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 #46010A Kinnakeet Rd

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

Client Information

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

Inspection Company

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

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 12 to 14 years Entrance Faces South
Inspection Date 05/05/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK20

General Information (Continued)

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

Exterior Surface and Components

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Grading: Generally Flat
2.	☒	☐	☐	☐	☐	Driveway: Concrete
3.	☒	☐	☐	☐	☐	Patio: Pressure Treated Wood
4.	☐	☐	☐	☐	☒	Deck: Front, Pressure Treated Wood The front deck handrails and wood pickets are deteriorated and should be replaced. One of the deck floor joist is not properly installed with a ledger or metal joist hanger. From under the deck, the floor joist below the party wall above, the floor joist are stained. This indicates that moisture is migrating from the roof through the party wall and exiting under the house in the carport.

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 place where the ceiling soffit panels are bulging down ward.

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Exterior Surface and Components (Continued)

6. ☐☐☐☐☒ **Stairs/Landings:** Rear Stairs & Landing, Pressure Treated Wood The 2X2 wood pickets are loose and missing. The nails holding the pickets in place have rusted away.

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. 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 There is one soffit panel missing from the soffit at the front of the house.

12. ☒☐☐☐☐ **Entry Doors:** Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core
14. ☒☐☐☐☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass

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Exterior Surface and Components (Continued)

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

16. ☒☐☐☐☐ Windows: Andersen Double Hung, Tilt & Wash Feature
17. ☐☐☐☒☐ Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
18. ☐☐☐☐☒ Exterior Lighting: Exterior, Surface Mount There is one light fixture at the front of the house that is not properly mounted to its intended surface. 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 The electrical outlet in the carport. When tested this outlet made a strange noise and there was a bad smell. The panel breaker for this outlet was turned off.
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 The 3 inch plumbing vent, there are moisture stains around this pipe in the attic that indicate the plumbing vent has failed.

8. ☐ ☐ ☐ ☐ ☒ Ventilation Vent: Metal One of the metal ventilation vents is deteriorated to the point it is allowing moisture to enter the interior of the house.

9. Roof Water Control

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

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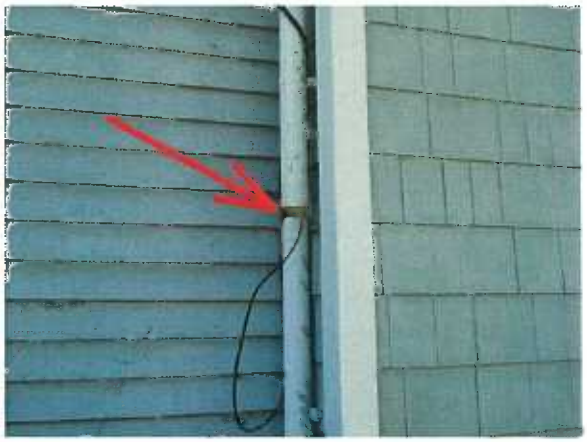
Roof (Continued)

11. ☐☐☐☐☒ 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
3. ☒☐☐☐☐ Floor/Foundation: Concrete
4. ☐☐☐☐☒ Electrical: Lights & Outlet As mentioned before, the wall receptacle is defective.

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: 12 to 14 years Area Served: Whole House

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

Structure Unit 1

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

Attic Unit 1

Main Attic

1. Method of Inspection: From the attic access

	A	NP	NI	M	D	
2.	☒	☐	☐	☐	☐	Roof Framing: Truss Roof Framing
3.	☒	☐	☐	☐	☐	Sheathing: Plywood
4.	☒	☐	☐	☐	☐	Ventilation: Roof and soffit vents
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☒	☐	☐	☐	☐	Wiring/Lighting: Light & Outlet
9.	☐	☐	☐	☐	☒	Moisture Penetration: Ongoing water penetration noted As mention before, the pipe collar for the 3 inch vent pipe is deteriorated and should be replaced.
10.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan

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Air Conditioning Unit 1

A NP NI M D

North Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Mid Levels Approximate Age: 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 The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil will over heat and the condenser will cease to function.

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

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

North Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative
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

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Air Conditioning Unit 1 (Continued)

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

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

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

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

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

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Heating System Unit 1 (Continued)

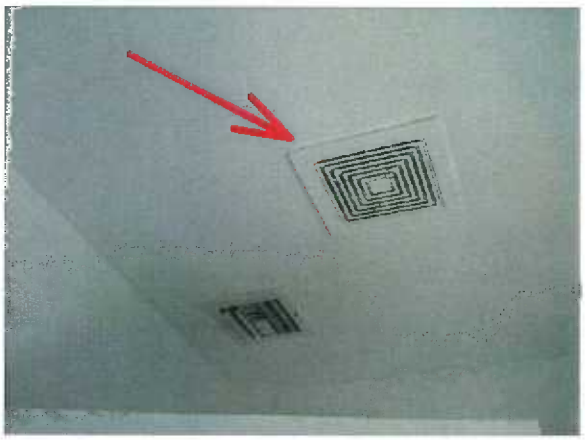
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 12 to 14 years
12. Fuel Type: Electric
13. ☐ ☐ ☐ ☒ ☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
15. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Bathroom Unit 1

A NP NI M D

Main Level Powder Room Bathroom

1. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall The drywall ceiling is bowed downward in the area of the ceiling ventilation fan. This condition may have been caused by the rusty ventilation fan.



