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 #46010-A Currituck Rd.

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 252 261 6250
E-Mail ralphdubya@embarqmail.com

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 14 to 16 years Entrance Faces South
Inspection Date 05/10/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK16

General Information (Continued)

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

Exterior Surface and Components

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

5. ☐ ☐ ☐ ☐ ☒ Porch: Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.
There is one piece of vinyl soffit falling from its original position.

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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.

7. ☐☐☐☐☒ Privacy Lattice: Rear, Pressure Treated Wood The privacy lattice installed at the rear of the house has become loose and is falling from the place where it was originally installed.

Exterior Walls Exterior Surface

8. ☐☐☐☒☐ Type: Horizontal Wood Ship Lap Siding The exterior of the house should be pressure washed and repainted. The exterior walls, some of the wood lap siding is split and should be replaced. There is organic growth growing at several places on the siding.

Accent Walls Exterior Surface

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

10. ☐☐☐☐☒ Trim: Wood, Aluminum Covered The trim is defective in about three places on the north east side.

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

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Exterior Surface and Components (Continued)

12. ☐☐☐☐☒ Soffits: Vinyl panels The soffit above the front deck, one of the panels is missing.
13. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
14. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
15. ☐☐☐☒☐ Entry Door: Main Living Area, Fiberglass, Full View Glass There are signs of moisture migration at the bottom of this door.

16. ☐☐☐☐☒ Entry Door: Kitchen/Dining Area, Fiberglass, Full View Glass There are signs of moisture migration at the bottom of this door.

17. ☐☐☐☒☐ 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.

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

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Exterior Surface and Components (Continued)

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

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

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 One of the plumbing vent boots is split.
8. Roof Water Control
9. ☐☐☐☐☒ Gutters: Plastic Pieces of the gutter are missing, other parts are not properly connected together.

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

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Structure Unit 1 (Continued)

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 The plywood around one of the roof vents is stained. The roof vent is deteriorated, allowing moisture to enter the house.
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 Moisture penetration in the area of the split plumbing boot.
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.
7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 14 to 16 years Area Served: Whole House
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Air Conditioning Unit 1

A NP NI M D

North East Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2.5 ton
8. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

North East Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the

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Air Conditioning Unit 1 (Continued)

Visible Coil: (continued)
copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

Heating System Unit 1

A NP NI M D

Ground 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
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: Duct Board & Flex
15. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Bathroom Unit 1

A NP NI M D

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 Water off at time of inspection.
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
10. ☐ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Top Floor Hallway Bathroom

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

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Bathroom Unit 1 (Continued)

13.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
14.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
15.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
16.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
17.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
18.	☐	☐	☒	☐	☐	Faucets/Traps: Generic Water off at time of inspection.
19.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
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 Dishwasher not properly installed in the opening provided.

4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☐	☐	☐	☐	☒	Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.
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.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

	A	NP	NI	M	D	
Top Front Left Bedroom						
1.	☒	☐	☐	☐	☐	Closet: Single
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☐	☐	☐	☐	☒	Floor: Carpet The carpet tack strip is stained along the party wall and the front wall.

5.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Front Right 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 Doors need trimming/adjustment
14.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Top Rear Left Bedroom						
17.	☒	☐	☐	☐	☐	Closet: Single
18.	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☒	☐	☐	☐	☐	Walls: Drywall
20.	☐	☐	☐	☒	☐	Floor: Carpet The carpet tack strip is stained.

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Bedroom Unit 1 (Continued)

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 Rear Right Bedroom

25. ☐ ☐ ☐ ☒ ☐ Closet: Two Closets The closet door needs to be adjusted to fit into the opening properly.
26. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
27. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
28. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The carpet tack strip is stained along the rear wall.

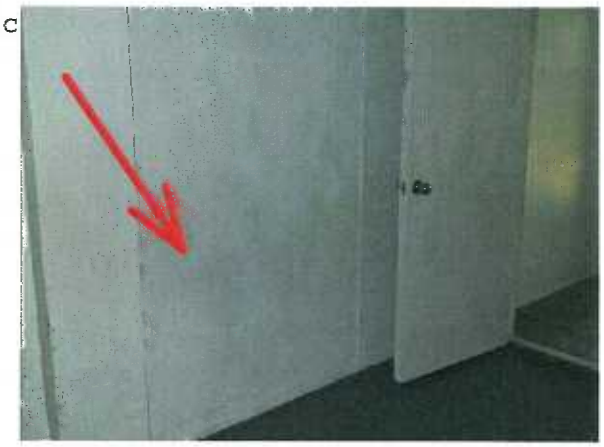
29. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
30. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
31. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
32. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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 organic growth on the surface of the walls.



☒ ☐ ☐ ☐ ☐ Floor: Concrete

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Living Space Unit 1 (Continued)

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

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

Main Level Living Area Living Space

7. ☐ ☐ ☐ ☐ ☒ Closet: Single The closet door is damaged.
8. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
9. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
10. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The carpet tack strip is stained along the party wall and the exterior wall.

11. ☒ ☐ ☐ ☐ ☐ Doors: Bi-fold
12. ☐ ☐ ☐ ☐ ☒ Windows: Andersen, Double Hung, Tilt and Wash One of the windows, the painted wood trim is damaged.

13. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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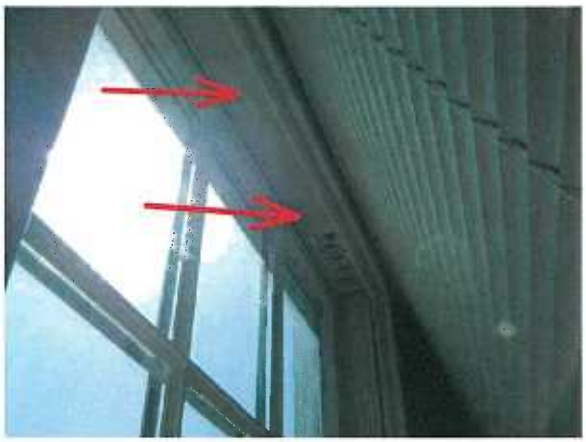
Living Space Unit 1 (Continued)

Ground Level Entry Living Space

15. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
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

Interior Stairway Living Space

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



26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

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

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Marginal Summary

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

Exterior Surface and Components

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

2. **Exterior Walls Exterior Surface Type:** Horizontal Wood Ship Lap Siding The exterior of the house should be pressure washed and repainted. The exterior walls, some of the wood lap siding is split and should be replaced. There is organic growth growing at several places on the siding.

3. **Accent Walls Exterior Surface Type:** Plywood Panels with machine shake appearance. There is organic growth growing at several places on the siding. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed.
4. **Entry Door:** Main Living Area, Fiberglass, Full View Glass There are signs of moisture migration at the bottom of this door.

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Marginal Summary (Continued)

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

Attic Unit 1

6. Main Attic Sheathing: Plywood The plywood around one of the roof vents is stained. The roof vent is deteriorated, allowing moisture to enter the house.
7. Main Attic Moisture Penetration: Ongoing water penetration noted Moisture penetration in the area of the split plumbing boot.

Electrical Unit 1

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

Kitchen Unit 1

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

Bedroom Unit 1

10. Top Front Right Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
11. Top Front Right Bedroom Doors: Painted, Flush Solid Core Doors need trimming/adjustment
12. Top Rear Left Bedroom Floor: Carpet The carpet tack strip is stained.

13. Top Rear Right Bedroom Closet: Two Closets The closet door needs to be adjusted to fit into the opening properly.

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Marginal Summary (Continued)

14. Top Rear Right Bedroom Floor: Carpet The carpet tack strip is stained along the rear wall.

Living Space Unit 1

15. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is organic growth on the surface of the walls.

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

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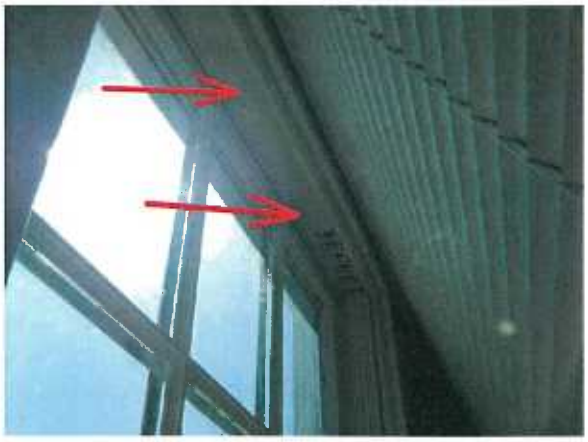
Marginal Summary (Continued)

17. Main Level Living Area Living Space Floor: Carpet The carpet tack strip is stained along the party wall and the exterior wall.

18. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
19. Interior Stairway Living Space Windows: Andersen, Double Hung, Tilt and Wash The window in the center of the stairway, there are stains on the top vinyl header piece of 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. **Porch:** Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.
   There is one piece of vinyl soffit falling from its original position.

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

3. **Privacy Lattice:** Rear, Pressure Treated Wood The privacy lattice installed at the rear of the house has become loose and is falling from the place where it was originally installed.
4. **Trim:** Wood, Aluminum Covered The trim is defective in about three places on the north east side.

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Defective Summary (Continued)

5. Soffits: Vinyl panels The soffit above the front deck, one of the panels is missing.
6. Entry Door: Kitchen/Dining Area, Fiberglass, Full View Glass There are signs of moisture migration at the bottom of this door.

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.

Roof

9. Plumbing Vents: PVC One of the plumbing vent boots is split.
10. Gutters: Plastic Pieces of the gutter are missing, other parts are not properly connected together.

Air Conditioning Unit 1

11. North East Side AC System A/C System Operation: Inoperative
12. North 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.

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Defective Summary (Continued)

13. North East Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
14. North East Side AC System A/C System Operation: Inoperative
15. North 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.
16. North 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

17. Kitchen & Dining Area, Main Level Kitchen Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.

Bedroom Unit 1

18. Top Front Left Bedroom Floor: Carpet The carpet tack strip is stained along the party wall and the front wall.

Living Space Unit 1

19. Main Level Living Area Living Space Closet: Single The closet door is damaged.
20. Main Level Living Area Living Space Windows: Andersen, Double Hung, Tilt and Wash One of the windows, the painted wood trim is damaged.

