution: Metal & Flex Duct The metal duct work in the attic is damaged.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.

Defective Summary (Continued)

Bathroom Unit 1

23. Main Level Powder Room Bathroom Floor: Vinyl floor covering Vinyl floor is damaged from the bottom of the door rubbing on it.

Kitchen Unit 1

24. Kitchen & Dining Area, Main Level Kitchen Ventilator: General Electric Ventilator did not respond to switch when tested.
25. Kitchen & Dining Area, Main Level Kitchen Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.
26. Kitchen & Dining Area, Main Level Kitchen Cabinets: Flush Laminate Kitchen Cabinet doors need to be adjusted. One door was off the hinges and resting against the wall.

Palm-Tech Inspector, Copyright © 1998-2009, PDmB, Inc.