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

Top Floor Hallway Bathroom

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

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Bathroom Unit 1 (Continued)

Top Floor Front Bathroom

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

Kitchen Unit 1

Kitchen & Dining Area, Main Level Kitchen

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
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 vinyl floor laminate has been patched and there is a cut in the surface near the stairs.

	A	NP	NI	M	D	
13.	☐	☐	☐	☐	☒	Windows: Andersen, Double Hung, Tilt and Wash The bay window in the kitchen eating area. The outer end of this window unit is sagging down ward. When viewing the window from the outside, you can see that the operating window sash on the sides do not fit squarely in the window frames.
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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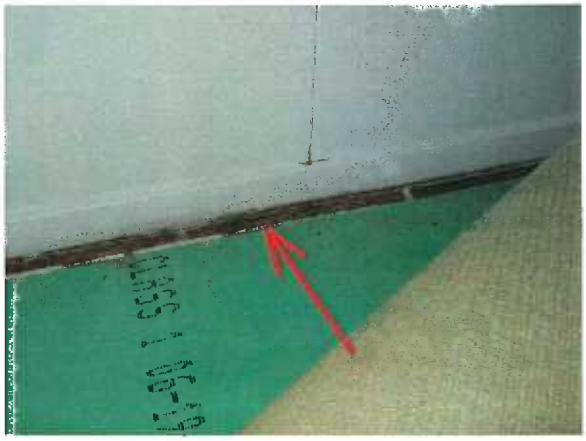
Bedroom Unit 1

A NP NI M D

Rear Right Bedroom

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



5. ☒☐☐☐☐ Doors: Painted, Flush Solid Core
6. ☒☐☐☐☐ Windows: Andersen, Double Hung, Tilt and Wash
7. ☐☐☐☐☒ Electrical: Fan, Light & Receptacles The electrical outlet is rusty. This was caused by moisture in the party wall.

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

Rear Left Bedroom

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

Front Bedroom

17. ☒☐☐☐☐ Closet: Walk In
18. ☐☐☐☐☐ Ceiling: Drywall
19. ☒☐☐☐☐ Walls: Drywall
20. ☒☐☐☐☐ Floor: Carpet
21. ☒☐☐☐☐ Doors: Painted, Flush Solid Core

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Bedroom Unit 1 (Continued)

22. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
23. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
24. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

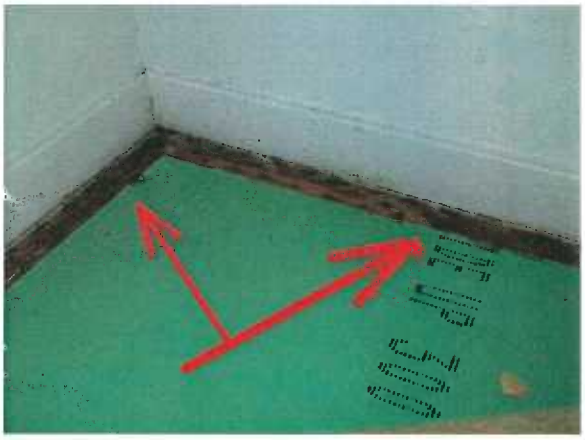
A NP NI M D

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
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 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 scuffed and damaged.
19. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
20. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
21. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

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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 The dryer vent termination cover on the exterior is rusted and deteriorated.
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. The exterior of the house should be pressure washed and repainted.
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.

Air Conditioning Unit 1

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

Heating System Unit 1

7. Ground Level Utility Room Heating System Blower Fan/Filter: Direct drive with disposable filter
8. Closet, Top Floor Hallway Heating System Blower Fan/Filter: Direct drive with disposable filter

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Marginal Summary (Continued)

Kitchen Unit 1

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

Bedroom Unit 1

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

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

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Defective Summary

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

Exterior Surface and Components

1. **Deck:** Front, Pressure Treated Wood The front deck handrails and wood pickets are deteriorated and should be replaced.
   One of the deck floor joist is not properly installed with a ledger or metal joist hanger.
   From under the deck, the floor joist below the party wall above, the floor joist are stained. This indicates that moisture is migrating from the roof through the party wall and exiting under the house in the carport.

2. **Porch:** Rear Porch, Pressure Treated Wood Screen panels for the porch are missing or damaged. The porch screen door is damaged.
   There is one place where the ceiling soffit panels are bulging down ward.

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Defective Summary (Continued)

3. Stairs/Landings: Rear Stairs & Landing, Pressure Treated Wood The 2X2 wood pickets are loose and missing. The nails holding the pickets in place have rusted away.

4. Soffits: Vinyl panels There is one soffit panel missing from the soffit at the front of the house.

5. Exterior Lighting: Exterior, Surface Mount There is one light fixture at the front of the house that is not properly mounted to its intended surface. There is a exterior light under the front deck that was wired with interior romex wiring that should have been installed in electrical conduit. There is a light installed for the rear stairs. The interior romex wiring for this light should have been installed in electrical conduit.

6. Exterior Electric Outlets: Exterior, Surface Mount The electrical outlet in the carport. When tested this outlet made a strange noise and there was a bad smell. The panel breaker for this outlet was turned off.