Laundry Room/Area Unit 1

21. Main Level Laundry Room/Area Electrical: Light & Receptacle The cover for the ceiling light is missing.

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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 #46010-B Currituck Rd

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 05/10/2011
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.	☒	☐	☐	☐	☐	**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.

5.	☐	☐	☐	☒	☐	**Porch:** Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged.
6.	☐	☐	☐	☐	☒	**Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated. 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. The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated.

Exterior Walls Exterior Surface

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Exterior Surface and Components (Continued)

7. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding At the rear of the building under the 2nd floor windows, the siding is buckling. An invasive investigation should be done.
On the Right Side, the siding is split, 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 siding is damaged at the bottom. 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.

9. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☒☐☐☐☐ Soffits: Vinyl panels
12. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
14. ☐☐☐☐☒ Entry Door: Main Living Area, Fiberglass, Full View Glass The door weather strip is damaged.
The door hardware needs to be cleaned and adjusted.

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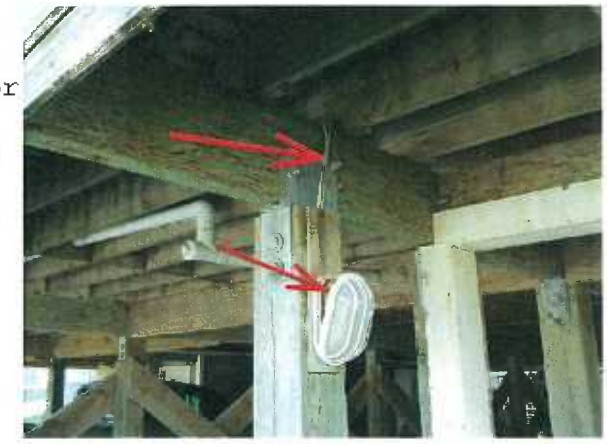
Exterior Surface and Components (Continued)

15. ☐☐☐☐☒ Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass The door weather strip is damaged. 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.
The globe for this light is not properly installed.



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

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Roof

A NP NI M D

All Roof Areas Roof Surface

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

Ground Level Utility Room Electric Panel

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

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Structure Unit 1

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

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.	Method of Inspection: From the attic access					
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	[illegible]	☐	☐	☐	☐	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 West 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: x
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 The electrical disconnect is not properly mounted to the wall.

South West AC System

11. ☐☐☐☐☒ **A/C System Operation:** Inoperative The unit is currently in service beyond the manufactures stated design life
12. ☒☐☐☐☐ **Condensate Removal:** Plastic tubing
13. ☐☐☐☐☒ **Exterior Unit:** Mounted on wooden platform
14. **Manufacturer:** Carrier
15. **Area Served:** Top Floor **Approximate Age:** 14 to 16 years
16. **Fuel Type:** Electric **Temperature Differential:** x
17. **Type:** Heat pump **Capacity:** 1.5 tons
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: 2.5 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
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

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 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 Master Bathroom						
12.	☒	☐	☐	☐	☐	Ceiling: Drywall
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☐	☐	☐	☒	☐	Sink/Basin: Cast Iron The edges around the base of the sink are rusty.
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Hallway Bathroom						
24.	☒	☐	☐	☐	☐	Ceiling: Drywall
25.	☒	☐	☐	☐	☐	Walls: Drywall
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 The tub stopper is missing from the tub drain.
33.	☐	☐	☒	☐	☐	Toilets: Kohler
34.	☒	☐	☐	☐	☐	HVAC Source: Heating system register, None
35.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

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Kitchen Unit 1

A NP NI M D

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 the test.
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric
4.	☐	☐	☒	☐	☐	Refrigerator: General Electric Disconnected from power at time of inspection
5.	☒	☐	☐	☐	☐	Sink: Stainless Steel, Double Bowl
6.	☐	☐	☐	☒	☐	Electrical: Lights & Receptacles Lighting did not respond to the switch.
7.	☐	☐	☒	☐	☐	Plumbing/Fixtures: Generic
8.	☒	☐	☐	☐	☐	Counter Tops: Laminate and composite materials
9.	☒	☐	☐	☐	☐	Cabinets: Flush Laminate
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☐	☐	☐	☒	☐	Walls: Drywall There is a crack in the drywall in the area of the bay window.
12.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
13.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Bedroom Unit 1

NP NI M D

Rear Left Bedroom

	NP	NI	M	D	
1.	☐	☐	☐	☒	☐	Closet: Single Closet doors are damaged and need adjustment to fit into opening properly.
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☐	☐	☐	☒	☐	Floor: Carpet There are stains on the carpet tack strip.

	NP	NI	M	D	
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

Rear Right Bedroom

	NP	NI	M	D	
9.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into opening properly.
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☐	☒	Floor: Carpet The carpet is damaged at the entrance door.

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Bedroom Unit 1 (Continued)

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

Front Right Bedroom

17. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
18. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
19. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
20. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

21. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core Doors need trimming/adjustment
22. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
23. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
24. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

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

3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete

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Living Space Unit 1 (Continued)

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

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

Main Level Living Area Living Space

7. ☐☐☐☒☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
8. ☒☐☐☐☐ Ceiling: Drywall
9. ☒☐☐☐☐ Walls: Drywall
10. ☐☐☐☒☐ Floor: Carpet On both sides of the living area walls, the carpet tack strip is damaged from moisture migration.

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

Ground Level Entry Living Space

15. ☐☐☐☒☐ Closet: Single There is mold on the closet rod and shelf. The closet door needs to be adjusted to fit into the opening properly.
16. ☒☐☐☐☐ Ceiling: Drywall
17. ☒☐☐☐☐ Walls: Drywall
18. ☒☐☐☐☐ Floor: Vinyl floor covering
19. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
2 ☒☐☐☐☐ Electrical: Light & Receptacle

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Living Space Unit 1 (Continued)

21. ☐ ☐ ☐ ☐ ☒ HVAC Source: None A new filter needs to be installed properly and the grill needs to be replaced.

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. Porch: Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged.

Air Conditioning Unit 1

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

Bathroom Unit 1

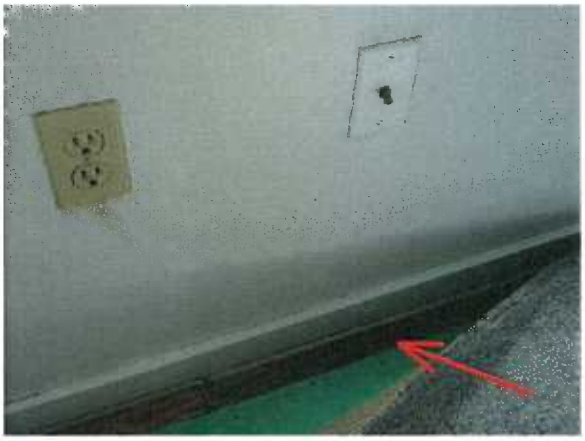
3. Top Floor Master Bathroom Sink/Basin: Cast Iron The edges around the base of the sink are rusty.
4. Top Floor Hallway Bathroom Tub/Surround: One Piece Fiberglass The tub stopper is missing from the tub drain.

Kitchen Unit 1

5. Kitchen & Dining Area, Main Level Kitchen Electrical: Lights & Receptacles Lighting did not respond to the switch.
6. Kitchen & Dining Area, Main Level Kitchen Walls: Drywall There is a crack in the drywall in the area of the bay window.

Bedroom Unit 1

7. Rear Left Bedroom Closet: Single Closet doors are damaged and need adjustment to fit into opening properly.
8. Rear Left Bedroom Floor: Carpet There are stains on the carpet tack strip.



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

12. Front Right Bedroom Doors: Painted, Flush Solid Core Doors need trimming/adjustment

Living Space Unit 1

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

14. Main Level Living Area Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
15. Main Level Living Area Living Space Floor: Carpet On both sides of the living area walls, the carpet tack strip is damaged from moisture migration.

16. Ground Level Entry Living Space Closet: Single There is mold on the closet rod and shelf. The closet door needs to be adjusted to fit into the opening properly.

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Marginal Summary (Continued)

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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.

2. **Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated. 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. The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated.

3. **Exterior Walls Exterior Surface Type:** Horizontal Wood Ship Lap Siding At the rear of the building under the 2nd floor windows, the siding is buckling. An invasive investigation should be done.
On the Right Side, the siding is split, 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)

4. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The siding is damaged at the bottom. 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.

5. Entry Door: Main Living Area, Fiberglass, Full View Glass The door weather strip is damaged.
The door hardware needs to be cleaned and adjusted.
6. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass The door weather strip is damaged. Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

7. 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.

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

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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.
The globe for this light is not properly installed.

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

13. South West AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
14. South West AC System Electrical Disconnect: Tumble switch The electrical disconnect is not properly mounted to the wall.
15. South West AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
16. South West AC System Exterior Unit: Mounted on wooden platform

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Defective Summary (Continued)

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

Kitchen Unit 1

19. Kitchen & Dining Area, Main Level Kitchen Ventilator: General Electric Ventilator did not respond to the test.

Bedroom Unit 1

20. Rear Right Bedroom Floor: Carpet The carpet is damaged at the entrance door.

Living Space Unit 1

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

22. Ground Level Entry Living Space HVAC Source: None A new filter needs to be installed properly and the grill needs to be replaced.

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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 #46022A

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 West
Inspection Date 05/10/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK17

General Information (Continued)

Temperature 60-65 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Grading: Generally Flat
2.	☒	☐	☐	☐	☐	Driveway: Concrete
3.	☒	☐	☐	☐	☐	Patio: Front Entry, Pressure Treated Wood
4.	☐	☐	☐	☐	☒	Deck: Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger. Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function. The trim boards at the lower front area of the deck have become loose. There places where the deck floor boards were never nailed to the floor joist.

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

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Exterior Surface and Components (Continued)

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

Exterior Walls Exterior Surface

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

Accent Walls Exterior Surface

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Exterior Surface and Components (Continued)

8. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. There are one or two pieces of shake shingles missing from the walls. There is organic growth growing on the shake shingles.

9. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
☐☐☐☐☒ Soffits: Vinyl panels At several places, the vinyl panels are not properly installed.

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

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Exterior Surface and Components (Continued)

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

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

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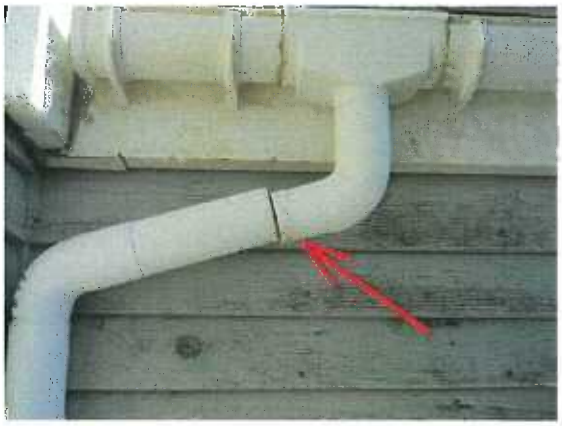
Roof (Continued)

10. ☐☐☐☒☐ Downspouts: Plastic The two down spout pieces have become loose from the failure of the adhesive.



Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

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

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Structure Unit 1

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

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
[illegible]	☒	☐	☐	☐	☐	Insulation: Batts
[illegible]	☒	☐	☐	☐	☐	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

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 The wooden platform has become deteriorated. The nails used to construct is are rusty and failing.
4.						Manufacturer: Carrier
5.						Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
6.						Fuel Type: Electric Temperature Differential: x
7.						Type: Heat pump Capacity: 2 ton
8.	☐	☐	☐	☐	☒	Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.
9.	☐	☐	☐	☐	☒	Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10.	☐	☐	☐	☒	☐	Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

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Air Conditioning Unit 1 (Continued)

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 Wooden platform is deteriorated and needs to be repaired.
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

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

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Heating System Unit 1 (Continued)

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

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

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

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
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
J.	☒	☐	☐	☐	☐	Sink/Basin: Cast Iron
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☐	☐	☐	☒	☐	Tub/Surround: One Piece Fiberglass The tub stopper is missing.
21.	☐	☐	☒	☐	☐	Toilets: Kohler

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Bathroom Unit 1 (Continued)

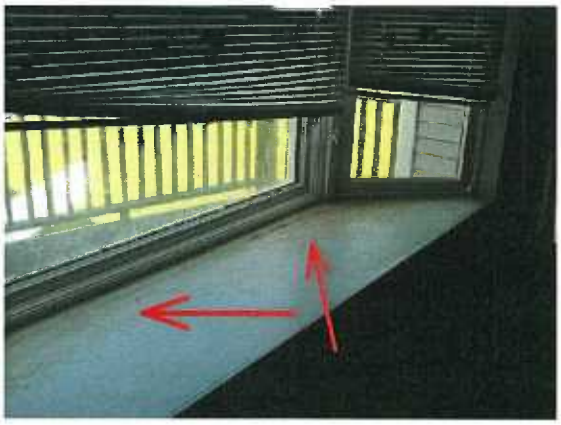
22. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
23. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

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 Water off at time of inspection.
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Disconnected from power at time of inspection
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
13. ☐ ☐ ☐ ☒ ☐ Windows: Andersen, Double Hung, Tilt and Wash There are stains on the inside of the bay window, ceiling and bottom.



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

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Bedroom Unit 1

	A	NP	NI	M	D	
Rear 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 The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

5.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Front Bedroom						
9.	☒	☐	☐	☐	☐	Closet: Single
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☒	☐	Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.
13.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
14.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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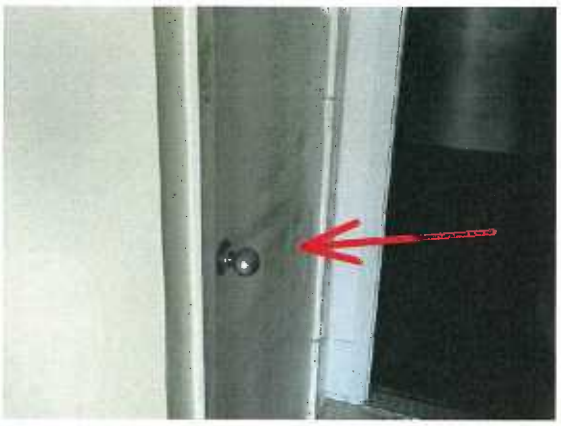
Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

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



5. ☒ ☐ ☐ ☐ ☐ 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, the strip is stained and the tacks are rusty.

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

Ground Level Entry Living Space

15. ☒ ☐ ☐ ☐ ☐ Closet: Single
16. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
17. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
18. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl floor surface is scuffed and torn.
19. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth on the surface

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Living Space Unit 1 (Continued)

Doors: (continued)
of the door.

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

Stair Well Living Space

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

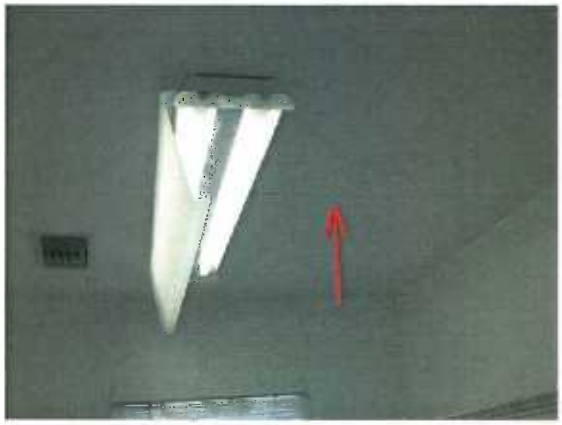
26. ☒ ☒ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

1. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall The drywall ceiling is split and bulging.



2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There is a piece of the vinyl flooring missing.
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

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Laundry Room/Area Unit 1 (Continued)

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

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Marginal Summary

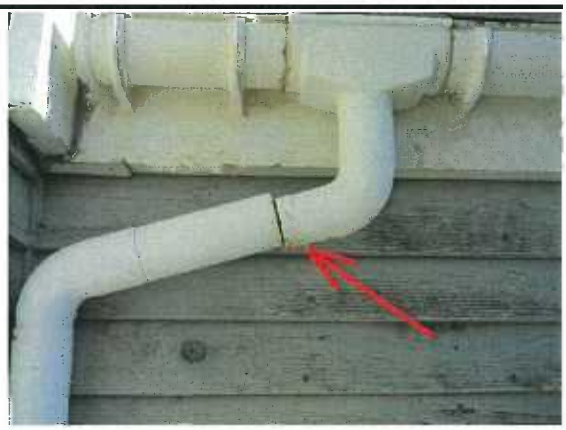
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Entry Door: Main Living Area, Fiberglass, Full View Glass The door needs to be adjusted to fit into opening properly.
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.

Roof

3. Downspouts: Plastic The two down spout pieces have become loose from the failure of the adhesive.



Air Conditioning Unit 1

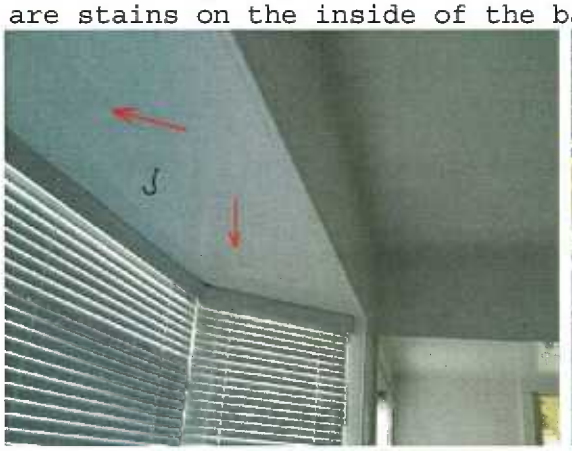
4. North Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.
5. North Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.

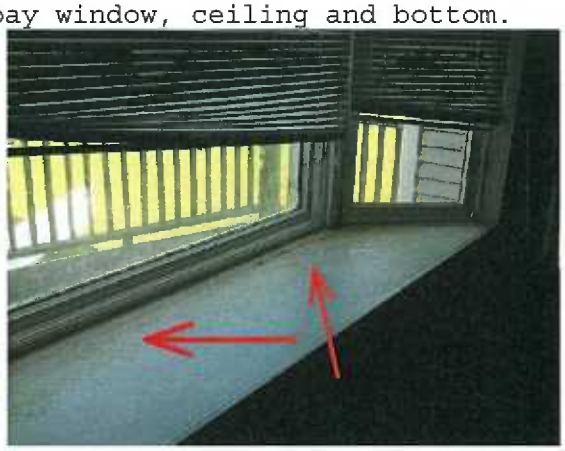
Bathroom Unit 1

6. Top Floor Hallway Bathroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
7. Top Floor Hallway Bathroom Tub/Surround: One Piece Fiberglass The tub stopper is missing.

Kitchen Unit 1

8. Kitchen & Dining Area, Main Level Kitchen Windows: Andersen, Double Hung, Tilt and Wash There are stains on the inside of the bay window, ceiling and bottom.





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Marginal Summary (Continued)

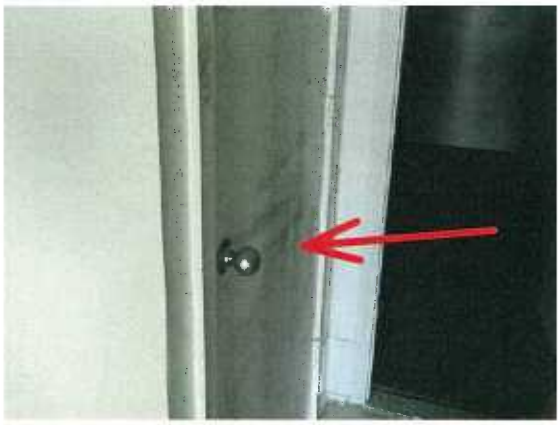
Bedroom Unit 1

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

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

Living Space Unit 1

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



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

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Living Space Unit 1 (Continued)

Floor: (continued)

16. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
17. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash There are stains on the top header piece of the vinyl window.

