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 #46135A

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 05/14/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK12

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 Screen panels for the porch are missing or damaged. The porch screen door is damaged.
6.	☐	☐	☐	☐	☒	Stairs/Landing: The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

Exterior Walls Exterior Surface

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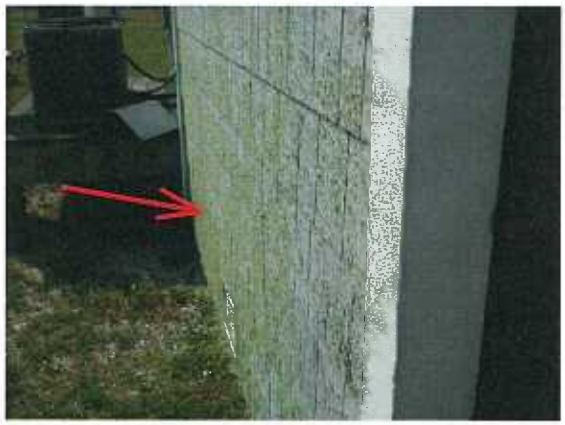
Exterior Surface and Components (Continued)

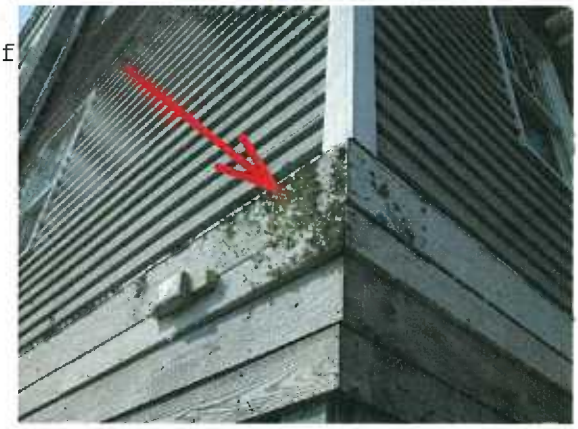
7. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.
The wood lap siding is split and cracked in several places around the unit.

Accent Walls Exterior Surface

8. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. There is organic growth growing at several places on the siding.



9. ☐☐☐☐☒ Trim: Wood, Aluminum Covered There is organic growth growing on the corner of the wood trim.



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

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Exterior Surface and Components (Continued)

11. ☐☐☐☐☒ **Soffits:** Vinyl panels The soffit panels above the front deck are out of place, bulging downward.

12. ☒☐☐☐☐ **Entry Doors:** Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core
14. ☒☐☐☐☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass
15. ☒☐☐☐☐ **Entry Door:** Kitchen/Dining Area, Fiberglass, Full view Glass
16. ☐☐☐☐☒ **Windows:** Andersen Double Hung, Tilt & Wash Feature The bay window in the kitchen eating area, the outer edge of this window unit is bowing down, causing the openings for the double hung windows on the sides to be out of square, keeping the double hung window from being closed properly.

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

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Exterior Surface and Components (Continued)

19. ☐ ☐ ☐ ☒ ☐ Exterior Electric Outlets: Exterior, Surface Mount The cover for the exterior outlet is missing.

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

Roof

A NP NI M D
All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐ ☐ ☐ ☐ ☒ Material: Asphalt shingle Several of the ridge cap shingles are missing.

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

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Roof (Continued)

7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC

8. Roof Water Control

9. ☐ ☐ ☐ ☐ ☒ Gutters: Plastic Parts of the gutter pipe are missing.

10. ☐ ☐ ☐ ☐ ☒ Downspouts: Plastic Part of the gutter pipe down spout system are 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

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
. ☒ ☐ ☐ ☐ ☐ Beams: Pressure Treated Para/Lam Beam
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
6. ☐ ☐ ☒ ☐ ☐ Joists/Trusses: Unable to view
7. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Concrete

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Structure Unit 1 (Continued)

8. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails
9. ☒ ☐ ☐ ☐ ☐ Subfloor: 3/4" T&G Floor Underlayment

Attic Unit 1

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 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: Ongoing water penetration noted The ridge cap shingles are missing as mention earlier. When viewing this photo, you can see daylight streaming into the attic. I am sure this is leaking when it rains.

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
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: Not present
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Rod in ground only
8. ☐ ☐ ☐ ☐ ☒ Smoke Detectors: Hard wired with battery back up Most units, some of the smoke detector have been removed, others do not respond to the test. I recommend that all smoke detectors be replaced in these units.

Ground Level Utility Room Electric Panel

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

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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. Someone has removed the cover to access the heating element. The electrical parts or this element are very rusty.

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

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

Air Conditioning Unit 1

North Side AC System

	A	NP	NI	M	D	
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: 2.5 ton

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

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Air Conditioning Unit 1 (Continued)

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

North Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
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 The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐☐☒☐☐ Heating System Operation: Recommend replacement 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

loset, Top Floor Hallway Heating System

8. ☐☐☒☐☐ Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and

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Heating System Unit 1 (Continued)

Heating System Operation: (continued)
regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.

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

Bathroom Unit 1

A NP NI M D

Main Floor Powder Room Bathroom

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

Top Floor Hallway Bathroom

12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
14. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
15. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
16. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
17. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Cast Iron
19. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
20. ☐ ☐ ☐ ☒ ☐ Tub/Surround: One Piece Fiberglass The tub drain stopper is not properly installed.
21. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler
22. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
23. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Top Floor Rear Bathroom

24. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
25. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
26. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
27. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
28. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacle
29. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
30. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Cast Iron
31. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
32. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass

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Bathroom Unit 1 (Continued)

33. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler
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 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 water not on at time of inspection.
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 Right Rear Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Two Closets
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☐ ☐ ☐ ☐ ☒ Floor: Carpet There is a run in the carpet fabric. The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

5. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core

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Bedroom Unit 1 (Continued)

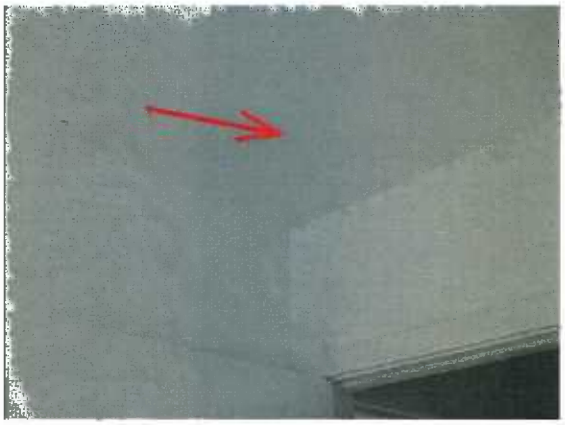
6. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
7. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Top Left Rear 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

Top Front Right Bedroom

17. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
18. ☐ ☐ ☐ ☒ ☐ Ceiling: Drywall There is a stain in the closet ceiling.



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

Top Front Left Bedroom

25. ☒ ☐ ☐ ☐ ☐ Closet: Single
26. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
27. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

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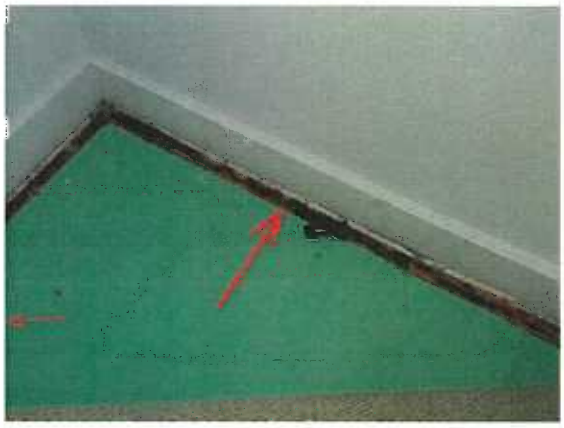
Bedroom Unit 1 (Continued)

28. ☐☐☐☒☐ Floor: Carpet There are stains on the carpet tack strip in the corner at the party wall and under the front windows.



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

Living Space Unit 1

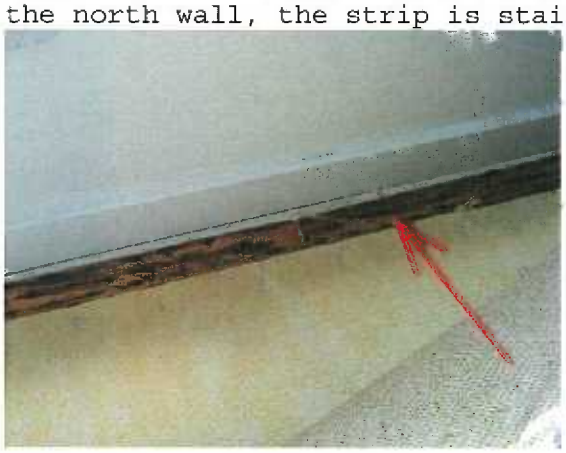
A NP NI M D

Ground Level Utility/Storage Room Living Space

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

Main Level Living Area Living Space

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



11. ☒☐☐☐☐ Doors: Bi-fold

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Living Space Unit 1 (Continued)

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

Ground Level Entry Living Space

15. ☐ ☐ ☐ ☒ ☐ Closet: Single There are signs of organic growth on the closet door.
16. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
17. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
18. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
19. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
20. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
21. ☒ ☐ ☐ ☐ ☐ HVAC Source: None

Stair Well Living Space

22. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
23. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
24. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
25. ☐ ☐ ☐ ☒ ☐ Windows: Andersen Double Hung There are moisture stains on the vinyl header of one window.