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Defective Summary (Continued)

Roof

7. Plumbing Vents: PVC The 3 inch plumbing vent, there are moisture stains around this pipe in the attic that indicate the plumbing vent has failed.

8. Ventilation Vent: Metal One of the metal ventilation vents is deteriorated to the point it is allowing moisture to enter the interior of the house.

9. Gutters: Plastic Pieces of the gutter are missing, other parts are not properly connected together.
10. Downspouts: Plastic The gutter down spout has become disconnected.

Garage Unit 1

11. Carport, Attached Drive Under Garage Electrical: Lights & Outlet As mentioned before, the wall receptacle is defective.

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Defective Summary (Continued)

Electrical Unit 1

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

Attic Unit 1

13. Main Attic Moisture Penetration: Ongoing water penetration noted As mention before, the pipe collar for the 3 inch vent pipe is deteriorated and should be replaced.

Air Conditioning Unit 1

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

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

17. North Side AC System A/C System Operation: Inoperative

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Defective Summary (Continued)

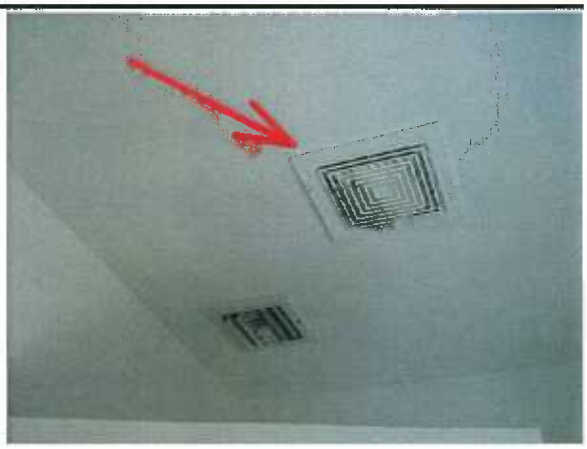
18. North Side AC System Visible Coil: Copper core with aluminum fins The aluminum fins surrounding the copper coil are becoming deteriorated and falling away from the copper coil. The aluminum fins are present to dissipate the heat from the copper coil and when the fins are no longer present the coil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

Heating System Unit 1

19. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.
20. 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.

Bathroom Unit 1

21. Main Level Powder Room Bathroom Ceiling: Drywall The drywall ceiling is bowed downward in the area of the ceiling ventilation fan. This condition may have been caused by the rusty ventilation fan.



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Defective Summary (Continued)

Kitchen Unit 1

22. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl floor laminate has been patched and there is a cut in the surface near the stairs.

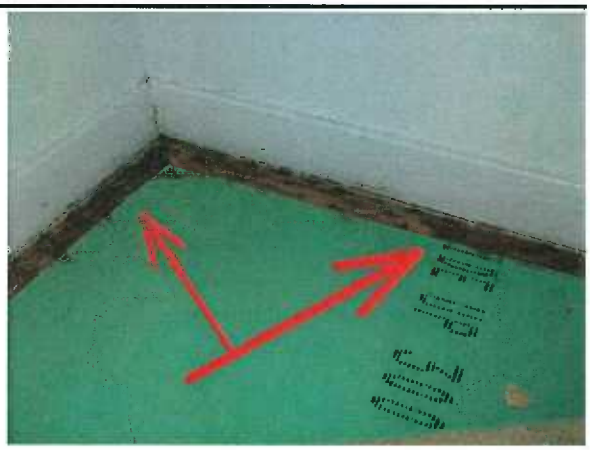
23. Kitchen & Dining Area, Main Level Kitchen Windows: Andersen, Double Hung, Tilt and Wash The bay window in the kitchen eating area. The outer end of this window unit is sagging down ward. When viewing the window from the outside, you can see that the operating window sash on the sides do not fit squarely in the window frames.

Bedroom Unit 1

24. Rear Right Bedroom Electrical: Fan, Light & Receptacles The electrical outlet is rusty. This was caused by moisture in the party wall.

Living Space Unit 1

25. 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.



26. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is scuffed and damaged.

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Defective Summary (Continued)

Laundry Room/Area Unit 1

27. Main Level Laundry Room/Area Dryer Vent: Rigid metal The dryer vent termination cover on the exterior is rusted and deteriorated.

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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 #46010B Kinnakeet 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 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 05/05/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