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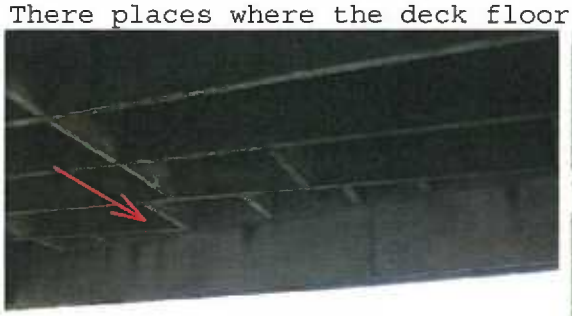
Defective Summary

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.
   The trim boards at the lower front area of the deck have become loose.
   There places where the deck floor boards were never nailed to the floor joist.



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

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

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Defective Summary (Continued)

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

5. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. There are one or two pieces of shake shingles missing from the walls. There is organic growth growing on the shake shingles.

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Defective Summary (Continued)

6. Soffits: Vinyl panels At several places, the vinyl panels are not properly installed.

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.

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

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

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Defective Summary (Continued)

Air Conditioning Unit 1

11. North Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
12. North Side AC System Exterior Unit: Mounted on wooden platform The wooden platform has become deteriorated. The nails used to construct is are rusty and failing.
13. 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.
14. North Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
15. North Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
16. North Side AC System Exterior Unit: Mounted on wooden platform Wooden platform is deteriorated and needs to be repaired.
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.

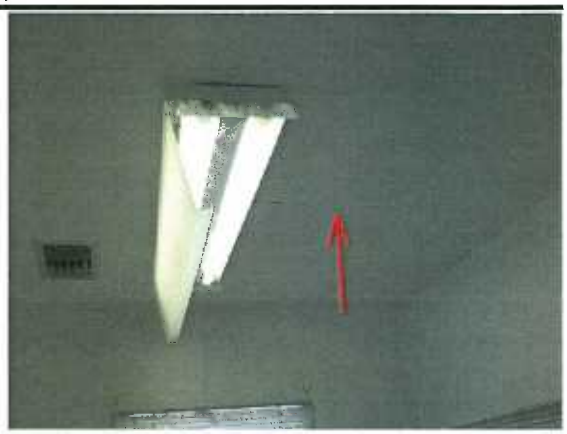
18. North Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Living Space Unit 1

19. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl floor surface is scuffed and torn.

Laundry Room/Area Unit 1

20. Main Level Laundry Room/Area Ceiling: Drywall The drywall ceiling is split and bulging.



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Defective Summary (Continued)

21. Main Level Laundry Room/Area Floor: Vinyl floor covering There is a piece of the vinyl flooring missing.

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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 #46022B

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 West
Inspection Date 05/10/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 60-65 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. There is a portion of the deck flooring that was never nailed to the floor joist.

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

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. 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
10. ☒ ☐ ☐ ☐ ☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☐ ☐ ☐ ☒ ☐ Soffits: Vinyl panels The soffit panel is out of place in one area.

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 The door needs to be adjusted to fit into opening properly.
There are signs of organic growth on the interior of this door.
☐ ☐ ☐ ☐ ☒ 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 exterior door threshold is out of place and needs to be repaired or replaced.

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

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Roof

A NP NI M D

All Roof Areas Roof Surface

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

8. Roof Water Control

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

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

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

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Structure Unit 1

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

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
	☐	☐	☐	☐	☒	Insulation: Batts Several batts of insulation are missing from the attic.

6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☐	☐	☐	☐	☒	Wiring/Lighting: Light & Outlet Lighting did not respond to the test.
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

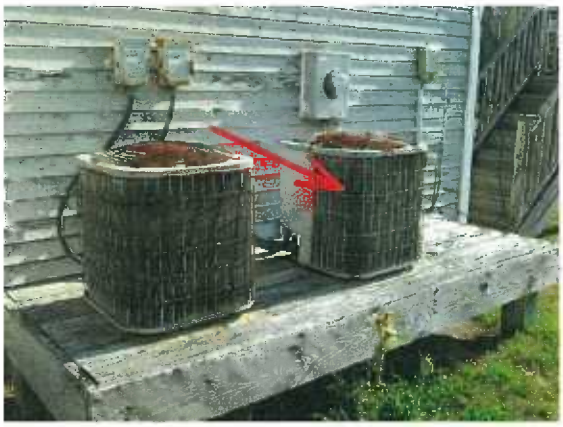
South Side AC System

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: x
7. Type: Heat pump Capacity: 2 ton
8. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

South Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 14 to 16 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.



19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the

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Air Conditioning Unit 1 (Continued)

Refrigerant Lines: (continued)
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 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

ɔset, Top Floor Hallway Heating System

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

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Plumbing Unit 1

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

Utility Room Water Heater

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

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

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

Bathroom Unit 1

Powder Room Bathroom

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

Top Floor Hallway Bathroom

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

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Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric Water off at time of inspection.
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Disconnected from power at time of inspection
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☐ ☐ ☐ ☒ ☐ Cabinets: Flush Laminate Kitchen Cabinet doors need to be adjusted.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☐ ☐ ☐ ☐ ☒ Walls: Drywall Soffit paint has blistered to the left of cabinets.
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The seam has failed at the top of the stairs. There is a bad patch in the vinyl flooring.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

Rear Bedroom

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

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

ont Bedroom

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

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Bedroom Unit 1 (Continued)

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

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

Main Level Living Area Living Space

7. ☐ ☐ ☐ ☐ ☐ Closet: Single
8. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall Ceiling and boxing for HVAC duct. The drywall is bowing down, the seams are split, the paint is blistered on the boxing.

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

Ground Level Entry Living Space

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

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Living Space Unit 1 (Continued)

22. ☐☐☐☐☒ Ceiling: Drywall There is a large split in the drywall ceiling.

23. ☒☐☐☐☐ Walls: Drywall
24. ☒☐☐☐☐ Floor: Carpet
25. ☐☐☐☒☐ Windows: Andersen, Double Hung, Tilt and Wash There are stains on the vinyl header at the top of the window.

26. ☒☐☐☐☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

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

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Marginal Summary

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

Exterior Surface and Components

1. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.
2. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. 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.
3. Soffits: Vinyl panels The soffit panel is out of place in one area.

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

Air Conditioning Unit 1

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

Kitchen Unit 1

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

Bedroom Unit 1

9. 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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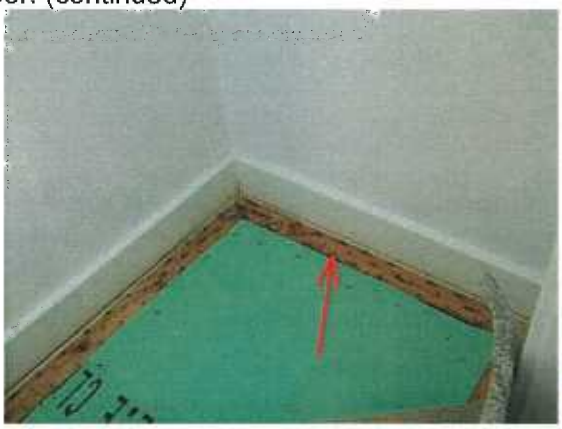
Bedroom Unit 1 (Continued)

Floor: (continued)



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

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

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Marginal Summary (Continued)

Living Space Unit 1

13. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
14. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
15. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
16. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
17. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash There are stains on the vinyl header at the top of 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.
There is a portion of the deck flooring that was never nailed to the floor joist.

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. 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 exterior door threshold is out of place and needs to be repaired or replaced.

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Exterior Surface and Components (Continued)

Entry Door: (continued)

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

Electrical Unit 1

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.

Attic Unit 1

7. Main Attic Insulation: Batts Several batts of insulation are missing from the attic.

8. Main Attic Wiring/Lighting: Light & Outlet Lighting did not respond to the test.

Air Conditioning Unit 1

9. 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)

10. 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.

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

14. 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

15. Kitchen & Dining Area, Main Level Kitchen Walls: Drywall Soffit paint has blistered to the left of cabinets.
16. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The seam has failed at the top of the stairs.
There is a bad patch in the vinyl flooring.

Living Space Unit 1

17. Main Level Living Area Living Space Ceiling: Drywall Ceiling and boxing for HVAC duct. The drywall is bowing down, the seams are split, the paint is blistered on the boxing.

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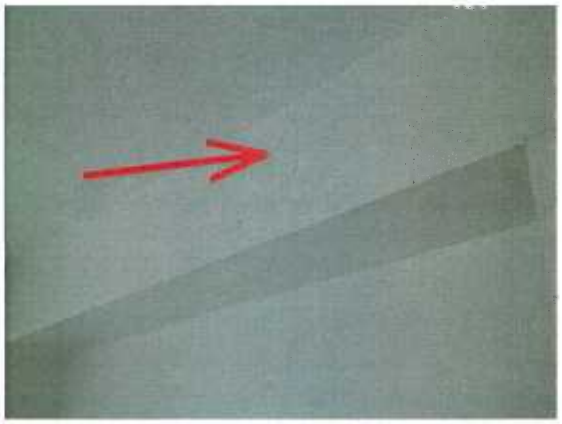
Living Space Unit 1 (Continued)

Ceiling: (continued)



18. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is gouged and cut.
19. Stair Well Living Space Ceiling: Drywall There is a large split in the drywall ceiling.

Laundry Room/Area Unit 1

20. Main Level Laundry Room/Area Floor: Vinyl floor covering There is a hole in the vinyl and the vinyl flooring is scuffed.