26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

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

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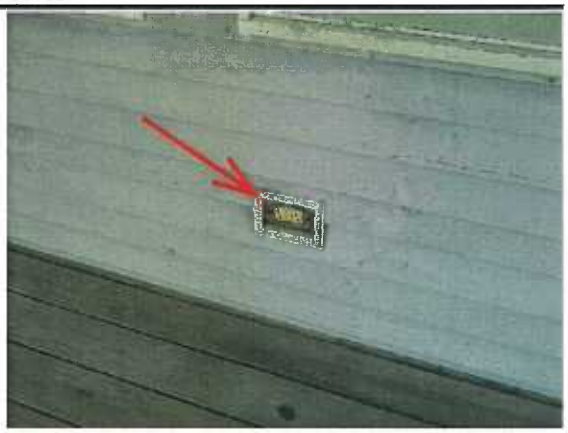
Marginal Summary

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

Exterior Surface and Components

1. Exterior Electric Outlets: Exterior, Surface Mount The cover for the exterior outlet is missing.



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

Air Conditioning Unit 1

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

Bathroom Unit 1

5. Top Floor Hallway Bathroom Tub/Surround: One Piece Fiberglass The tub drain stopper is not properly installed.

Kitchen Unit 1

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

Bedroom Unit 1

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

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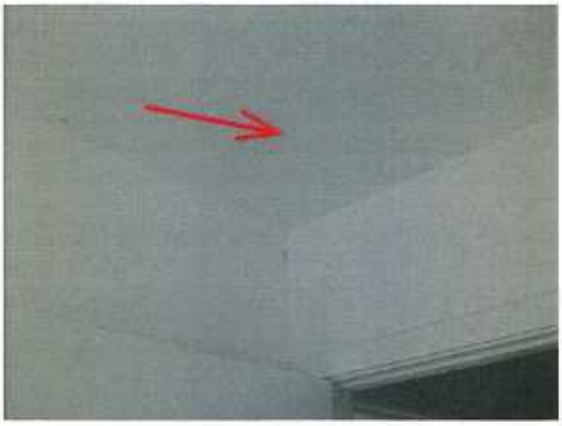
Marginal Summary (Continued)

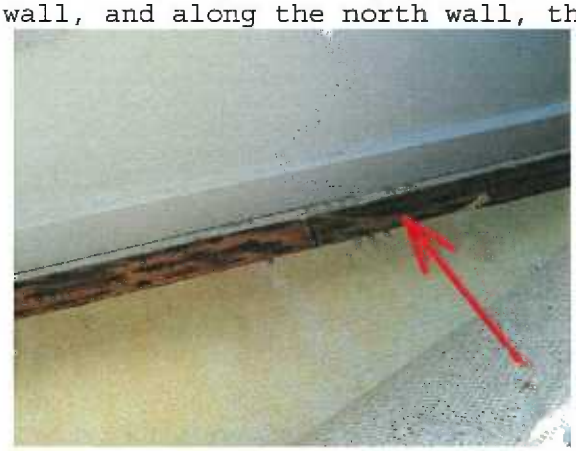
8. Top Front Right Bedroom Ceiling: Drywall There is a stain in the closet ceiling.



9. Top Front Left Bedroom Floor: Carpet There are stains on the carpet tack strip in the corner at the party wall and under the front windows.

Living Space Unit 1

10. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
11. Main Level Living Area Living Space Floor: Carpet The carpet tack strip along the unit party wall, and along the north wall, the strip is stained and the tacks are rusty.



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

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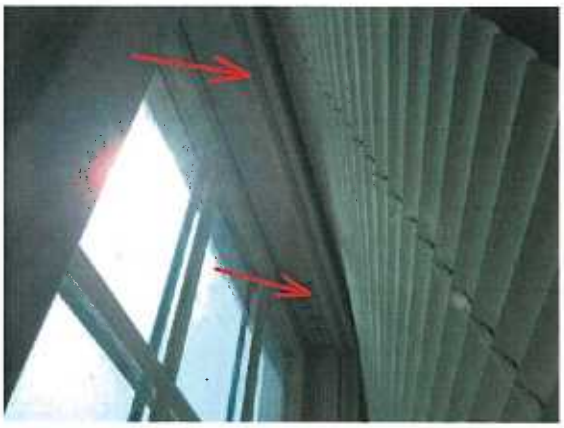
Marginal Summary (Continued)

13. Stair Well Living Space Windows: Andersen Double Hung
There are moisture stains on the vinyl header of one window.



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Defective Summary

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

Exterior Surface and Components

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

2. Porch: Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.
3. Stairs/Landing: The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

4. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.
The wood lap siding is split and cracked in several places around the unit.

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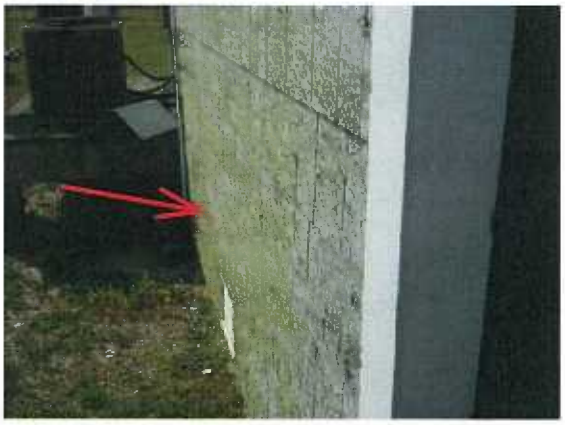
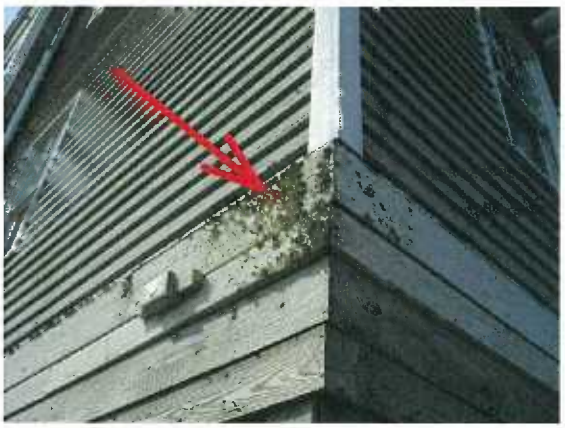
Exterior Surface and Components (Continued)

Type: (continued)

5. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. There is organic growth growing at several places on the siding.



6. Trim: Wood, Aluminum Covered There is organic growth growing on the corner of the wood trim.



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Defective Summary (Continued)

7. Soffits: Vinyl panels The soffit panels above the front deck are out of place, bulging downward.

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

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

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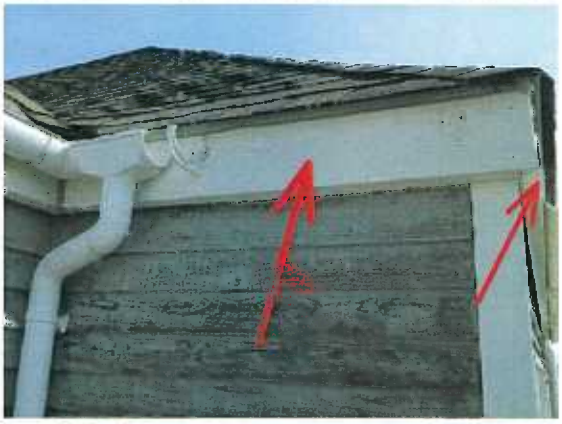
Defective Summary (Continued)

Roof

11. All Roof Areas Roof Surface Material: Asphalt shingle
Several of the ridge cap shingles are missing.

12. Gutters: Plastic Parts of the gutter pipe are missing.



13. Downspouts: Plastic Part of the gutter pipe down spout system are missing.

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Defective Summary (Continued)

Attic Unit 1

14. Main Attic Moisture Penetration: Ongoing water penetration noted The ridge cap shingles are missing as mention earlier. When viewing this photo, you can see daylight streaming into the attic. I am sure this is leaking when it rains.

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
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

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Defective Summary (Continued)

20. 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.

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

Bedroom Unit 1

22. Top Right Rear Bedroom Floor: Carpet There is a run in the carpet fabric. The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

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American Home Inspections of NE NC

Definitions

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

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

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46135B

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 West
Inspection Date 05/14/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 70-75 degrees

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General Information (Continued)

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.

Exterior Walls Exterior Surface

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

Accent Walls Exterior Surface

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Exterior Surface and Components (Continued)

8. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose.
There are pieces of the shake shingle panels that are loose and missing.

9. ☐☐☐☐☒ Trim: Wood, Aluminum Covered There is organic growth at the corner of the trim.
10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☒☐☐☐☐ Soffits: Vinyl panels
12. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
☒☐☐☐☐ Entry Door: Main Living Area, Fiberglass, Full View Glass
☒☐☐☐☐ Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass
16. ☐☐☐☐☒ Windows: Andersen Double Hung, Tilt & Wash Feature The bay window in the kitchen eating area, the outer edge of this window unit is bowing down, causing the openings for the double hung windows on the sides to be out of square, keeping the double hung window from being closed properly.

17. ☐☐☐☐☒ Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
18. ☐☐☐☐☒ Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit.
The light fixture at the top of the rear stairs has been moved from its location on the wall.

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Exterior Surface and Components (Continued)

Exterior Lighting: (continued)

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

Roof

A NP NI M D

All Roof Areas Roof Surface

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

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

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Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

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

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: Ongoing water penetration noted There is a hole in the roof where the ridge cap shingles are missing. Daylight can be seen in the attic.

10. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

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Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

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

Plumbing Unit 1

A NP NI M D

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: 9 years Area Served: Whole House
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Air Conditioning Unit 1

A NP NI M D

South 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: 2.5 ton

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Air Conditioning Unit 1 (Continued)

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

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

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: 0
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

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Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐ ☐ ☒ ☐ ☐ Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2.5 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

Closet, Top Floor Hallway Heating System

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

Bathroom Unit 1

A NP NI M D

Main Level Powder Room Bathroom

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

Top Floor Hallway Bathroom

12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
    ☒ ☐ ☐ ☐ ☐ 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

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Bathroom Unit 1 (Continued)

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

Top Floor Rear Bathroom

24.	☒	☐	☐	☐	☐	Ceiling: Drywall
25.	☒	☐	☐	☐	☐	Walls: Drywall
26.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
27.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
28.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
29.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
30.	☐	☐	☐	☒	☐	Sink/Basin: Cast Iron Lavatory bowl is rusty around the rim.
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

Kitchen & Dining Area, Main Level Kitchen

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	Cooking Appliances: General Electric Electric range disconnected from power source at time of inspection.
2.	☐	☐	☒	☐	☐	Ventilator: General Electric 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 water not on at time of inspection.
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☐	☐	☐	☒	☐	Cabinets: Flush Laminate Kitchen Cabinet doors need to be adjusted.
10.	☐	☐	☐	☐	☒	Ceiling: Drywall There is a crack in the drywall surface between the kitchen and living area.
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
13.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

	A	NP	NI	M	D	
Top Front Right Bedroom						
1.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into the opening properly.
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☒	☐	☐	☐	☐	Floor: Carpet
5.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Front 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
14.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Rear Left Bedroom						
17.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into the opening properly.
18.	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☐	☐	☐	☒	☐	Walls: Drywall There appears to be damage to the rear wall near the bottom left corner of the window.
20.	☐	☐	☐	☒	☐	Floor: Carpet The carpet tack strip along the unit party wall and rear wall, the strip is stained and the tacks are rusty.