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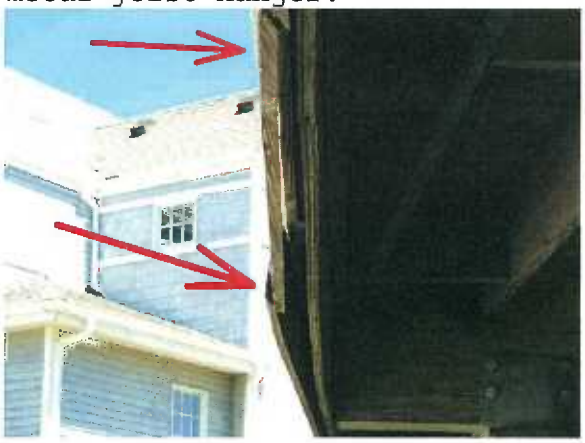
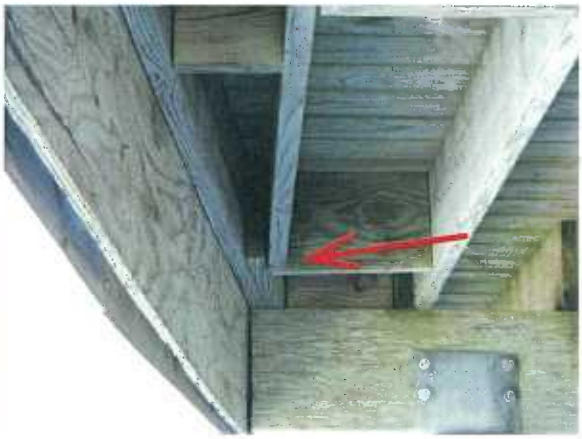
General Information (Continued)

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 The front lower trim boards are loose and need to be re nailed. One of the deck floor joist is not properly supported with a ledger or 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.
6.	☐	☐	☐	☐	☒	Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated. The wood trim skit boards are loose and need to be re nailed.

E ior Walls Exterior Surface

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Exterior Surface and Components (Continued)

7. ☐☐☐☐☒ Type: Horizontal Wood Ship Lap Siding The party wall at the rear screen porch. The siding is visibly deteriorated. An invasive inspection is needed to determine the extent of damage.
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. 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 above the front deck are bulging down.

12. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
13. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
14. ☒☐☐☐☐ Entry Door: Main Living Area, Fiberglass, Full View Glass

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

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Exterior Surface and Components (Continued)

Entry Door: (continued)
need to be adjusted to stop the moisture migration.

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

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

Roof

A NP NI M D
All Roof Areas Roof Surface

1. Method of Inspection: On roof
2. ☐ ☐ ☐ ☐ ☒ Material: Asphalt shingle There are ridge cap shingles missing from this roof.
At the intersection the rear units walls, there is an area about 6'X6' where the plywood sheathing is very soft and dangerous to walk upon.

3. Type: Hip & Gable
4 Approximate Age: 12 to 14 years

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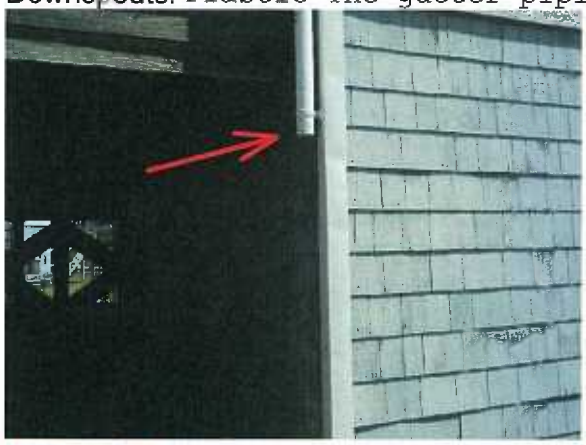
Roof (Continued)

5. ☐☐☐☒☐ Flashing: Metal The flashing at the rear wall is not properly installed.

6. ☒☐☐☐☐ Valleys: Asphalt shingle
7. ☒☐☐☐☐ Plumbing Vents: PVC
8. Roof Water Control
9. ☐☐☐☒☐ Gutters: Plastic Pieces of the gutter are missing, other parts are not properly connected together.
10. ☐☐☐☐☒ Downspouts: Plastic The gutter piping is not properly connected together.



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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

Ground Level Utility Room Electric Panel

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

Structure Unit 1

A NP NI M D

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

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Attic Unit 1

A NP NI M D

Main Attic

1. Method of Inspection: 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

South Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform

4. Manufacturer: Goodman
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 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. ☒ ☐ ☐ ☐ ☐ Electric Disconnect: Tumble Switch

South Side AC System

11. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
12. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
13. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform.

14. Manufacturer: Carrier
15. Area Served: Top Floor Approximate Age: 12 to 14 years
16. Fuel Type: Electric Temperature Differential: x
17. Type: Heat pump Capacity: 1.5 ton

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Air Conditioning Unit 1 (Continued)

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

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

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

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

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

Attic Heating System

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

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Plumbing Unit 1

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

Utility Room Water Heater

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

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

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

Bathroom Unit 1

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☐	☐	☐	☐	☒	Ceiling: Drywall There is a large hole in the drywall ceiling.

2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl flooring is stained.
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
8.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
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.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
19.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass

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Bathroom Unit 1 (Continued)

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

Top Floor Front Bathroom

	A	NP	NI	M	D	
23.	☒	☐	☐	☐	☐	Ceiling: Drywall
24.	☒	☐	☐	☐	☐	Walls: Drywall
25.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
26.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
27.	☒	☐	☐	☐	☐	Electrical: Lights & Receptacle
28.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
29.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
30.	☒	☐	☐	☐	☐	Tub/Surround: One Piece Fiberglass
31.	☐	☐	☒	☐	☐	Toilets: Kohler
32.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
33.	☒	☐	☐	☐	☐	Ventilation: Electric ventilation fan