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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 #46013A

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 12 to 14 years Entrance Faces West
Inspection Date 05/07/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 60-65 degrees

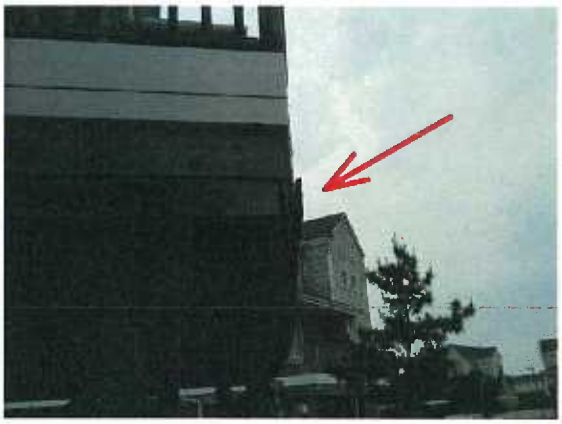
OK18

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 Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function. The trim boards at the front of the deck are becoming loose. There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger.



5.	☐	☐	☐	☐	☒	Porch: Rear, 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.

terior Walls Exterior Surface

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Exterior Surface and Components (Continued)

7. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding The siding appears to be damaged at the party wall. The exterior of the house should be pressure washed and repainted.

Accent Walls Exterior Surface

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

9. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☒☐☐☐☐ Soffits: Vinyl panels
12. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
14. ☐☐☐☐☒ Entry Door: Main Living Area, Fiberglass, Full View Glass The door weather strip is damaged.
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.

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Exterior Surface and Components (Continued)

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

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

Roof Water Control

8. ☒☐☐☐☐ Gutters: Plastic

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Roof (Continued)

10. ☐ ☐ ☐ ☒ ☐ Downspouts: Plastic The gutter down spout has become disconnected.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

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

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Structure Unit 1

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

Attic Unit 1

Main Attic

	A	NP	NI	M	D	
1.						Method of Inspection: From the attic access
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
	☒	☐	☐	☐	☐	Insulation: Batts
5.	☒	☐	☐	☐	☐	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 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: Ground & Mid Levels Approximate Age: 12 to 14 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton

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Air Conditioning Unit 1 (Continued)

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

South Side AC System

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

18. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.
19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
☐☐☐☒☐ Electrical Disconnect: Tumble switch The HVAC electric disconnect box is 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: 12 to 14 years
5. Fuel Type: Electric
6. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒☐☐☐☐ Distribution: Metal duct

Closet, Top Floor Hallway Heating System

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

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. The union connecting the unit water pipe to the water pipe is rusty and should be replaced.

7. Manufacturer: A.O. Smith

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Plumbing Unit 1 (Continued)

8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 12 to 14 years Area Served: Whole House
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Bathroom Unit 1

	A	NP	NI	M	D	
Powder Room, 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
p Floor 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
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
21.	☐	☐	☒	☐	☐	Toilets: Kohler
22.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
23.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

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Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☐ ☐ ☒ ☐ ☐ Cooking Appliances: General Electric Electric range disconnected from power source at time of inspection.
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Disconnected from power at time of inspection
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☐ ☐ ☐ ☐ ☒ Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The VCT flooring is damaged in several places and the installation of this vinyl is poor workmanship.

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

Bedroom Unit 1

A NP NI M D

Rear Bedroom

1. ☐ ☐ ☐ ☒ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☐ ☐ ☐ ☒ ☐ Walls: Drywall There appears to be moisture migrating to the interior under the windows.
4. ☐ ☐ ☐ ☐ ☒ Floor: Carpet There is sub floor damage under the carpet at the party wall.
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

9. ☐ ☐ ☐ ☐ ☒ Closet: Single The closet door is damaged.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall

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Bedroom Unit 1 (Continued)

12. ☐☐☐☒☐ Floor: Carpet There are stains under the carpet on the carpet tack strip along the party wall and the front wall.

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

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐ Walls: Paneling, Painted
3. ☒☐☐☐☐ Floor: Concrete
4. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
5. ☐☐☐☒☐ Electrical: Light & Receptacle Lights did not respond to the switch.
6. ☒☐☐☐☐ HVAC Source: Heating system register

Main Level Living Area Living Space

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

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Living Space Unit 1 (Continued)

10. ☐☐☐☐☒ Floor: Carpet There are stains under the carpet on the carpet tack strip. There is also sub floor damage.

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

Ground Level Entry Living Space

15. ☐☐☐☒☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
. ☒☐☐☐☐ Ceiling: Drywall
17. ☒☐☐☐☐ Walls: Drywall
18. ☒☐☐☐☐ Floor: Vinyl floor covering
19. ☐☐☐☒☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

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

Stair Well Living Space

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

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Living Space Unit 1 (Continued)

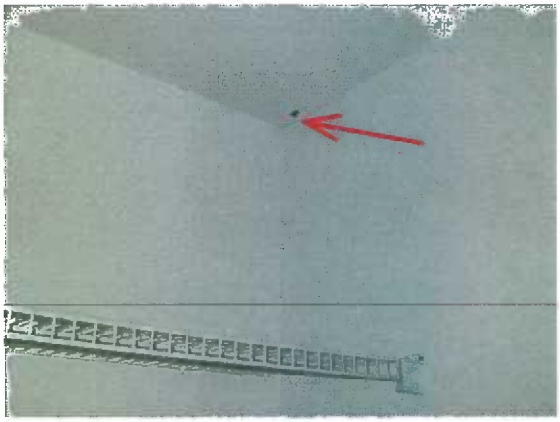
25. ☐☐☐☒☐ Windows: Andersen, Double Hung, Tilt and Wash There are stain marks on the vinyl header piece in the window.

26. ☒☐☐☐☐ Electrical: Lighting

Laundry Room/Area Unit 1

A NP NI M D
Main Level Laundry Room/Area

☐☐☐☐☒ Ceiling: Drywall There is ceiling damage in the corner of the room.



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.

Roof

1. Downspouts: Plastic The gutter down spout has become disconnected.

Air Conditioning Unit 1

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

Bathroom Unit 1

4. Top Floor 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
6. Rear Bedroom Walls: Drywall There appears to be moisture migrating to the interior under the windows.
7. Rear Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.
8. Front Bedroom Floor: Carpet There are stains under the carpet on the carpet tack strip along the party wall and the front wall.

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Bedroom Unit 1 (Continued)

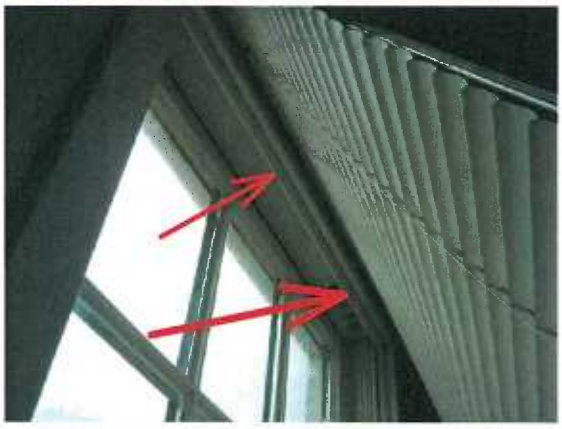
Floor: (continued)

Living Space Unit 1

9. Ground Level Utility/Storage Room Living Space Electrical: Light & Receptacle Lights did not respond to the switch.
10. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.

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

12. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash There are stain marks on the vinyl header piece in 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 Several of the handrail pickets are loose and out of place. Close inspection revealed that the nails used to fasten the pickets to the top and bottom rails are rusty and deteriorated and failing to perform their intended function.
   The trim boards at the front of the deck are becoming loose. There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger.

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

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Defective Summary (Continued)

4. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding The siding appears to be damaged at the party wall. The exterior of the house should be pressure washed and repainted.

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

6. Entry Door: Main Living Area, Fiberglass, Full View Glass The door weather strip 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.

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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. South Side AC System A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
12. 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.

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

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Defective Summary (Continued)

14. South Side AC System A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
15. 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.
16. 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

17. Kitchen & Dining Area, Main Level Kitchen Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.
18. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The VCT flooring is damaged in several places and the installation of this vinyl is poor workmanship.

Bedroom Unit 1

19. Rear Bedroom Floor: Carpet There is sub floor damage under the carpet at the party wall.
20. Front Bedroom Closet: Single The closet door is damaged.

Living Space Unit 1

21. Main Level Living Area Living Space Floor: Carpet There are stains under the carpet on the carpet tack strip. There is also sub floor damage.

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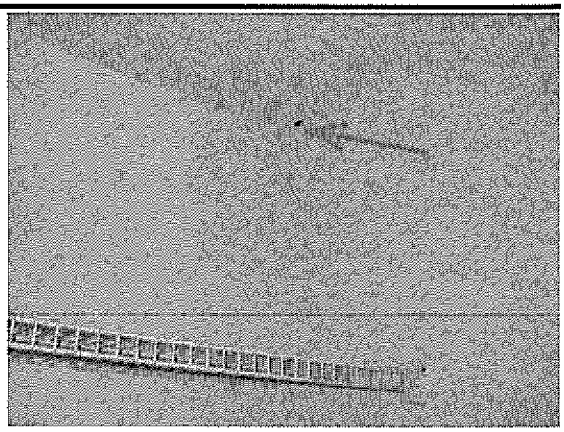
Defective Summary (Continued)

Laundry Room/Area Unit 1

22. Main Level Laundry Room/Area Ceiling: Drywall There is ceiling damage in the corner of the 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 #46013B

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 12 to 14 years Entrance Faces North
Inspection Date 05/07/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

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General Information (Continued)

Temperature 60-65 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

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

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

Exterior Walls Exterior Surface

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Exterior Surface and Components (Continued)

7. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding There is one piece of siding missing on the north wall.
The siding is deteriorated at the porch party wall. The exterior of the house should be pressure washed and repainted.
The siding is damaged in most of the intersecting inside corners of the unit.