21.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
22.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
24.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Rear Right Bedroom						
25.	☒	☐	☐	☐	☐	Closet: Single
26.	☒	☐	☐	☐	☐	Ceiling: Drywall

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Bedroom Unit 1 (Continued)

27. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
28. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
29. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
30. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
31. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
32. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

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

Main Level Living Area Living Space

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

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

Ground Level Entry Living Space

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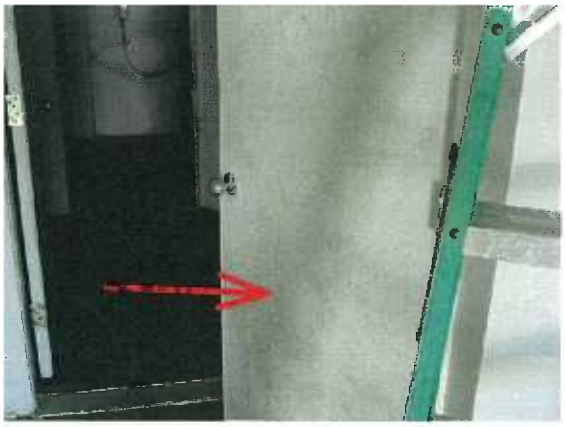
Living Space Unit 1 (Continued)

16. ☐☐☐☒☐ 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.



17. ☒☐☐☐☐ Ceiling: Drywall
18. ☒☐☐☐☐ Walls: Drywall
19. ☒☐☐☐☐ Floor: Vinyl floor covering
20. ☒☐☐☐☐ Electrical: Light & Receptacle
21. ☒☐☐☐☐ HVAC Source: None

Stair Well Living Space

[illegible] ☒☐☐☐☐ Ceiling: Drywall
[illegible] ☒☐☐☐☐ Walls: Drywall
24. ☒☐☐☐☐ Floor: Carpet
25. ☐☐☐☒☐ Windows: Andersen Double Hung There is a stain on the vinyl header piece of one window.
The paint just below one window is blistered.

26. ☒☐☐☐☐ Electrical: Lighting

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Laundry Room/Area Unit 1

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

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Marginal Summary

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

Exterior Surface and Components

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

Bathroom Unit 1

2. Top Floor Rear Bathroom Sink/Basin: Cast Iron Lavatory bowl is rusty around the rim.

Kitchen Unit 1

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

Bedroom Unit 1

4. Top Front Right Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
5. Top Front Right Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
6. Top Front Left Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
   Top Rear Left Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
8. Top Rear Left Bedroom Walls: Drywall There appears to be damage to the rear wall near the bottom left corner of the window.
9. Top Rear Left Bedroom Floor: Carpet The carpet tack strip along the unit party wall and rear wall, the strip is stained and the tacks are rusty.

Living Space Unit 1

10. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
11. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
    Main Level Living Area Living Space Floor: Carpet The carpet tack strip along the unit party wall and the south wall, the strip is stained and the tacks are rusty.

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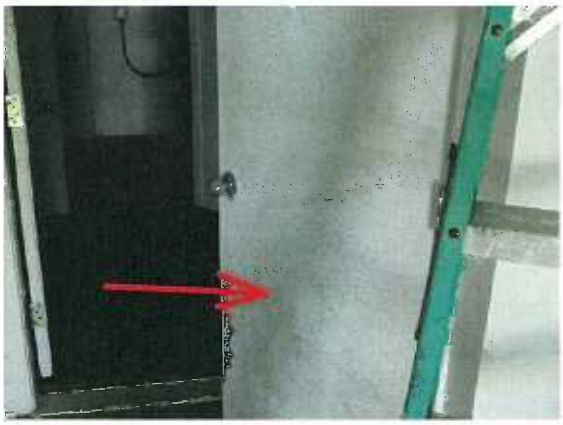
Living Space Unit 1 (Continued)

Floor: (continued)

13. 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.



14. Stair Well Living Space Windows: Andersen Double Hung There is a stain on the vinyl header piece of one window.
The paint just below one window is blistered.

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Defective Summary

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

Exterior Surface and Components

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

2. **Porch:** Rear Porch, Pressure Treated Wood 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.

4. **Accent Walls Exterior Surface Type:** Plywood Panels with machine shake appearance. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose.
There are pieces of the shake shingle panels that are loose and missing.

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Defective Summary (Continued)

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

7. 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.
8. Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit. The light fixture at the top of the rear stairs has been moved from its location on the wall.

Roof

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

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Defective Summary (Continued)

10. Gutters: Plastic There are parts of the gutters missing.

Attic Unit 1

11. Main Attic Moisture Penetration: Ongoing water penetration noted There is a hole in the roof where the ridge cap shingles are missing. Daylight can be seen in the attic.

Electrical Unit 1

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

Air Conditioning Unit 1

13. South Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
14. South Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

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Defective Summary (Continued)

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

Kitchen Unit 1

19. Kitchen & Dining Area, Main Level Kitchen Ceiling: Drywall There is a crack in the drywall surface between the kitchen and living area.

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Definitions

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

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

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46127A
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

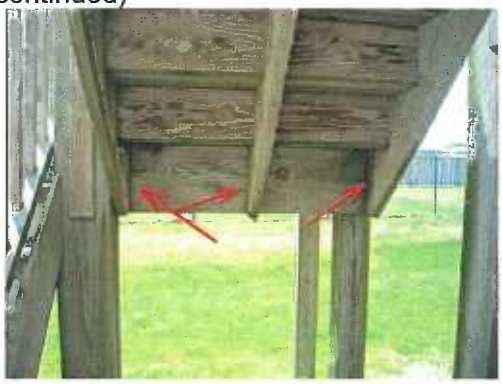
Lots and Grounds

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

OK13

Lots and Grounds (Continued)

Steps/Stoops: (continued)



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

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

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

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Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐☐☐☐☒ Type: Wood Lap Siding There is one piece of siding missing at the lower rear of the unit. 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.
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 The door stop needs to be repaired or replaced.
There are signs of moisture migration at the bottom of the 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 The exterior light at the rear of the unit is not properly mounted to the wall. 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.

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Exterior Surface and Components (Continued)

Exterior Lighting: (continued)

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

Roof

A NP NI M D

Roof Surfaces Roof Surface

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 There are parts and pieces of the vinyl gutter missing.

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

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Garage Unit 1 (Continued)

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

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

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Attic Unit 1

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 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

East Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative This unit is at the end of its useful life.
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Main Levels Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton
8. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

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

East Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative This unit is at the end of its useful life.
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton

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Air Conditioning Unit 1 (Continued)

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

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

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Plumbing Unit 1

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	Service Line: Concealed
2.	☒	☐	☐	☐	☐	Main Water Shutoff: In Utility Room
3.	☐	☐	☐	☐	☒	Water Lines: Copper The copper pipe on the top of the water heater is caroded.

4.	☒	☐	☐	☐	☐	Drain Pipes: PVC
5.	☒	☐	☐	☐	☐	Vent Pipes: PVC

Utility Room Water Heater

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

7. Manufacturer: A.O. Smith
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 he GFCI outlet is defective.
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 Hallway Bathroom						
13.	☒	☐	☐	☐	☐	Ceiling: Drywall
14.	☒	☐	☐	☐	☐	Walls: Drywall
15.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
16.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
18.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
19.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
20.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
21.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass

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Bathroom Unit 1 (Continued)

	A	NP	NI	M	D	
22.	☐	☐	☒	☐	☐	Toilets: Kohler
23.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
24.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Top Floor Master Bathroom

	A	NP	NI	M	D	
25.	☒	☐	☐	☐	☐	Ceiling: Drywall
26.	☒	☐	☐	☐	☐	Walls: Drywall
27.	☒	☐	☐	☐	☐	Floor: Vinyl Floor Tile
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

Kitchen Unit 1

Main Level Kitchen

	A	NP	NI	M	D	
1.	☐	☐	☐	☒	☐	Cooking Appliances: General Electric The surface burners are rusty.
2.	☒	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☒	☐	☐	☐	Disposal: None
4.	☐	☐	☒	☐	☐	Dishwasher: General Electric
5.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
6.	☒	☐	☐	☐	☐	Sink: Stainless Steel Double Bowl
7.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
8.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
9.	☒	☐	☐	☐	☐	Counter Tops: Laminate
10.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
11.	☒	☐	☐	☐	☐	Ceiling: Drywall
12.	☒	☐	☐	☐	☐	Walls: Drywall
13.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

	A	NP	NI	M	D	
Top Floor Front Bedroom						
1.	☐	☐	☐	☒	☐	Closet: Single The closet doors need to be repaired and/or adjusted.
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 There are signs of moisture migration on the 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
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor Rear, Left 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

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Living Space Unit 1

A NP NI M D

Utility Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☐ ☐ ☐ ☒ ☐ Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.

5. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
6. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

ound Entry Foyer Living Space

7. ☒ ☐ ☐ ☐ ☐ Closet: Single
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
10. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl flooring is cut and torn
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

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Laundry Room/Area Unit 1

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

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Marginal Summary

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

Exterior Surface and Components

1. 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.
2. Entry Door: Main Level Liv. Area, Fiberglass, Full View Glass The door stop needs to be repaired or replaced. There are signs of moisture migration at the bottom of the door.

Air Conditioning Unit 1

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

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

Kitchen Unit 1

5. Main Level Kitchen Cooking Appliances: General Electric The surface burners are rusty.

Bedroom Unit 1

6. Top Floor Front Bedroom Closet: Single The closet doors need to be repaired and/or adjusted.
7. Top Floor Front Bedroom Doors: Wood, Flush, Painted Door needs to be adjusted to fit into opening properly.
8. Top Floor Rear,Right Bedroom Closet: Single The closet doors need to be repaired and adjusted.
9. Top Floor Rear,Right Bedroom Walls: Drywall There are signs of moisture migration on the wall under the windows.
10. 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.

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Marginal Summary (Continued)

Living Space Unit 1

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

13. Ground Entry Foyer Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
14. Main Floor Living Area Living Space Closet: Small The closet doors need to be repaired and adjusted.