Kitchen Unit 1

Kitchen & Dining Area, Main Level Kitchen

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Cooking Appliances: General Electric
2.	☐	☐	☐	☐	☐	Ventilator: General Electric
3.	☐	☐	☒	☐	☐	Dishwasher: General Electric
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 Cabinet doors need to be adjusted.
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The seam is split and there is a hole in the vinyl flooring.
13.	☐	☐	☐	☐	☒	Windows: Andersen, Double Hung, Tilt and Wash The bay window in the kitchen eating area. The outer edge of this window is tilting downward, causing the windows on either side to not fit properly in the opening provided.
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

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Bedroom Unit 1

	A	NP	NI	M	D	
Rear Left Bedroom						
1.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into opening properly.
2.	☒	☐	☐	☐	☐	Ceiling: Drywall
3.	☒	☐	☐	☐	☐	Walls: Drywall
4.	☒	☐	☐	☐	☐	Floor: Carpet
5.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Rear Right Bedroom						
9.	☐	☐	☐	☒	☐	Closet: Single The closet door needs to be adjusted to fit into opening properly.
10.	☒	☐	☐	☐	☐	Ceiling: Drywall
11.	☒	☐	☐	☐	☐	Walls: Drywall
12.	☒	☐	☐	☐	☐	Floor: Carpet
13.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
14.	☐	☐	☐	☒	☐	Windows: Andersen, Double Hung, Tilt and Wash There are moisture stains on the carpet tack strip along the party wall.
15.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
16.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Front Bedroom						
17.	☒	☐	☐	☐	☐	Closet: Walk In
18.	☒	☐	☐	☐	☐	Ceiling: Drywall
19.	☒	☐	☐	☐	☐	Walls: Drywall
20.	☒	☐	☐	☐	☐	Floor: Carpet
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

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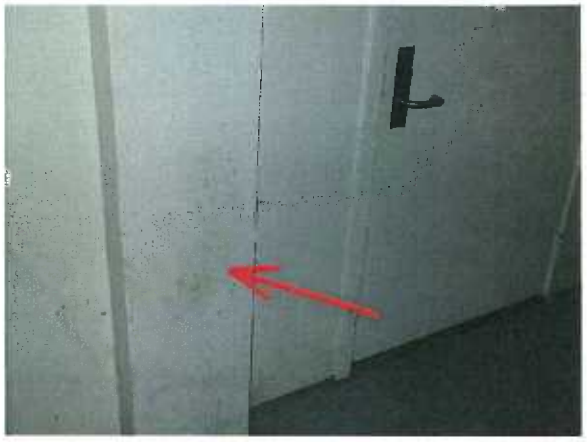
Living Space Unit 1

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

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

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Living Space Unit 1 (Continued)

Stair Well Living Space

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

26. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting

Laundry Room/Area Unit 1

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 The front lower trim boards are loose and need to be re nailed.
   One of the deck floor joist is not properly supported with a ledger or metal joist hanger.

2. cent 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.

Roof

3. **Flashing:** Metal The flashing at the rear wall is not properly installed.

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

Kitchen Unit 1

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

Bedroom Unit 1

6. ear Left Bedroom Closet: Single The closet door needs to be adjusted to fit into opening properly.

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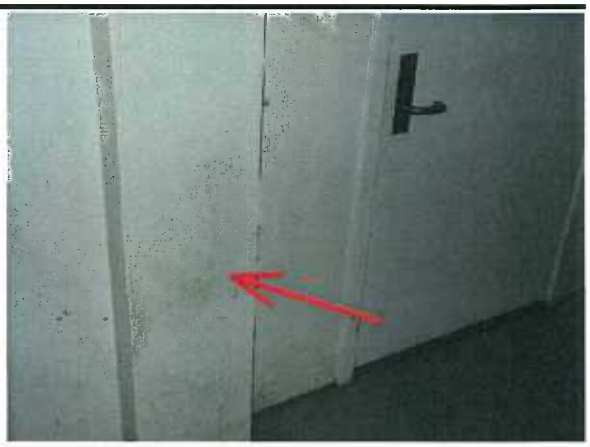
Marginal Summary (Continued)

7. Rear Right Bedroom Closet: Single The closet door needs to be adjusted to fit into opening properly.
8. Rear Right Bedroom Windows: Andersen, Double Hung, Tilt and Wash There are moisture stains on the carpet tack strip along the party wall.

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

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 Entry Living Space Closet: Single The closet door needs to be adjusted to fit into the opening properly.
12. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

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Marginal Summary (Continued)

13. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash There are drip stains on the vinyl header piece of the window on the outer wall.

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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.
2. Stairs/Landing: Rear Stairs & Landing, Pressure Treated Wood The wood pickets are loose or out of place. The nails used to secure the pickets are rusty/deteriorated. The wood trim skit boards are loose and need to be re nailed.

3. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding The party wall at the rear screen porch. The siding is visibly deteriorated. An invasive inspection is needed to determine the extent of damage.
   All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

4. Soffits: Vinyl panels The soffit panels above the front deck are bulging down.

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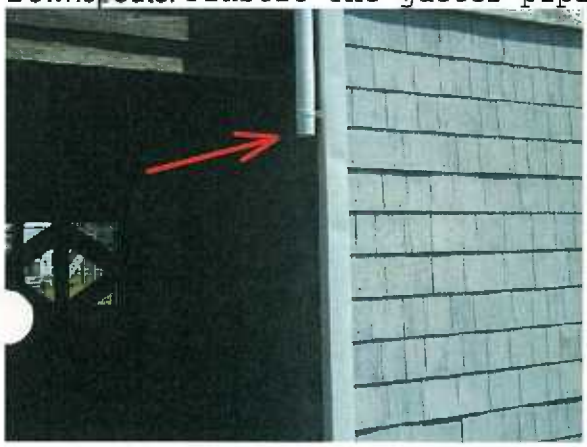
Defective Summary (Continued)

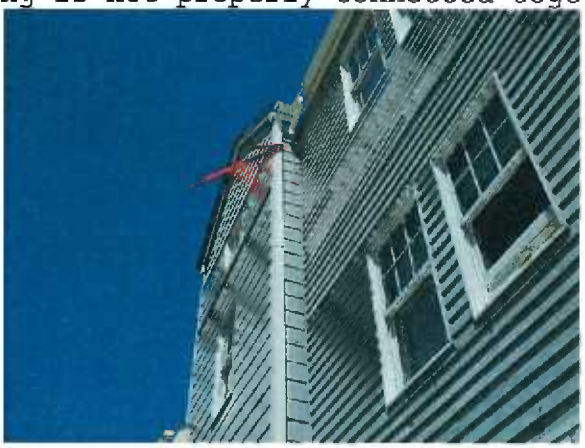
5. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.
6. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
7. Exterior 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 ridge cap shingles missing from this roof.
   : the intersection the rear units walls, there is an area about 6'X6' where the plywood sheathing is very soft and dangerous to walk upon.

9. Downspouts: Plastic The gutter piping is not properly connected together.





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Roof (Continued)

Downspouts: (continued)

Air Conditioning Unit 1

10. South Side AC System A/C System Operation: Inoperative The unit is nearing the end of the manufactures stated design life
11. 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.

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

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Defective Summary (Continued)

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

Bathroom Unit 1

16. Main Level Powder Room Bathroom Ceiling: Drywall There is a large hole in the drywall ceiling.

17. Main Level Powder Room Bathroom Floor: Vinyl floor covering The vinyl flooring is stained.

Kitchen Unit 1

18. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The seam is split and there is a hole in the vinyl flooring.
19. Kitchen & Dining Area, Main Level Kitchen Windows: Andersen, Double Hung, Tilt and Wash The bay window in the kitchen eating area. The outer edge of this window is tilting downward, causing the windows on either side to not fit properly in the opening provided.

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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 #46014A

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

Client Information

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

Inspection Company

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

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 12 to 14 years Entrance Faces South
ection Date 05/05/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK21

General Information (Continued)

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

Exterior Surface and Components

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

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

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)

Stairs/Landing: (continued)

Exterior Walls Exterior Surface

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

Accent Walls Exterior Surface

8. ☐☐☐☒☐ Type: Plywood Panels with machine shake appearance. The exterior of the house should be pressure washed and repainted.

☒☐☐☐☐ 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

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

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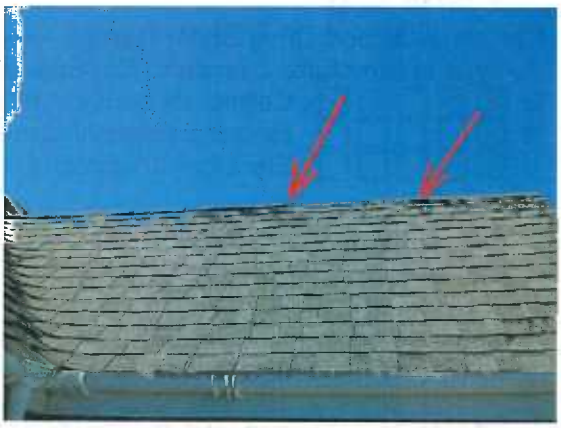
Roof (Continued)

2. ☐☐☐☐☒ Material: Asphalt shingle There are ridge cap shingles missing from the ridge and there is a patch of shingle missing from the roof.



3. ☐☐☐☐☒ Eye Brow Roofs: Wood Shake Shingles The small "eye brow" roofs above the front and rear double windows are deteriorated and need to be replaced.
4. Type: Hip & Gable
5. Approximate Age: 12 to 14 years
6. ☒☐☐☐☐ Flashing: Metal
7. ☒☐☐☐☐ Valleys: Asphalt shingle
8. ☒☐☐☐☐ Plumbing Vents: PVC

Roof Water Control

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

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

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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

Ground Level Utility Room Electric Panel

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

Structure Unit 1

A NP NI M D

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

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Attic Unit 1

A NP NI M D

Main Attic

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

Air Conditioning Unit 1

A NP NI M D

North Side AC System

1. ☐ ☐ ☐ ☐ ☒ A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
   ☒ ☐ ☐ ☐ ☐ Exterior Unit: Mounted on wooden platform
.. 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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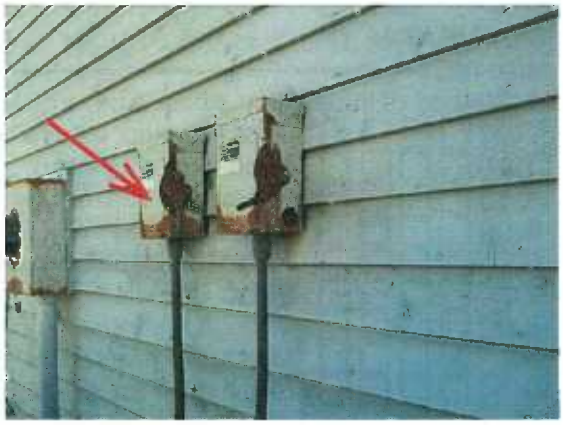
Air Conditioning Unit 1 (Continued)

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.