Accent Walls Exterior Surface

8. ☐☐☐☒☐ Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. The exterior of the house should be pressure washed and repainted.
9. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
10. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
11. ☐☐☐☒☐ Soffits: Vinyl panels The soffit panels in the porch ceiling are stained.
12. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
14. ☒☐☐☐☐ Entry Door: Main Living Area, Fiberglass, Full View Glass

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Exterior Surface and Components (Continued)

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

16. ☐☐☐☐☒ Windows: Andersen Double Hung, Tilt & Wash Feature One of the windows on the rear wall is damaged. 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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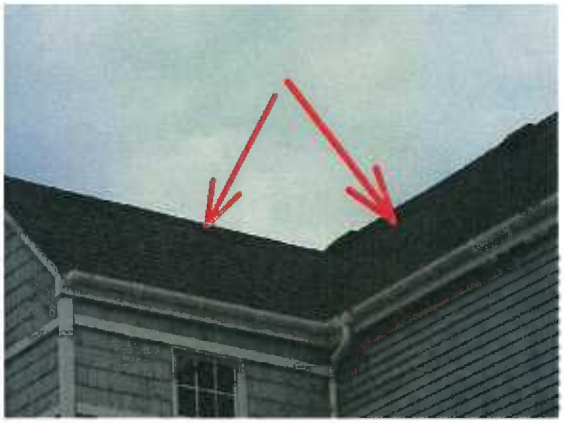
Roof

A NP NI M D
All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐ ☐ ☐ ☐ ☒ Material: Asphalt shingle Roof Shingle are missing in two large places. On the porch roof in the corner where the units intersect. The roof sheathing is deteriorated. (Very Soft)



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

10. ☐ ☐ ☐ ☐ ☒ Downspouts: Plastic The gutter down spout has become disconnected.

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
   ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
   ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Outlet

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Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

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

Structure Unit 1

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation
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 The sub floor at the party wall is deteriorated.

Attic Unit 1

A NP NI M D

Main Attic

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

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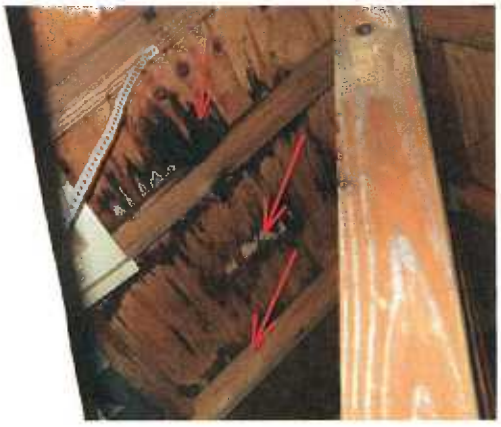
Attic Unit 1 (Continued)

3. ☐☐☐☐☒ Sheathing: Plywood The sheathing is very stained on the inside.



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

Air Conditioning Unit 1

A NP NI M D
North Side AC System

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

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

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Air Conditioning Unit 1 (Continued)

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: 12 to 14 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐☐☒☐☐ Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

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

☐☐☒☐☐ 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.

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Heating System Unit 1 (Continued)

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

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
Type: Electric Capacity: 50 gallon
Approximate Age: 12 to 14 years Area Served: Whole House

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

Bathroom Unit 1

	A	NP	NI	M	D	
Powder Room, 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.	☐	☐	☒	☐	☐	Toilets: Kohler
9.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
10.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan
Top Floor Hallway Bathroom						
11.	☒	☐	☐	☐	☐	Ceiling: Drywall
12.	☒	☐	☐	☐	☐	Walls: Drywall
13.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
14.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
15.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
16.	☐	☐	☐	☒	☐	Electrical: Light & Receptacle One switch cover plate is missing.
[illegible]	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
[illegible]	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☐	☐	☐	☒	☐	Tub/Surround: One Piece Fiberglass The tub stopper mechanism is not properly installed.

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Bathroom Unit 1 (Continued)

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

Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Disconnected from power at time of inspection
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☐ ☐ ☐ ☐ ☒ Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☐ ☐ ☐ ☒ ☐ Cabinets: Flush Laminate
several of the cabinet doors need to be adjusted.

☒ ☐ ☐ ☐ ☐ Ceiling: Drywall

☒ ☐ ☐ ☐ ☐ Walls: Drywall

12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl flooring is cut and torn. The vinyl floor seam has failed.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

Rear Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty. There is also sub floor damage.

5. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.

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Bedroom Unit 1 (Continued)

6. ☐☐☐☒☐ Windows: Andersen, Double Hung, Tilt and Wash Window appears to be leaking at time of rain.
7. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
8. ☒☐☐☐☐ HVAC Source: Heating system register

Front Bedroom

9. ☐☐☐☐☒ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
The closet door is damaged.
10. ☒☐☐☐☐ Ceiling: Drywall
11. ☒☐☐☐☐ Walls: Drywall
12. ☐☐☐☒☐ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

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

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐ Walls: Paneling, Painted
3. ☒☐☐☐☐ Floor: Concrete
4. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
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

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Living Space Unit 1 (Continued)

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

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

Ground Level Entry Living Space

15. ☒☐☐☐☐ Closet: Single
16. ☒☐☐☐☐ Ceiling: Drywall
17. ☒☐☐☐☐ Walls: Drywall
18. ☐☐☐☐☒ Floor: Vinyl floor covering The vinyl flooring is gouged and discolored.
19. ☐☐☐☒☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
20. ☒☐☐☐☐ Electrical: Light & Receptacle
21. ☒☐☐☐☐ HVAC Source: Heating system register

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

1. ☐☐☐☐☒ Ceiling: Drywall There is a hole in the drywall ceiling.

2. ☒☐☐☐☐ Walls: Drywall
3. ☒☐☐☐☐ Floor: Vinyl floor covering
4. ☒☐☐☐☐ Doors: Painted, Flush Solid Core

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Laundry Room/Area Unit 1 (Continued)

5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
6. ☐ ☐ ☐ ☒ ☐ Electrical: Light & Receptacle One of the electrical cover plates are missing.
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. Porch: Rear, Pressure Treated Wood Screen panels for the porch are missing or damaged.
2. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The machine shake look plywood panels, the nails are loose in several places. The exterior walls should be examined and the loose siding re nailed. The exterior of the house should be pressure washed and repainted.
3. Soffits: Vinyl panels The soffit panels in the porch ceiling are stained.
4. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.

Attic Unit 1

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

Air Conditioning Unit 1

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

Bathroom Unit 1

8. Top Floor Hallway Bathroom Electrical: Light & Receptacle One switch cover plate is missing.
9. Top Floor Hallway Bathroom Tub/Surround: One Piece Fiberglass The tub stopper mechanism is not properly installed.

Kitchen Unit 1

10. Kitchen & Dining Area, Main Level Kitchen Cabinets: Flush Laminate several of the cabinet doors need to be adjusted.

Bedroom Unit 1

11. Rear Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty. There is also sub floor damage.

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

13. Rear Bedroom Windows: Andersen, Double Hung, Tilt and Wash Window appears to be leaking at time of rain.

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Marginal Summary (Continued)

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

Living Space Unit 1

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

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

Laundry Room/Area Unit 1

17. Main Level Laundry Room/Area Electrical: Light & Receptacle One of the electrical cover plates are missing.

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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. 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.

3. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding There is one piece of siding missing on the north wall.
The siding is deteriorated at the porch party wall. The exterior of the house should be pressure washed and repainted.
The siding is damaged in most of the intersecting inside corners of the unit.

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Exterior Surface and Components (Continued)

Type: (continued)

4. 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.

5. Windows: Andersen Double Hung, Tilt & Wash Feature One of the windows on the rear wall is damaged. 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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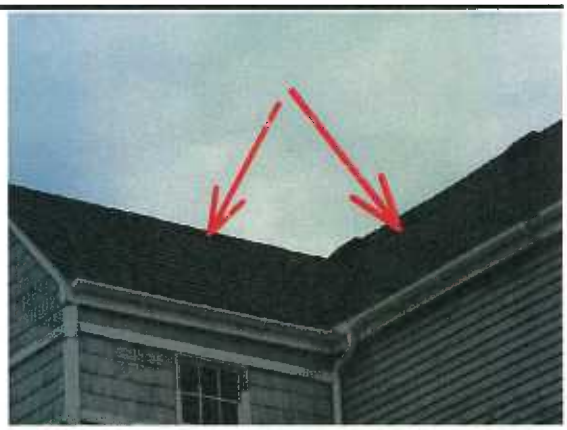
Defective Summary (Continued)

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

Roof

7. All Roof Areas Roof Surface Material: Asphalt shingle Roof Shingle are missing in two large places. On the porch roof in the corner where the units intersect. The roof sheathing is deteriorated. (Very Soft)



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

9. Downspouts: Plastic The gutter down spout has become disconnected.

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.

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Defective Summary (Continued)

Structure Unit 1

11. Subfloor: 3/4" T&G Floor Underlayment The sub floor at the party wall is deteriorated.

Attic Unit 1

12. Main Attic Sheathing: Plywood The sheathing is very stained on the inside.

Air Conditioning Unit 1

13. North Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
14. 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.

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

Kitchen Unit 1

18. Kitchen & Dining Area, Main Level Kitchen Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.
19. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring is cut and torn. The vinyl floor seam has failed.

Bedroom Unit 1

20. Front Bedroom Closet: Single The closet door needs to be adjusted to fit into the opening properly.
The closet door is damaged.

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Defective Summary (Continued)

Living Space Unit 1

21. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is gouged and discolored.

Laundry Room/Area Unit 1

22. Main Level Laundry Room/Area Ceiling: Drywall There is a hole in the drywall ceiling.

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Definitions

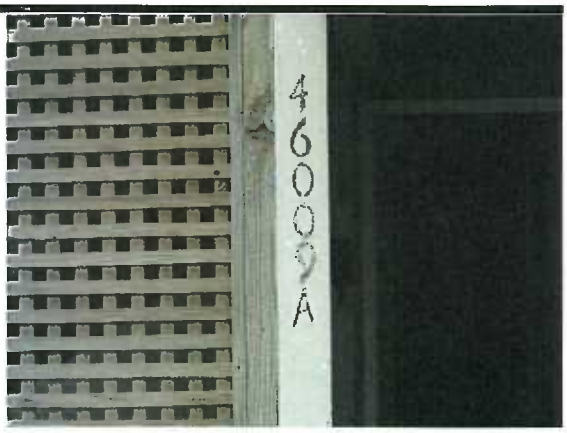
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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 #46009A



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 12 to 14 years Entrance Faces North
ɔection Date 05/07/2011
ectric On ◉ Yes ○ No ○ Not Applicable
s/Oil On ○ Yes ○ No ◉ Not Applicable
vater On ○ Yes ◉ No ○ Not Applicable
Temperature 60-65 degrees

OK19

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.