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Defective Summary

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

Lots and Grounds

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

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

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

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Defective Summary (Continued)

Exterior Surface and Components

4. All Exterior Walls Exterior Surface Type: Wood Lap Siding There is one piece of siding missing at the lower rear of the unit. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

5. 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.
6. Exterior Lighting: Surface Mounted The exterior light at the rear of the unit is not properly mounted to the wall. There are romex wires installed for lights at the front and rear of the unit. These romex wires should have been installed in electrical conduit.

Roof

7. Gutters: Plastic There are parts and pieces of the vinyl gutter missing.

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.

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Defective Summary (Continued)

Air Conditioning Unit 1

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

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

Plumbing Unit 1

15. Water Lines: Copper The copper pipe on the top of the water heater is caroded.

Bathroom Unit 1

16. Main Level Powder Room Bathroom Electrical: Lights & Receptacles he GFCI outlet is defective.

Living Space Unit 1

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

Laundry Room/Area Unit 1

18. Main Floor Laundry Room/Area Floor: Vinyl floor covering The vinyl floor covering is damaged on the left side.

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Definitions

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

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

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46127B

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 04/27/11
Electric On ◉ Yes ○ No ○ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature Clear, 60-65 degrees

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Lots and Grounds

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	**Walks:** Concrete
2.	☐	☐	☐	☐	☒	**Steps/Stoops:** All Pressure Treated Wood Rear stairs and landing. The rear stairs are not properly supported where they are attached to the stair landing. 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
	☐	☐	☐	☐	☒	**Deck:** All Pressure Treated Wood There is one floor joist that is not properly supported with a ledger or metal joist hanger. The deck handrails and pickets. The handrails are deteriorated and split. The pickets have become loose because the nails used to hold them in place have become rusty and deteriorated.

5.	☐	☐	☐	☐	☒	**Porch:** All Pressure Treated Wood The screen door is damaged/deteriorated.
6.	☐	☐	☐	☒	☐	**Vegetation:** Trees There is a cedar tree growing between the house and the heat pump platform.

7.	☒	☐	☐	☐	☐	**Grading:** Generally Flat

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Lots and Grounds (Continued)

8. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete

Exterior Surface and Components

A NP NI M D

All Exterior Walls Exterior Surface

1. ☐ ☐ ☐ ☐ ☒ Type: Wood Lap Siding At the point where the unit wall intersects with the adjoining unit, the exterior siding is deteriorated. Recommend that all exterior siding be examined and re nailed where necessary. Recommend that the exterior of each unit be pressure washed and re painted.

Stair Well Bump Out on Side Exterior Surface

☐ ☐ ☐ ☒ ☐ Type: Plywood Strips with Machine Shake Appearance There are several places where the shake shingle panels are damaged/deteriroated. Recommend that the exterior of each unit be pressure washed and re painted.
There is organic growth growing on the exterior of the siding.

3. ☐ ☐ ☐ ☒ ☐ Trim: Wood, Some PVC Alum Covered At the north east corner, there is organic growth growing.
4. ☒ ☐ ☐ ☐ ☐ Fascia: PVAC Alum. Covered
5. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl
6. ☐ ☐ ☐ ☐ ☒ Entry Doors: Ground, Fiberglass, Full View Glass The door weather strip is damaged.

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

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Exterior Surface and Components (Continued)

8. ☐☐☐☐☒ **Entry Door:** Main Level Kitchen, Fiberglass, Full View Glass The door weather strip is damaged. The door threshold needs to be adjusted or replaced. Moisture is migrating to the interior during periods of rain.

9. ☐☐☐☐☒ **Entry Door:** Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated. The door weather strip is damaged.

10. ☒☐☐☐☐ **Windows:** Andersen Double Hung
☐☐☐☐☒ **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 The exterior light fixture mounted on the rear wall, the fixture is not properly mounted to the wall. 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 Two of the exterior frost proof hose bibs are not properly attached to the wall.

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Exterior Surface and Components (Continued)

Hose Bibs: (continued)

Roof

A NP NI M D

All Roof Surfaces Roof Surface

1. Method of Inspection: On Roof & Binoculars
☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☐ ☐ ☐ ☒ ☐ Gutters: Plastic There are parts and pieces of the vinyl gutter missing. 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.
10. ☒ ☐ ☐ ☐ ☐ Downspouts: Plastic

Garage Unit 1

A NP NI M D

Carport Garage

1. ☒ ☐ ☐ ☐ ☐ Ceiling: MDO Board
2. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
3. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet
4. ☐ ☐ ☐ ☐ ☒ Pipe Hangers: Pipe Strap Hangers holding the PVC drain pipe in place All of the pipe strap hangers are rusty. Several are rusted through.

Electrical Unit 1

A NP NI M D

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

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Electrical Unit 1 (Continued)

	A	NP	NI	M	D	
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
	☒	☐	☐	☐	☐	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

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Air Conditioning Unit 1

A NP NI M D

West Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Main Levels Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton
8. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins The aluminum fins are deteriorated and are falling from the copper coil. The condenser is at the end of its useful life.

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

West Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
19. ☐ ☐ ☐ ☐ ☒ Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
20. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Tumble switch

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Heating System Unit 1

A NP NI M D

Utility Room Heating System

1. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Inadequate
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: 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: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole Unit
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

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Bathroom Unit 1

	A	NP	NI	M	D	
Main 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 Hallway Bathroom						
13.	☒	☐	☐	☐	☐	Ceiling: Drywall
14.	☒	☐	☐	☐	☐	Walls: Drywall
15.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
16.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
17.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
19.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
20.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
21.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
22.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
23.	☐	☐	☒	☐	☐	Toilets: Kohler
24.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
25.	☐	☐	☐	☒	☐	Ventilation: Electric ventilation fan Light above the tub is not properly mounted to the ceiling.
Top Floor Master Bathroom						
26.	☒	☐	☐	☐	☐	Ceiling: Drywall
27.	☒	☐	☐	☐	☐	Walls: Drywall
28.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
29.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
30.	☐	☐	☐	☒	☐	Electrical: Lights & Receptacle The light above the tub is not properly mounted to the ceiling.
31.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate & Flush Laminate
32.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
33.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
34.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass

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Bathroom Unit 1 (Continued)

	A	NP	NI	M	D	
35.	☐	☐	☒	☐	☐	Toilets: Kohler
36.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
37.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

Main Level Kitchen

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☐	☐	☒	Ventilator: General Electric The ventilation light and fan 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
9.	☒	☐	☐	☐	☐	Counter Tops: Laminate
10.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
	☒	☐	☐	☐	☐	Ceiling: Drywall
	☒	☐	☐	☐	☐	Walls: Drywall
13.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl seam is lifting, there are cut and scuff marks in the vinyl surface.
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Bedroom Unit 1

Top Floor Front Bedroom

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Closet: Single
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☐	☐	☐	☒	☐	Walls: Drywall There are stains and water marks on the surface of the walls under the windows.
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 Rear, Left Bedroom

	A	NP	NI	M	D	
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.
[illegible]	☐	☐	☐	☐	☒	Floor: Carpet The carpet is damaged at the door opening.
	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
14.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1 (Continued)

Top Floor Rear, Right Bedroom

	A	NP	NI	M	D	
17.	☒	☐	☐	☐	☐	Closet: Single The closet doors need to be repaired and adjusted.
18.	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☐	☐	☐	☒	☐	Walls: Drywall There are stains and water marks on the surface of the dry wall under the windows.
20.	☒	☐	☐	☐	☐	Floor: Carpet
21.	☒	☐	☐	☐	☐	Doors: Wood, Flush, Painted
22.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
23.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
24.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Living Space Unit 1

	A	NP	NI	M	D	
Utility Room Living Space						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☐	☐	☐	☒	☐	Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
3.	☒	☐	☐	☐	☐	Floor: Concrete
	☐	☐	☐	☒	☐	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 The is one place where there is a gouge in the vinyl flooring.
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.	☒	☐	☐	☐	☐	Windows: Andersen Double Hung
19.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
20.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Stair Well Living Space						
21.	☒	☐	☐	☐	☐	Ceiling: Drywall
22.	☒	☐	☐	☐	☐	Walls: Drywall
23.	☒	☐	☐	☐	☐	Floor: Carpet

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Living Space Unit 1 (Continued)

24. ☐☐☐☒☐ Windows: Andersen Double Hung There are water stains on the inside top header piece of vinyl

25. ☒☐☐☐☐ 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

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Marginal Summary

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

Lots and Grounds

1. Vegetation: Trees There is a cedar tree growing between the house and the heat pump platform.

Exterior Surface and Components

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. Recommend that the exterior of each unit be pressure washed and re painted. There is organic growth growing on the exterior of the siding.
3. Trim: Wood, Some PVC Alum Covered At the north east corner, there is organic growth growing.
4. Hose Bibs: Frost Proof Two of the exterior frost proof hose bibs are not properly attached to the wall.

Roof

5. Gutters: Plastic There are parts and pieces of the vinyl gutter missing. 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.

Bathroom Unit 1

Top Floor Hallway Bathroom Ventilation: Electric ventilation fan Light above the tub is not properly mounted to the ceiling.

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Marginal Summary (Continued)

7. Top Floor Master Bathroom Electrical: Lights & Receptacle The light above the tub is not properly mounted to the ceiling.

Bedroom Unit 1

8. Top Floor Front Bedroom Walls: Drywall There are stains and water marks on the surface of the walls under the windows.
9. Top Floor Rear, Left Bedroom Walls: Drywall There are stains and water marks on the surface of the dry wall under the windows.
10. Top Floor Rear, Right Bedroom Walls: Drywall There are stains and water marks on the surface of the dry wall under the windows.

Living Space Unit 1

11. Utility Room Living Space Walls: Plywood, Painted There is evidence of organic growth on the surface of the walls.
12. Utility Room Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
13. Ground Entry Foyer Living Space Doors: Wood, Flush, Painted There is evidence of organic growth on the surface of the door.
14. Main Floor Living Area Living Space Closet: Small The closet doors need to be repaired and adjusted.
15. Stair Well Living Space Windows: Andersen Double Hung There are water stains on the inside top header piece of vinyl

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Defective Summary

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

Lots and Grounds

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

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

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

Exterior Surface and Components

4. All Exterior Walls Exterior Surface Type: Wood Lap Siding At the point where the unit wall intersects with the adjoining unit, the exterior siding is 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.