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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

Attic Heating System

8. ☐ ☐ ☒ ☐ ☐ Heating System Operation: Recommend replacement The air handlers installed in these units are 12 to 16 years old. The air handlers do not meet the SEER 13 rating that is required to be installed by current rules and regulations. If and when the exterior condenser is replaced, the air handler will also have to be up graded to SEER 13.
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 2 ton
11. Area Served: Ground & Mid Levels Approximate Age: 12 years
12. Fuel Type: Electric
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Distribution: Metal Duct & 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. One of the unions connecting the water heater to the house plumbing is very rusty and should be replaced.

7. Manufacturer: A.O. Smith

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Plumbing Unit 1 (Continued)

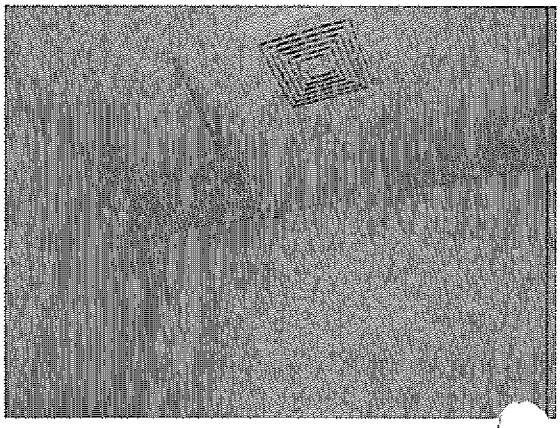
8. Type: Electric Capacity: 50 gallon
9. Approximate Age: 12 to 14 years Area Served: Whole House
10. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Bathroom Unit 1

A NP NI M D

Mail Level Powder Room Bathroom

1. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall The drywall is damaged along the edge where the ceiling and wall intersect.



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 Bathroom

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

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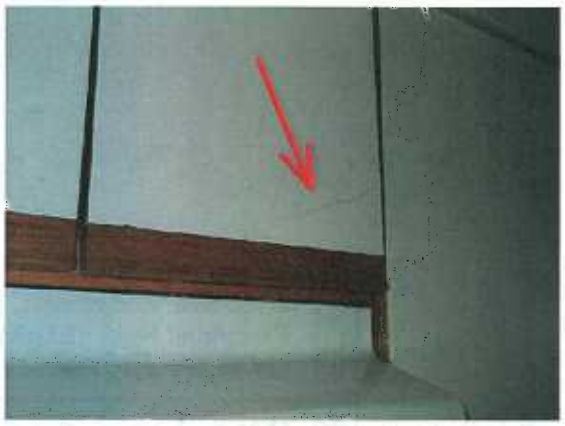
Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☐ ☐ ☒ ☐ ☐ Cooking Appliances: General Electric Range off 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 The cabinet doors need to be adjusted. The cabinet above the range is damaged.



10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl flooring is damaged at the top of the stairs.

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

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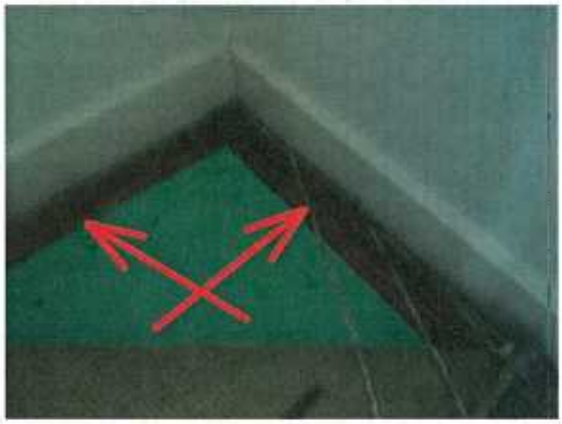
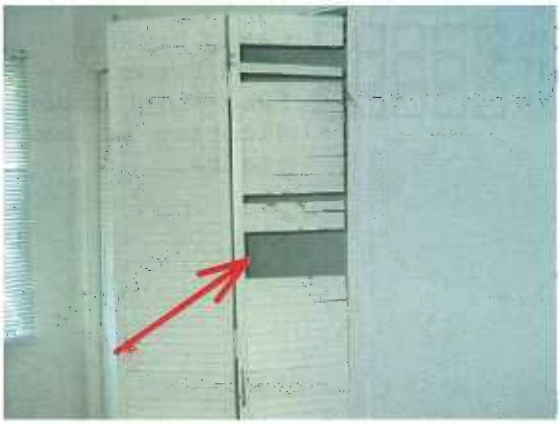
Bedroom Unit 1

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



5.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
6.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
7.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
8.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
Front Bedroom						
9.	☐	☐	☐	☐	☒	Closet: Single Closet Door is damaged.