5.	☐	☐	☐	☐	☒	Porch: Rear, 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 siding at the rear porch party walls has moisture drip marks on it. The exterior of the house should be pressure washed and painted.

Accent Walls Exterior Surface

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

9. ☒☐☐☐☐ Trim: Wood, Aluminum Covered

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

☒☐☐☐☐ Soffits: Vinyl panels

☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass

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

14. ☐☐☐☐☒ Entry Door: Main Living Area, Fiberglass, Full View Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

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.
One of the window lower sash frames is damaged.

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Exterior Surface and Components (Continued)

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.

☐☐☐☐☒ 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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Roof

A NP NI M D

All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐☐☐☐☒ Material: Asphalt shingle There are shingles missing the the upper front corner of the roof.
There is an open space at the bottom of one of the valleys.

Type: Hip & Gable
Approximate Age: 14 to 16 years

5. ☒☐☐☐☐ Flashing: Metal
6. ☒☐☐☐☐ Valleys: Asphalt shingle
7. ☒☐☐☐☐ Plumbing Vents: PVC
8. ☐☐☐☐☒ Ventilation Fan Cover: Metal Vent Cover The metal vent cover needs to be replaced.

9. Roof Water Control
10. ☒☐☐☐☐ Gutters: Plastic

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Roof (Continued)

11. ☐☐☐☐☒ Downspouts: Plastic The gutter pipe is not connected to the gutter.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

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

Ground Level Utility Room Electric Panel

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

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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

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access

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

Air Conditioning Unit 1

A NP NI M D

East Side AC System

	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: 12 to 14 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton

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Air Conditioning Unit 1 (Continued)

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

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

East Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 12 to 14 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 Ton
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 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. Type: Forced air Capacity: 1.5 ton
   Area Served: Top Floor Approximate Age: 12 to 14 years
... Fuel Type: Electric
12. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
13. ☒ ☐ ☐ ☐ ☐ Distribution: Metal & Flex Duct
14. ☒ ☐ ☐ ☐ ☐ 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: 12 to 14 years Area Served: Whole House
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

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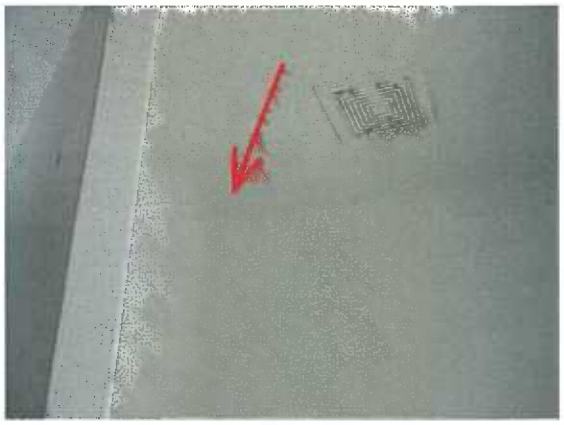
Bathroom Unit 1

A NP NI M D

Powder Room, Main Level Bathroom

1. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall There is ceiling damage in the area of the power vent.



2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
   ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
   ☒ ☐ ☐ ☐ ☐ 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
17. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Ceramic
19. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Generic
20. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
21. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
22. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

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Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☐ ☐ ☒ ☐ ☐ Cooking Appliances: General Electric Electric range disconnected from power source at time of inspection.
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Disconnected from power at time of inspection
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl floor seam has failed. There is a patch near the laundry room door.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Bedroom Unit 1

A NP NI M D

Front Bedroom

1. ☐ ☐ ☐ ☐ ☒ Closet: Single The closet door is damaged.
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
3. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
4. ☐ ☐ ☐ ☒ ☐ Floor: Carpet The carpet tack strip along the unit front & party wall, the strip is stained and the tacks are rusty.

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

ear Bedroom

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

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Bedroom Unit 1 (Continued)

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

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

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☐☐☐☒☐ Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
3. ☒☐☐☐☐ Floor: Concrete
4. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
5. ☒☐☐☐☐ Electrical: 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 east wall & party wall, the strip is stained and the tacks are rusty.

11. ☒☐☐☐☐ Doors: Bi-fold

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Living Space Unit 1 (Continued)

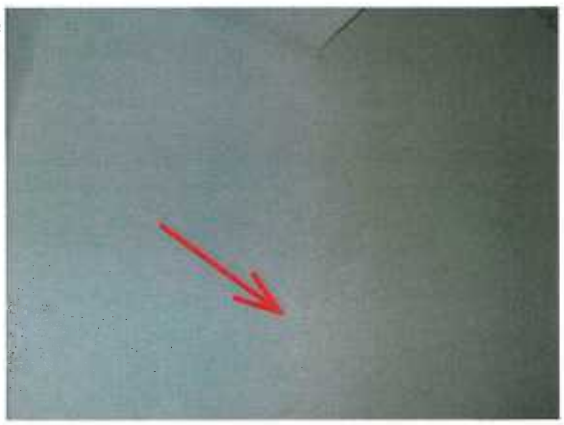
12. ☐☐☐☐☒ Windows: Andersen, Double Hung, Tilt and Wash One of the windows is broken.
13. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
14. ☒☐☐☐☐ HVAC Source: Heating system register

Ground Level Entry Living Space

15. ☐☐☐☒☐ Closet: Single The closet rod and shelf are not installed level.
16. ☒☐☐☐☐ Ceiling: Drywall
17. ☒☐☐☐☐ Walls: Drywall
18. ☒☐☐☐☐ Floor: Vinyl floor covering
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 paint under one of the windows is blistering, possible sign of moisture migration.



24. ☒☐☐☐☐ Floor: Carpet
25. ☐☐☐☒☐ Windows: Andersen Fixed Glass There are water stains on the vinyl header part of the window.

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 The drywall ceiling is damaged in two places.

2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There is a gouge in the vinyl flooring.
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
   ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
   ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
8. ☐ ☐ ☐ ☐ ☒ Washer Hose Bib: Recessed Box The recessed washer plumbing box has been removed from the wall.

9. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
10. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal
11. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

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Marginal Summary

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

Exterior Surface and Components

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

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.

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

Air Conditioning Unit 1

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

Bathroom Unit 1

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

Bedroom Unit 1

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

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Marginal Summary (Continued)

8. Front Bedroom Doors: Painted, Flush Solid Core
9. Rear Bedroom Floor: Carpet The carpet tack strip along the unit rear & party 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.
Main Level Living Area Living Space Floor: Carpet The carpet tack strip along the unit east wall & party wall, the strip is stained and the tacks are rusty.

12. Ground Level Entry Living Space Closet: Single The closet rod and shelf are not installed level.
13. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
14. Stair Well Living Space Walls: Drywall The paint under one of the windows is blistering, possible sign of moisture migration.

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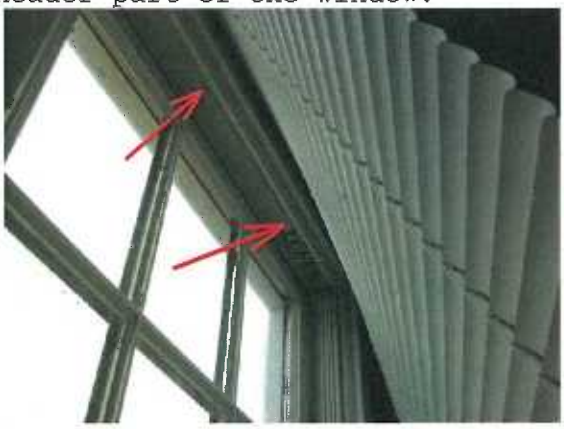
Marginal Summary (Continued)

15. Stair Well Living Space Windows: Andersen Fixed Glass There are water stains on the vinyl header part of 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. Porch: Rear, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.
2. Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding The siding at the rear porch party walls has moisture drip marks on it. The exterior of the house should be pressure washed and painted.

4. Entry Door: Main Living 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.
5. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
One of the window lower sash frames is damaged.

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Defective Summary (Continued)

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. 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

8. All Roof Areas Roof Surface Material: Asphalt shingle There are shingles missing the the upper front corner of the roof.
There is an open space at the bottom of one of the valleys.

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Defective Summary (Continued)

9. Ventilation Fan Cover: Metal Vent Cover The metal vent cover needs to be replaced.

10. Downspouts: Plastic The gutter pipe is not connected to the gutter.

Electrical Unit 1

11. Smoke Detectors: Hard wired with battery back up

Air Conditioning Unit 1

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

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

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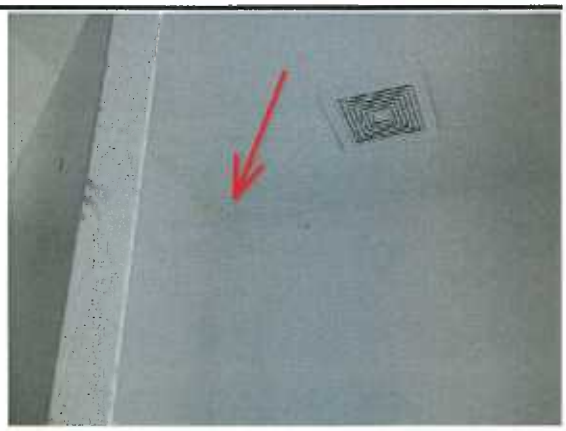
Defective Summary (Continued)

16. 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.

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

Bathroom Unit 1

18. Powder Room, Main Level Bathroom Ceiling: Drywall There is ceiling damage in the area of the power vent.



Kitchen Unit 1

19. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl floor seam has failed. There is a patch near the laundry room door.

Bedroom Unit 1

20. Front Bedroom Closet: Single The closet door is damaged.
21. Rear Bedroom Doors: Painted, Flush Solid Core The door is damaged.