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Defective Summary (Continued)

5. Entry Doors: Ground, Fiberglass, Full View Glass The door weather strip is damaged.

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

7. Entry Door: Main Level Liv. Area, Fiberglass, Full View Glass Door locking hardware needs to be adjusted and lubricated. The door weather strip is damaged.
8. 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.
9. Exterior Lighting: Surface Mounted The exterior light fixture mounted on the rear wall, the fixture is not properly mounted to the wall. 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.

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Defective Summary (Continued)

Garage Unit 1

10. Carport Garage Pipe Hangers: Pipe Strap Hangers holding the PVC drain pipe in place All of the pipe strap hangers are rusty. Several are rusted through.

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

14. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.
15. West Side AC System A/C System Operation: Inoperative
16. West Side AC System Refrigerant Lines: Rubbertex Insulation Rubbertex insulation on the copper Condensate line is deteriorated and should be replaced.

Heating System Unit 1

17. Utility Room Heating System Heating System Operation: Inadequate

Kitchen Unit 1

18. Main Level Kitchen Ventilator: General Electric The ventilation light and fan did not respond to the switch.
19. Main Level Kitchen Floor: Vinyl floor covering The vinyl seam is lifting, there are cut and scuff marks in the vinyl surface.

Bedroom Unit 1

20. Top Floor Rear, Left Bedroom Closet: Single The closet doors need to be repaired and adjusted.
21. Top Floor Rear, Left Bedroom Floor: Carpet The carpet is damaged at the door opening.

Living Space Unit 1

22. Ground Entry Foyer Living Space Floor: Vinyl floor covering The is one place where there is a gouge in the vinyl flooring.

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American Home Inspections of NE NC

Definitions

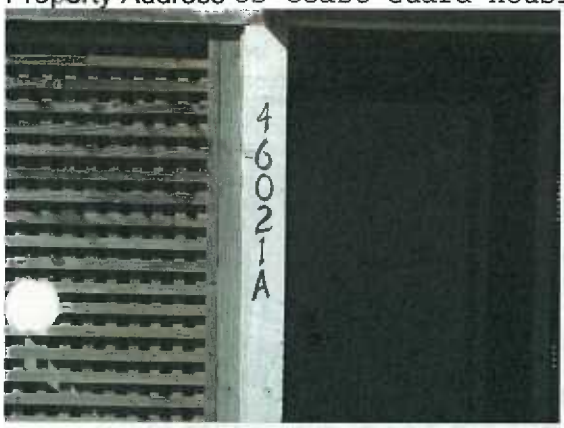
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46021A



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

Client Information

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

Inspection Company

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

Conditions

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

OK14

General Information (Continued)

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

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete
2.	☐	☐	☐	☒	☐	Deck: Front, Pressure Treated Wood There is one floor joist that is not properly supported with a metal joist hanger. The vinyl soffit under the roof overhang at the front deck. This soffit is stained from moisture entering the roof area. It is undetermined exactly where the moisture is entering the soffit area. There are several front handrail pickets that are loose because the nails holding the pickets in place are rusty and deteriorated.

Exterior Surface and Components (Continued)

3. ☐☐☐☐☒ Porch: Rear, Pressure Treated Wood The porch floor ledger is not bolted to the structure. Screen panels for the porch are missing or damaged. The porch screen door is damaged.
There are stains on the porch floor joist. These stains are in the area of the party wall. It appears that moisture may be entering at the roof line and migrating all the way to the bottom of the main level.

4. ☐☐☐☒☐ Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated. There is a 12 inch opening at the top of the stairs between the porch post and the handrail post, there is no handrail in this area. The opening is large enough for a small child to fall through.

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

Exterior Walls Exterior Surface

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Exterior Surface and Components (Continued)

6. ☐☐☐☒☐ **Type:** Horizontal Wood Ship Lap Siding
All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior walls, some of the wood lap siding is split and should be replaced. The exterior of the house should be pressure washed and repainted.
The photo shows discolored siding that is directly above the stained floor joist of the porch floor. An invasive inspection is the only way to determine the seriousness of these moisture stains.

Accent Walls Exterior Surface

7. ☐☐☐☒☐ **Type:** Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. There is one small piece of siding missing.

8. ☐☐☐☐☒ **Trim:** Wood, Aluminum Covered The horizontal wood boards installed around the house, the lower one on the bump out area, the wood is deteriorated and needs to be replaced. It appears to me that these boards may be part of the moisture problem particularly in the stairwell area where the drywall has been damaged on the interior.

9. ☒☐☐☐☐ **Fascia:** Wood, wraped with Aluminum Coil Stock
10. ☐☐☐☒☐ **Soffits:** Vinyl panels As mentioned before, the panels are stains at the front deck area.

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Exterior Surface and Components (Continued)

11. ☐☐☐☒☐ Entry Doors: Ground Front, Fiberglass, Flush, Solid Core This door locking hardware is very difficult to operate.

12. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
13. ☒☐☐☐☐ Entry Door: Main Living Area, Fiberglass, Flush, Solid Core
14. ☐☐☐☐☒ Entry Door: Kitchen/Dining Area, Fiberglass, Flush, Solid Core This door is allowing moisture to enter the interior of the door at the door threshold. This water migration has caused damage to the interior sub-floor and the vinyl flooring.

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

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Exterior Surface and Components (Continued)

Exterior Lighting: (continued)

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

Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☐ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☐ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☐ ☐ ☐ ☐ ☐ Plumbing Vents: PVC

8. Roof Water Control

9. ☐ ☐ ☐ ☐ ☐ Gutters: Plastic
10. ☐ ☐ ☐ ☐ ☐ Downspouts: Plastic
11. ☐ ☐ ☐ ☐ ☐ Leader/Extension: Plastic

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☐ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper

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Electrical Unit 1 (Continued)

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? O Yes O 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

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:
10. ☐☐☐☐☐ Bathroom Fan Venting: Electric fan

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Air Conditioning Unit 1

A NP NI M D

AC System

1. ☐ ☐ ☐ ☐ ☐ A/C System Operation:
2. ☐ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☐ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer:
5. Area Served: Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential:
7. Type: Heat pump Capacity:
8. ☐ ☐ ☐ ☐ ☐ Visible Coil:
9. ☐ ☐ ☐ ☐ ☐ Refrigerant Lines:
10. ☐ ☐ ☐ ☐ ☐ Electrical Disconnect:

Heating System Unit 1

A NP NI M D

Heating System

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

Plumbing Unit 1

A NP NI M D

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

Utility Room Water Heater

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

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Bathroom Unit 1

A NP NI M D

Bathroom

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

Bathroom

14. ☐ ☐ ☐ ☐ ☐ Ceiling: Drywall
15. ☐ ☐ ☐ ☐ ☐ Walls: Drywall
16. ☐ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
17. ☐ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
18. ☐ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
19. ☐ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
20. ☐ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
21. ☐ ☐ ☐ ☐ ☐ Sink/Basin: Ceramic
22. ☐ ☐ ☐ ☐ ☐ Faucets/Traps: Generic
23. ☐ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
24. ☐ ☐ ☐ ☐ ☐ Shower/Surround:
25. ☐ ☐ ☐ ☐ ☐ Toilets: Kohler
26. ☐ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
27. ☐ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☐ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☐ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☐ ☐ ☐ Dishwasher: General Electric
4. ☐ ☐ ☐ ☐ ☐ Refrigerator: General Electric
5. ☐ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☐ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Generic
8. ☐ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☐ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☐ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☐ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
13. ☐ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☐ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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Bedroom Unit 1

A NP NI M D

Bedroom

1. ☐ ☐ ☐ ☐ ☐ Closet: Single
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

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

Bedroom

17. ☐ ☐ ☐ ☐ ☐ Closet: Single
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. ☐ ☐ ☐ ☐ ☐ Windows: None
6. ☐ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☐ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Main Level Living Area Living Space

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

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Living Space Unit 1 (Continued)

Ground Level Entry Living Space

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

Laundry Room/Area Unit 1

Main Level Laundry Room/Area

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

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Marginal Summary

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

Exterior Surface and Components

1. **Deck:** Front, Pressure Treated Wood There is one floor joist that is not properly supported with a metal joist hanger.
   The vinyl soffit under the roof overhang at the front deck. This soffit is stained from moisture entering the roof area. It is undetermined exactly where the moisture is entering the soffit area.
   There are several front handrail pickets that are loose because the nails holding the pickets in place are rusty and deteriorated.

2. **Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated. There is a 12 inch opening at the top of the stairs between the porch post and the handrail post, there is no handrail in this area. The opening is large enough for a small child to fall through.

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Exterior Surface and Components (Continued)

Stairs/Landing: (continued)

3. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior walls, some of the wood lap siding is split and should be replaced. The exterior of the house should be pressure washed and repainted.
The photo shows discolored siding that is directly above the stained floor joist of the porch floor. An invasive inspection is the only way to determine the seriousness of these moisture stains.

4. 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 one small piece of siding missing.

5. Soffits: Vinyl panels As mentioned before, the panels are stains at the front deck area.

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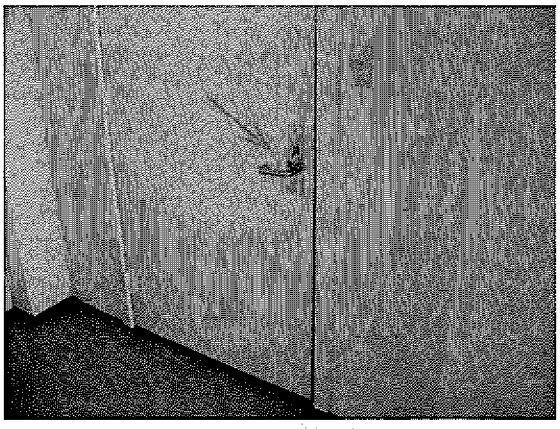
Marginal Summary (Continued)

6. Entry Doors: Ground Front, Fiberglass, Flush, Solid Core This door locking hardware is very difficult to operate.



7. Window Screens: Metal wire There are very few screens installed in the windows, there are however, screens sitting in various places throughout the units. There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

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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.

1. Porch: Rear, Pressure Treated Wood The porch floor ledger is not bolted to the structure. Screen panels for the porch are missing or damaged. The porch screen door is damaged.
There are stains on the porch floor joist. These stains are in the area of the party wall. It appears that moisture may be entering at the roof line and migrating all the way to the bottom of the main level.

2. Trim: Wood, Aluminum Covered The horizontal wood boards installed around the house, the lower one on the bump out area, the wood is deteriorated and needs to be replaced. It appears to me that these boards may be part of the moisture problem particularly in the stairwell area where the drywall has been damaged on the interior.

3. Entry Door: Kitchen/Dining Area, Fiberglass, Flush, Solid Core This door is allowing moisture to enter the interior of the door at the door threshold. This water migration has caused damage to the interior sub-floor and the vinyl flooring.

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Defective Summary (Continued)

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

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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 #46021B

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 03/23/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

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General Information (Continued)

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

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Driveway: Concrete
2.	☐	☐	☐	☒	☐	Walks: Concrete The ground is eroding from under the edges of the concrete at the bottom of the rear stairs.

3.	☐	☐	☐	☒	☐	Decks: Front Deck, Pressure Treated Wood There is one floor joist that is not properly supported with a metal joist hanger. The band joist across the front of the deck floor. The band board is spliced.

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Exterior Surface and Components (Continued)

Decks: (continued)

4. ☐ ☐ ☐ ☒ ☐ Porch: Rear Porch, Pressure Treated Wood The screen panels for the porch are damaged/deteriorated.

Exterior Walls Exterior Surface

5. ☐ ☐ ☐ ☐ ☒ Type: Horizontal Wood Ship Lap Siding There is organic growth on the exterior siding, particularly on the north side
The siding is deteriorated about mid way up in the area of the beauty band.
On the porch, in the corner, in the area of the party wall between the units. The siding and possibly the sub-siding is damaged in this area. This deterioration appears to begin at the roof where the roof framing was not assembled properly or the design of the roof in this area is a poor one.
At the top of the porch party wall, the siding is deteriorated at the top.
On the porch roof behind the gutter down spout, the siding is damaged in the corner of the party wall.
The last photo is a picture of more deterioration of the siding at the party wall.

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Exterior Surface and Components (Continued)

Type: (continued)

Accent Walls Exterior Surface

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Exterior Surface and Components (Continued)

6. ☐☐☐☐☒ **Type:** Plywood Panels with machine shake appearance. The shake siding deterioration in this area appears to have been caused by the gutter accumulating to much rain water or the bottom edge of the roof does not have kick out flashing installed to divert the rain water away from entering and going behind the siding and causing damage/deterioration.

7. ☒☐☐☐☐ **Trim:** Wood, Aluminum Covered
8. ☒☐☐☐☐ **Fascia:** Wood, wrapped with Aluminum Coil Stock
9. ☒☐☐☐☐ **Soffits:** Vinyl panels
10. ☒☐☐☐☐ **Entry Doors:** Ground Front, Fiberglass, Full View Glass
11. ☒☐☐☐☐ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core
12. ☒☐☐☐☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass
13. ☐☐☐☐☒ **Entry Door:** Kitchen/Dining Area, Fiberglass, Full View Glass There are signs of moisture intrusion on the vinyl floor inside the door. The door threshold should be adjusted or replaced to prevent further moisture intrusion.
14. ☒☐☐☐☐ **Windows:** Andersen Double Hung, Tilt & Wash Feature
15. ☐☒☐☐☐ **Window Screens:** Metal wire Most window screens were not installed in the windows at the time of inspection. There are window screens present at various locations in the unit. It is unknown if all screens are present, and inventory was not taken.
16. ☐☐☐☒☐ **Exterior Lighting:** Exterior, Surface Mount There are wires on the exterior of the unit for exterior lighting. Interior romex wire was used and it is not installed in electrical conduit.
There is a light switch on the exterior wall that does not appear to have been installed properly. The caulking around the switch indicates that someone knew there was a problem and tried to repair it.

17. ☒☐☐☐☐ **Exterior Electric Outlets:** Exterior, Surface Mount
18. ☐☐☒☐☐ **Hose Bibs:** Frost Proof Water off at time of inspection.

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Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☐ ☒ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☐ ☐ ☐ ☐ ☒ Gutters: Plastic Parts of the gutters and down spouts are missing or damaged on most units.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps

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Electrical Unit 1 (Continued)

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

Method of Inspection: From the attic access

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

Air Conditioning Unit 1

South Side AC System

	A	NP	NI	M	D	
1.	☐	☐	☐	☐	☒	A/C System Operation: Inoperative
2.	☒	☐	☐	☐	☐	Condensate Removal: Plastic tubing
3.	☒	☐	☐	☐	☐	Exterior Unit: Mounted on wooden platform

4. Manufacturer: Carrier
5. Area Served: Top Floor Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 1.5 ton

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Air Conditioning Unit 1 (Continued)

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

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

South Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Ground & Mid Levels Approximate Age: 14 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation
20. ☒☐☐☐☐ Electrical Disconnect: Fused

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Heating System Unit 1

A NP NI M D

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: 14 to 16 years
5. Fuel Type: Electric
6. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☐ ☐ ☐ ☐ ☒ Distribution: Metal duct The metal duct work above the air handler is not insulated.

Attic Heating System

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

Plumbing Unit 1

A NP NI M D

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

Utility Room Water Heater

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

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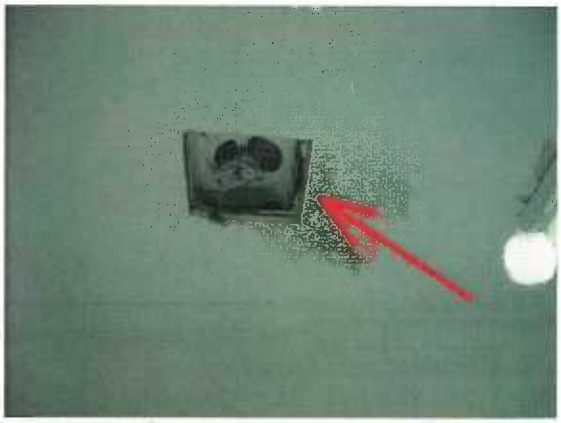
Bathroom Unit 1

	A	NP	NI	M	D	
Main Level Powder Room Bathroom						
1.	☐	☐	☐	☐	☒	Ceiling: Drywall The drywall ceiling is sagging in the area of the light. There is minor damage to the drywall near the light.
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☒	☐	Floor: Vinyl floor covering The seam in the vinyl flooring has become loose.
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Wall Hung Lavatory
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 The cover for the ventilation fan is missing.



Top Floor 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: Wall Hung Lavatory
18.	☐	☐	☒	☐	☐	Faucets/Traps: Generic Water off at time of inspection.
19.	☒	☐	☐	☐	☐	Shower/Surround: One Piece Fiberglass, Handicap Shower
20.	☐	☐	☒	☐	☐	Toilets: Kohler Water off at time of inspection.
21.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
22.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Master Bathroom						
23.	☒	☐	☐	☐	☐	Ceiling: Drywall
24.	☐	☐	☐	☒	☐	Walls: Drywall There is a stain on the wall under the corner of the bath window.

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Bathroom Unit 1 (Continued)

25. ☐ ☐ ☐ ☒ ☐ Floor: Vinyl floor covering There is a stain on the vinyl flooring under the corner of the bath window.

26. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
27. ☐ ☐ ☐ ☒ ☐ Windows: Andersen Double Hung, Tilt & Wash It appears that moisture is migrating to the interior of the house at the right corner of the bottom sash.
28. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet
29. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Wall Hung Lavatory
30. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic Water off at time of inspection.
31. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
32. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler Water off at time of inspection.
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 Not on at time of inspection
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric Water off at time of inspection.
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Disconnected from power at time of inspection
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic water not on at time of inspection.
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl floor covering is damaged in front of the refrigerator.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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Bedroom Unit 1

	A	NP	NI	M	D	
Top Floor South East Bedroom						
1.	☒	☐	☐	☐	☐	Closet: Single
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☐	☐	☐	☐	☒	Floor: Carpet There is moisture stains on and under the carpet in the corner of the party wall in the area of the deteriorated exterior siding.
5.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Floor 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
Top Floor North East Bedroom						
17.	☒	☐	☐	☐	☐	Closet: Single
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

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Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Paneling, Painted There is organic growth on the walls of the utility 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 are moisture stains on the sub-floor in the corner of the living area near the unit party wall.

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

Ground Level Entry Living Space

16. ☐ ☒ ☐ ☐ ☐ Closet: Single
17. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
18. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
19. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl floor is damaged from moisture migration under the ground level entry door.

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

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Living Space Unit 1 (Continued)

	A	NP	NI	M	D	
21.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
22.	☐	☒	☐	☐	☐	HVAC Source: None

Laundry Room/Area Unit 1

Main Level (Laundry Closet) Laundry Room/Area

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl flooring is damaged in the laundry closet.
4.	☒	☐	☐	☐	☐	Doors: Bi-fold
5.	☒	☐	☐	☐	☐	Washer Hose Bib: Recessed Box
6.	☒	☐	☐	☐	☐	Washer and Dryer Electrical: 110-240 VAC
7.	☒	☐	☐	☐	☐	Dryer Vent: Rigid metal
8.	☒	☐	☐	☐	☐	Washer Drain: Wall mounted drain

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Marginal Summary

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

Exterior Surface and Components

1. Walks: Concrete The ground is eroding from under the edges of the concrete at the bottom of the rear stairs.

2. Decks: Front Deck, Pressure Treated Wood There is one floor joist that is not properly supported with a metal joist hanger.
The band joist across the front of the deck floor. The band board is spliced.

Porch: Rear Porch, Pressure Treated Wood The screen panels for the porch are damaged/deteriorated.

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Marginal Summary (Continued)

4. Exterior Lighting: Exterior, Surface Mount There are wires on the exterior of the unit for exterior lighting. Interior romex wire was used and it is not installed in electrical conduit.
There is a light switch on the exterior wall that does not appear to have been installed properly. The caulking around the switch indicates that someone knew there was a problem and tried to repair it.

Bathroom Unit 1

5. Main Level Powder Room Bathroom Floor: Vinyl floor covering The seam in the vinyl flooring has become loose.
6. Top Floor Master Bathroom Walls: Drywall There is a stain on the wall under the corner of the bath window.
7. Top Floor Master Bathroom Floor: Vinyl floor covering There is a stain on the vinyl flooring under the corner of the bath window.