Living Space Unit 1

22. Main Level Living Area Living Space Windows: Andersen, Double Hung, Tilt and Wash One of the windows is broken.

Laundry Room/Area Unit 1

23. Main Level Laundry Room/Area Ceiling: Drywall The drywall ceiling is damaged in two places.

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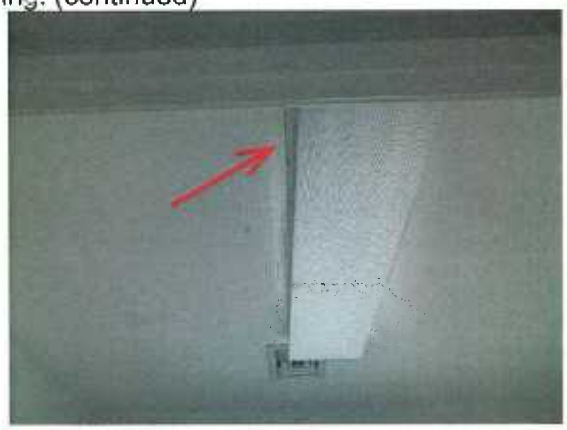
Laundry Room/Area Unit 1 (Continued)

Ceiling: (continued)



24. Main Level Laundry Room/Area Floor: Vinyl floor covering There is a gouge in the vinyl flooring.
25. Main Level Laundry Room/Area Washer Hose Bib: Recessed Box The recessed washer plumbing box has been removed from the wall.

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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 U S Coast Guard Housing,Unit #46009B

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 12 to 14 years Entrance Faces South
Inspection Date 05/07/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

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General Information (Continued)

Temperature 60-65 degrees
Weather Clear Soil Conditions Dry
Building Type Duplex Garage Carport

Exterior Surface and Components

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

5.	☐	☐	☐	☐	☒	Porch: Rear, 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 decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated. The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

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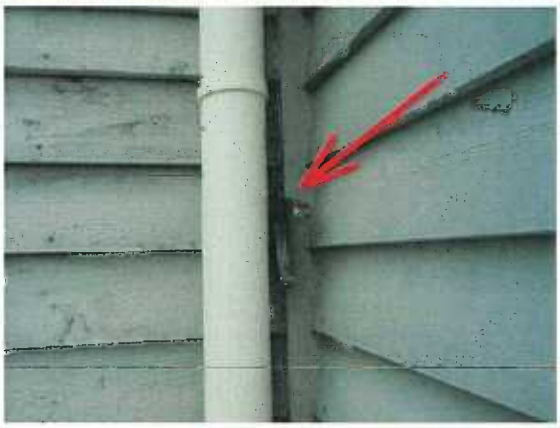
Exterior Surface and Components (Continued)

7. ☐☐☐☒☐ Privacy Panels: Wood Lattice Panels installed for privacy One of the privacy panels at the rear of the house has fallen from its intended position.

Exterior Walls Exterior Surface

8. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding The exterior walls, some of the wood lap siding is split and should be replaced. There is organic growth growing at several places on the siding. There is a hole drilled for wires that should be sealed to keep moisture and insects out. In the corner at the intersection of the party walls, the wood trim board is deteriorated. The exterior of the house should be pressure washed and repainted.



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Exterior Surface and Components (Continued)

Type: (continued)

Accent Walls Exterior Surface

9. ☐☐☐☐☒ Type: Plywood Panels with machine shake appearance. There are parts of the wood shake panels 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.

10. ☒☐☐☐☐ Trim: Wood, Aluminum Covered
11. ☒☐☐☐☐ Fascia: Wood, wrapped with Aluminum Coil Stock
12. ☒☐☐☐☐ Soffits: Vinyl panels
13. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
14. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
15. ☐☐☐☐☒ Entry Door: Main Living Area, Fiberglass, Full View Glass The door weather stripping is damaged.
16. ☐☐☐☒☐ 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.

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

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Exterior Surface and Components (Continued)

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

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

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

Roof

A NP NI M D

All Roof Areas Roof Surface

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

8. Roof Water Control

9. ☐☐☐☐☒ Gutters: Plastic There are parts of the gutters missing from the roof.
10. ☐☐☐☐☒ Downspouts: Plastic There are pieces of the down spouts missing and other part that are not properly attached to the building.

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Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

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

Electrical Unit 1

A NP NI M D

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

..ound Level Utility Room Electric Panel

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

Structure Unit 1

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☐ ☐ ☐ ☒ ☐ Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation There is erosion under the concrete monolithic slab on the side of this unit.

☒ ☐ ☐ ☐ ☐ 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

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

Air Conditioning Unit 1

A NP NI M D

West Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Mid Levels Approximate Age: 12 to 14 years
6. Fuel Type: Electric Temperature Differential: x
7. Type: Heat pump Capacity: 2 ton
8. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins

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

West Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life

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Air Conditioning Unit 1 (Continued)

12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
14. ☒ ☐ ☐ ☐ ☐ Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 12 to 14 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton
18. ☐ ☐ ☐ ☐ ☒ Visible Coil: Copper core with aluminum fins

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

Heating System Unit 1

A NP NI M D

Ground 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: 12 to 14 years
5. Fuel Type: Electric
6. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct

Top Floor Closet Heating System

8. ☐ ☐ ☒ ☐ ☐ Heating System Operation: Recommend replacement 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: 12 to 14 years
12. Fuel Type: Electric
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal & Flex Duct

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Heating System Unit 1 (Continued)

15. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Plumbing Unit 1

A NP NI M D

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

Utility Room Water Heater

6. ☐ ☐ ☒ ☐ ☐ Water Heater Operation: Water turned off at time of inspection.
7. Manufacturer: A.O. Smith
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: Unknown (cannot see data label) Area Served: Whole House
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: PEX

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 Bath 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 There is no stopper for the tub drain.
21. ☐ ☐ ☒ ☐ ☐ Toilets: Kohler
22. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
23. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

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Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☒ ☐ ☐ ☐ ☐ Ventilator: General Electric
3. ☐ ☐ ☒ ☐ ☐ Dishwasher: Whirlpool Water off at time of inspection.
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☐ ☐ ☐ ☐ ☒ Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
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

Rear Bedroom

1. ☐ ☐ ☐ ☐ ☒ Closet: Two Closets The closet shelves and rods are missing.

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

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Bedroom Unit 1 (Continued)

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

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

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

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

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

3. ☒☐☐☐☐ Floor: Concrete
4. ☐☐☐☒☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
5. ☒☐☐☐☐ Electrical: Light & Receptacle

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Living Space Unit 1 (Continued)

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

Main Level Living Area Living Space

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

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

Ground Level Entry Living Space

15. ☐ ☐ ☐ ☒ ☐ Closet: Single The closet door needs to be adjusted to fit into the opening properly.
16. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
17. ☐ ☐ ☐ ☒ ☐ Walls: Drywall The dry wall is damaged behind the entrance door.
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 The top step on the right side. The carpet tack strip is stained and the tacks are rusty, indicating moisture may be intruding from the exterior.
25. ☒ ☐ ☐ ☐ ☐ Windows: Andersen Fixed Glass
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. **Deck:** Front, Pressure Treated Wood There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger.

2. **Privacy Panels:** Wood Lattice Panels installed for privacy One of the privacy panels at the rear of the house has fallen from its intended position.

3. **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.

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

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Marginal Summary (Continued)

Structure Unit 1

5. Foundation: 8X8 PT Wood Pilings and Monolithic Concrete Foundation There is erosion under the concrete monolithic slab on the side of this unit.

Bathroom Unit 1

6. Top Floor Bath Bathroom Tub/Surround: One Piece Fiberglass There is no stopper for the tub drain.

Bedroom Unit 1

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

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

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Marginal Summary (Continued)

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

13. Ground Level Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
14. Ground Level Entry Living Space Walls: Drywall The dry wall is damaged behind the entrance door.
15. Stair Well Living Space Floor: Carpet The top step on the right side. The carpet tack strip is stained and the tacks are rusty, indicating moisture may be intruding from the exterior.

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Defective Summary

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Exterior Surface and Components

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

2. Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The decorative wood trim at the top of the handrail post, most of this trim is missing or deteriorated. The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated.

3. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding The exterior walls, some of the wood lap siding is split and should be replaced. There is organic growth growing at several places on the siding. There is a hole drilled for wires that should be sealed to keep moisture and insects out. In the corner at the intersection of the party walls, the wood trim board is deteriorated. The exterior of the house should be pressure washed and repainted.

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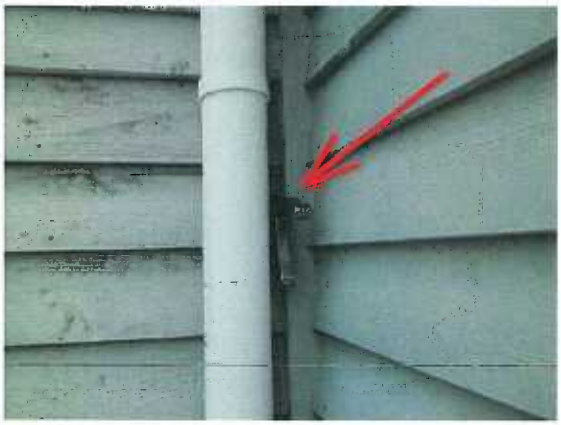
Exterior Surface and Components (Continued)

Type: (continued)



4. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. There are parts of the wood shake panels 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.

5. Entry Door: Main Living Area, Fiberglass, Full View Glass The door weather stripping is damaged.

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Defective Summary (Continued)

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

Roof

7. Gutters: Plastic There are parts of the gutters missing from the roof.
8. Downspouts: Plastic There are pieces of the down spouts missing and other part that are not properly attached to the building.

Electrical Unit 1

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

Air Conditioning Unit 1

10. West 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)

11. West Side AC System Visible Coil: Copper core with aluminum fins

12. West Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
13. West Side AC System A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
14. West Side AC System Visible Coil: Copper core with aluminum fins

15. 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

16. Kitchen & Dining Area, Main Level Kitchen Electrical: Lights & Receptacles Lighting under cabinets did not respond to the switch.

Bedroom Unit 1

17. Rear Bedroom Closet: Two Closets The closet shelves and rods are missing.

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Defective Summary (Continued)

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