8. Top Floor Master Bathroom Windows: Andersen Double Hung, Tilt & Wash It appears that moisture is migrating to the interior of the house at the right corner of the bottom sash.

Living Space Unit 1

9. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is organic growth on the walls of the utility room.
10. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the elevator door.

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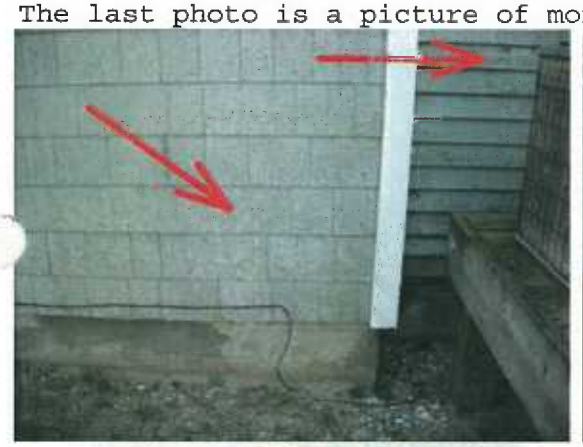
Defective Summary

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

Exterior Surface and Components

1. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding There is organic growth on the exterior siding, particularly on the north side
The siding is deteriorated about mid way up in the area of the beauty band.
On the porch, in the corner, in the area of the party wall between the units. The siding and possibly the sub-siding is damaged in this area.
This deterioration appears to begin at the roof where the roof framing was not assembled properly or the design of the roof in this area is a poor one.
At the top of the porch party wall, the siding is deteriorated at the top.
On the porch roof behind the gutter down spout, the siding is damaged in the corner of the party wall.
The last photo is a picture of more deterioration of the siding at the party wall.



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Exterior Surface and Components (Continued)

Type: (continued)

2. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The shake siding deterioration in this area appears to have been caused by the gutter accumulating to much rain water or the bottom edge of the roof does not have kick out flashing installed to divert the rain water away from entering and going behind the siding and causing damage/deterioration.

3. Entry Door: Kitchen/Dining Area, Fiberglass, Full View Glass There are signs of moisture intrusion on the vinyl floor inside the door. The door threshold should be adjusted or replaced to prevent further moisture intrusion.

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Defective Summary (Continued)

Roof

4. Gutters: Plastic Parts of the gutters and down spouts are missing or damaged on most units.

Air Conditioning Unit 1

5. South Side AC System A/C System Operation: Inoperative
6. South 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.

7. South Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
8. South Side AC System A/C System Operation: Inoperative
9. South 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.

. South Side AC System Refrigerant Lines: Rubbertex Insulation

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Defective Summary (Continued)

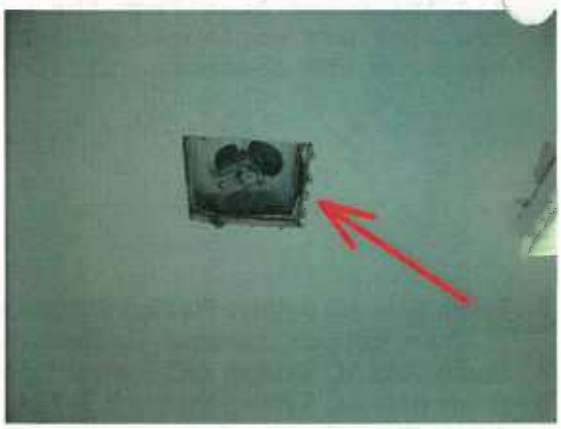
Heating System Unit 1

11. Utility Room Heating System Heating System Operation: Recommend replacement Air Handler did not respond to the thermostat when tested.
12. Utility Room Heating System Distribution: Metal duct The metal duct work above the air handler is not insulated.

13. Attic Heating System Heating System Operation: Recommend replacement

Bathroom Unit 1

14. Main Level Powder Room Bathroom Ceiling: Drywall The drywall ceiling is sagging in the area of the light.
    There is minor damage to the drywall near the light.
15. Main Level Powder Room Bathroom Ventilation: Electric ventilation fan The cover for the ventilation fan is missing.



Kitchen Unit 1

16. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl floor covering is damaged in front of the refrigerator.

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Defective Summary (Continued)

Bedroom Unit 1

17. Top Floor South East Bedroom Floor: Carpet There is moisture stains on and under the carpet in the corner of the party wall in the area of the deteriorated exterior siding.

Living Space Unit 1

18. Main Level Living Area Living Space Floor: Carpet There are moisture stains on the sub-floor in the corner of the living area near the unit party wall.

19. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl floor is damaged from moisture migration under the ground level entry door.

Laundry Room/Area Unit 1

20. Main Level (Laundry Closet) Laundry Room/Area Floor: Vinyl floor covering The vinyl flooring is damaged in the laundry closet.

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American Home Inspections of NE NC

Definitions

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

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

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46007A

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

OK15

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

Exterior Walls Exterior Surface

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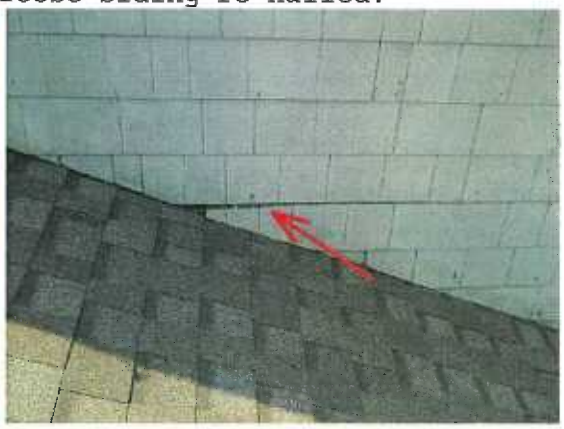
Exterior Surface and Components (Continued)

7. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding
The wood lap siding in this area of the rear porch appears to be deteriorated. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

Accent Walls Exterior Surface

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



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Exterior Surface and Components (Continued)

9. ☐☐☐☒☐ Trim: Wood, Aluminum Covered Part of the wood trim at the lower edge of the bay window appears to have been gnawed by an animal.

10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☒☐☐☐☐ Soffits: Vinyl panels
12. ☐☐☐☐☒ Entry Doors: Ground Front, Fiberglass, Full View Glass The door jamb weather stripping has been damaged at the bottom end.
13. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
14. ☐☐☐☒☐ Entry Door: Main Living Area, Fiberglass, Full View Glass The door needs to be adjusted to fit into opening properly.
☐☐☐☐☒ Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
16. ☐☐☐☐☒ Windows: Andersen Double Hung, Tilt & Wash Feature The bay window in the kitchen eating area, the outer edge of this window unit is bowing down, causing the openings for the double hung windows on the sides to be out of square, keeping the double hung window from being closed properly.
17. ☐☐☐☒☐ Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
18. ☐☐☐☐☒ Exterior Lighting: Exterior, Surface Mount There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit.

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

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Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

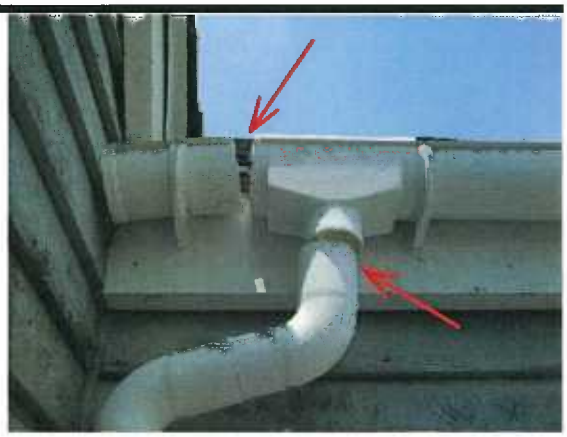
Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle The plywood sheathing under the roof shingles appears to be deteriorated. When walking in this area you can feel that the plywood is deteriorated.

3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☐ ☐ ☐ ☐ ☒ Gutters: Plastic The gutter and downspouts, the sealant used to join the gutters and down spouts together has failed. Most of the gutters on these units is pretty much useless at this point.



10. ☐ ☐ ☐ ☐ ☒ Downspouts: Plastic The sealant has failed, causing the gutters and down spouts to become loose.

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Structure Unit 1

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

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood With the exception of the porch roof sheathing which can not be viewed from the attic.
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☐	☐	☐	☒	☐	Wiring/Lighting: Light & Outlet The light bulb is missing from the fixture.
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
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

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

13. Is the panel bonded? ◉ Yes ○ No

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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

Air Conditioning Unit 1

West Side AC System

	A	NP	NI	M	D	
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.

West Side AC System

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Air Conditioning Unit 1 (Continued)

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: 0
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

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Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

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

Closet, Top Floor Hallway Heating System

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

Bathroom Unit 1

A NP NI M D

Powder Room, Main Level Bathroom

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

Top Floor Hallway Bathroom

12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
    ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
15. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
16. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
17. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet

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Bathroom Unit 1 (Continued)

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

Kitchen Unit 1

	A	NP	NI	M	D	
Kitchen & Dining Area, Main Level Kitchen						
1.	☐	☐	☒	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☒	☐	☐	Ventilator: General Electric
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric
4.	☐	☐	☒	☐	☐	Refrigerator: General Electric
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
[illegible]	☐	☐	☐	☒	☐	Cabinets: Flush Laminate Kitchen Cabinet doors need to be adjusted.
[illegible]	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl flooring is damaged in several places, at the entry door and at the end of the bar.

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

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Bedroom Unit 1

	A	NP	NI	M	D	
Top Front Bedroom						
1.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into the opening properly.
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☒	☐	☐	☐	☐	Floor: Carpet
5.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Rear 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 The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

13.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
14.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☐ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☐ ☐ Walls: Paneling, Painted
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
12. ☐ ☐ ☐ ☐ ☐ Doors: Bi-fold
13. ☐ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☐ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
15. ☐ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Ground Level Entry Living Space

16. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly. There are signs of organic growth on the closet door.

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

Stair Well Living Space

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

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Living Space Unit 1 (Continued)

26. ☐☐☐☒☐ Windows: Andersen Double Hung There are stains on the vinyl header piece of the center window.
The drywall is damaged just under the window.

27. ☒☐☐☐☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

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

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Marginal Summary

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

Exterior Surface and Components

1. Trim: Wood, Aluminum Covered Part of the wood trim at the lower edge of the bay window appears to have been gnawed by an animal.

2. Entry Door: Main Living Area, Fiberglass, Full View Glass The door needs to be adjusted to fit into opening properly.
3. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

Attic Unit 1

4. Main Attic Wiring/Lighting: Light & Outlet The light bulb is missing from the fixture.

Air Conditioning Unit 1

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

Bathroom Unit 1

7. Top Floor Hallway Bathroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.

Kitchen Unit 1

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

Bedroom Unit 1

9. Top Front Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
10. Top Front Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
11. Top Rear Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
12. Top Rear Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

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Bedroom Unit 1 (Continued)

Floor: (continued)

13. Top Rear Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.

Living Space Unit 1

14. 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.

15. Stair Well Living Space Windows: Andersen Double Hung There are stains on the vinyl header piece of the center window.
The drywall is damaged just under the window.

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Defective Summary

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

Exterior Surface and Components

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

2. **Porch:** Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.
3. **Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

4. **Exterior Walls Exterior Surface Type:** Horizontal Wood Ship Lap Siding The wood lap siding in this area of the rear porch appears to be deteriorated. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

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Defective Summary (Continued)

5. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. Several pieces of the shake siding on the accent wall are missing. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed.

6. Entry Doors: Ground Front, Fiberglass, Full View Glass The door jamb weather stripping has been damaged at the bottom end.
7. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
8. Windows: Andersen Double Hung, Tilt & Wash Feature The bay window in the kitchen eating area, the outer edge of this window unit is bowing down, causing the openings for the double hung windows on the sides to be out of square, keeping the double hung window from being closed properly.

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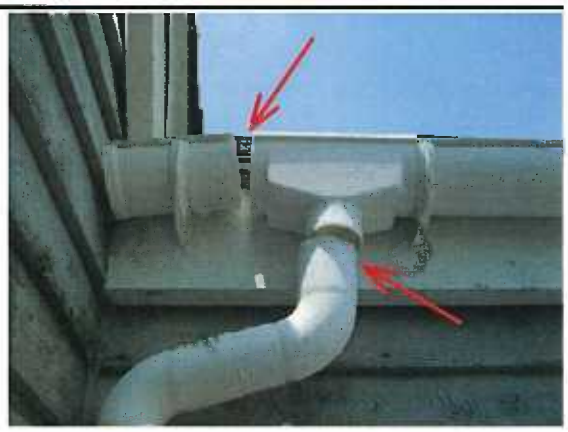
Defective Summary (Continued)

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 The gutter and downspouts, the sealant used to join the gutters and down spouts together has failed. Most of the gutters on these units is pretty much useless at this point.



11. Downspouts: Plastic The sealant has failed, causing the gutters and down spouts to become loose.

Electrical Unit 1

12. Smoke Detectors: Hard wired with battery back up

Air Conditioning Unit 1

13. West Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
14. West Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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Defective Summary (Continued)

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

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

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

Kitchen Unit 1

19. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring is damaged in several places, at the entry door and at the end of the bar.

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Defective Summary (Continued)

Laundry Room/Area Unit 1

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

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American Home Inspections of NE NC

Definitions

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

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

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46007~~A~~ B

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 252 202 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 05/14/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 70-75 degrees

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General Information (Continued)

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.	☐	☐	☐	☐	☒	Decks: Front Deck, Pressure Treated Wood There is one floor joist for the deck that is not properly secured with a ledger or metal joist hanger. The handrail pickets and bottom and top rails are damaged/deteriorated by what appears to have been a animal gnawing on the wood.

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

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Exterior Surface and Components (Continued)

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

Exterior Walls Exterior Surface

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

Accent Walls Exterior Surface

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

9. ☐☐☐☐☒ Trim: Wood, The wood trim board under the front bay window appears to have been gnawed upon by an animal.

10. ☐☐☐☐☒ Fascia: Wood, wrapped with Aluminum Coil Stock The aluminum cover on the front fascia above the deck is damaged.

11. ☒☐☐☐☐ Soffits: Vinyl panels

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Exterior Surface and Components (Continued)

12. ☒ ☐ ☐ ☐ ☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
13. ☒ ☐ ☐ ☐ ☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
14. ☒ ☐ ☐ ☐ ☐ Entry Door: Main Living Area, Fiberglass, Full View Glass
15. ☐ ☐ ☐ ☐ ☒ Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
The door weather stripping id damaged.

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

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

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Exterior Surface and Components (Continued)

19. ☐☐☐☒☐ Exterior Electric Outlets: Exterior, Surface Mount The protective cover for the front deck electrical outlet is missing.

20. ☒☐☐☐☐ Hose Bibs: Frost Proof

Roof

A NP NI M D

All Roof Areas Roof Surface

Method of Inspection: On roof

2. ☒☐☐☐☐ Material: Asphalt shingle
3. Type: Hip & Gable
4. Approximate Age: 14 to 16 years
5. ☒☐☐☐☐ Flashing: Metal
6. ☒☐☐☐☐ Valleys: Asphalt shingle
7. ☒☐☐☐☐ Plumbing Vents: PVC

8. Roof Water Control

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

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

☒☐☐☐☐ 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

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Electrical Unit 1 (Continued)

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

Ground Level Utility Room Electric Panel

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

Structure Unit 1

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

Attic Unit 1

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

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Air Conditioning Unit 1

A NP NI M D

East Side AC System

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

East Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
    Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 2 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

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Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

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

Closet, Top Floor Hallway Heating System

8. ☐ ☐ ☒ ☐ ☐ Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.
9. Manufacturer: Carrier
   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

Plumbing Unit 1

A NP NI M D

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

Utility Room Water Heater

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

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Bathroom Unit 1

	A	NP	NI	M	D	
Powder Room Bathroom						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
9.	☐	☐	☒	☐	☐	Toilets: Kohler
10.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
11.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Hallway Bathroom						
12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
16.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☐	☐	☒	☐	☐	Toilets: Kohler
21.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
22.	☒	☐	☐	☐	☐	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
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric Water off at time of inspection.
4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacles
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall

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Kitchen Unit 1 (Continued)

12. ☐☐☐☐☒ Floor: Vinyl floor covering The vinyl flooring is damaged.

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

Bedroom Unit 1

A NP NI M D
ar Bedroom

1. ☐☐☐☒☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
2. ☒☐☐☐☐ Ceiling: Drywall
3. ☒☐☐☐☐ Walls: Drywall
4. ☐☐☐☒☐ Floor: Carpet There are moisture stains on the rear and party walls.

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

Front Bedroom

☐☐☐☒☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
10. ☒☐☐☐☐ Ceiling: Drywall
11. ☒☐☐☐☐ Walls: Drywall

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Bedroom Unit 1 (Continued)

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

13. ☐☐☐☒☐ Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
14. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
16. ☒☐☐☐☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

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

Main Level Living Area Living Space

7. ☒☐☐☐☐ Closet: Single
8. ☒☐☐☐☐ Ceiling: Drywall
9. ☒☐☐☐☐ Walls: Drywall
10. ☐☐☐☒☐ Floor: Carpet There are stain on the carpet tack strips on the east side of the room.

11. ☒☐☐☐☐ Doors: Bi-fold

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Living Space Unit 1 (Continued)

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

Ground Level Entry Living Space

15. ☐ ☐ ☐ ☒ ☐ Closet: Single There is organic growth on the closet shelf and rod.

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

Stair Well Living Space

22. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
23. ☐ ☐ ☐ ☐ ☒ Walls: Drywall The drywall surface below the top center window is damaged.

24. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

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Living Space Unit 1 (Continued)

25. ☐ ☐ ☐ ☒ ☐ Windows: Andersen, Double Hung, Tilt and Wash There are stains on the header vinyl piece in the center window.

26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

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

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Marginal Summary

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

Exterior Surface and Components

1. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.
2. 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.
3. Exterior Electric Outlets: Exterior, Surface Mount The protective cover for the front deck electrical outlet is missing.

Bathroom Unit 1

4. Top Floor Hallway Bathroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.

Bedroom Unit 1

5. Rear Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
6. Rear Bedroom Floor: Carpet There are moisture stains on the rear and party walls.

7. Rear Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
   Front Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.

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Marginal Summary (Continued)

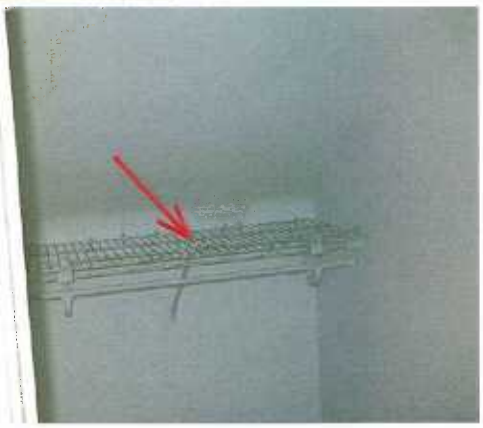
9. Front Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

10. Front Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.

Living Space Unit 1

11. Main Level Living Area Living Space Floor: Carpet There are stain on the carpet tack strips on the east side of the room.

12. Ground Level Entry Living Space Closet: Single There is organic growth on the closet shelf and rod.



Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

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Marginal Summary (Continued)

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

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Defective Summary

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

Exterior Surface and Components

1. **Decks:** Front Deck, Pressure Treated Wood There is one floor joist for the deck that is not properly secured with a ledger or metal joist hanger.
   The handrail pickets and bottom and top rails are damaged/deteriorated by what appears to have been a animal gnawing on the wood.

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

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

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Defective Summary (Continued)

4. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. There are pieces of the siding missing in several places. The exterior walls should be examined and the loose siding re nailed.
5. Trim: Wood, The wood trim board under the front bay window appears to have been gnawed upon by an animal.

6. Fascia: Wood, wrapped with Aluminum Coil Stock The aluminum cover on the front fascia above the deck is damaged.

7. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
The door weather stripping id damaged.

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Defective Summary (Continued)

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

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.

Electrical Unit 1

10. 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

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

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Defective Summary (Continued)

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

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

Kitchen Unit 1

16. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring is damaged.

Living Space Unit 1

17. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is damaged.
18. Stair Well Living Space Walls: Drywall The drywall surface below the top center window is damaged.

Laundry Room/Area Unit 1

19. Main Level Laundry Room/Area Floor: Vinyl floor covering The vinyl flooring is damaged in this room.

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Defective Summary (Continued)

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