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

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Bedroom Unit 1 (Continued)

12. ☐☐☐☐☒ Floor: Carpet There is a stain on the 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 The glass pane in the top sash of one window is broken.
15. ☒☐☐☐☐ Electrical: Fan, Light & Receptacles
16. ☒☐☐☐☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☐☐☐☒☐ Walls: Paneling, Painted 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 Paint is peeling from the ceiling.
9. ☒☐☐☐☐ Walls: Drywall
10. ☐☐☐☐☒ Floor: Carpet The carpet is stained. 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)

	A	NP	NI	M	D	
11.	☐	☐	☐	☒	☐	Doors: Bi-fold Doors need trimming/adjustment
12.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
13.	☒	☐	☐	☐	☐	Electrical: Fan, Light & Receptacles
14.	☒	☐	☐	☐	☐	HVAC Source: Heating system register

Ground Level Entry Living Space

	A	NP	NI	M	D	
15.	☒	☐	☐	☐	☐	Closet: Single
16.	☒	☐	☐	☐	☐	Ceiling: Drywall
17.	☒	☐	☐	☐	☐	Walls: Drywall
18.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The vinyl flooring is cut and gouged.
19.	☐	☐	☐	☒	☐	Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.
20.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
21.	☐	☒	☐	☐	☐	HVAC Source: None

Laundry Room/Area Unit 1

Main Level Laundry Room/Area

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
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 exterior of the house should be pressure washed and repainted.
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. 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.

Living Space Unit 1

6. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
7. Main Level Living Area Living Space Ceiling: Drywall Paint is peeling from the ceiling.
8. Main Level Living Area Living Space Doors: Bi-fold Doors need trimming/adjustment
9. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth on the surface of the door.

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Defective Summary

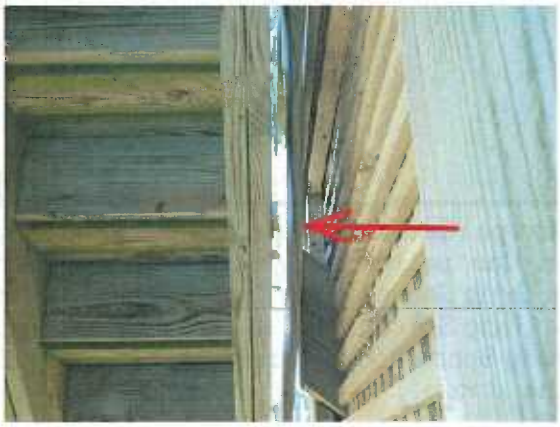
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

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

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

3. **Stairs/Landing:** Rear Stairs & Landing, Pressure Treated Wood The 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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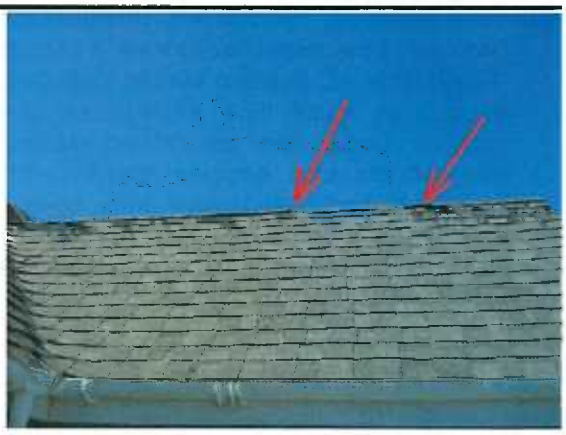
Defective Summary (Continued)

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. 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

6. All Roof Areas Roof Surface Material: Asphalt shingle There are ridge cap shingles missing from the ridge and there is a patch of shingle missing from the roof.



7. All Roof Areas Roof Surface Eye Brow Roofs: Wood Shake Shingles The small "eye brow" roofs above the front and rear double windows are deteriorated and need to be replaced.

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Defective Summary (Continued)

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.

Air Conditioning Unit 1

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

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

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Defective Summary (Continued)

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.

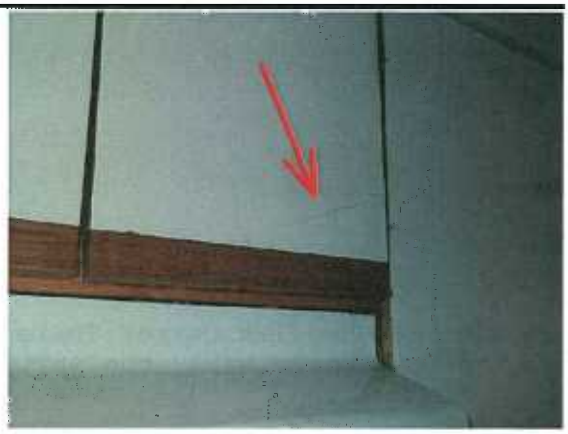
15. North Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Bathroom Unit 1

16. Mail Level Powder Room Bathroom Ceiling: Drywall The drywall is damaged along the edge where the ceiling and wall intersect.

Kitchen Unit 1

17. Kitchen & Dining Area, Main Level Kitchen Cabinets: Flush Laminate The cabinet doors need to be adjusted. The cabinet above the range is damaged.



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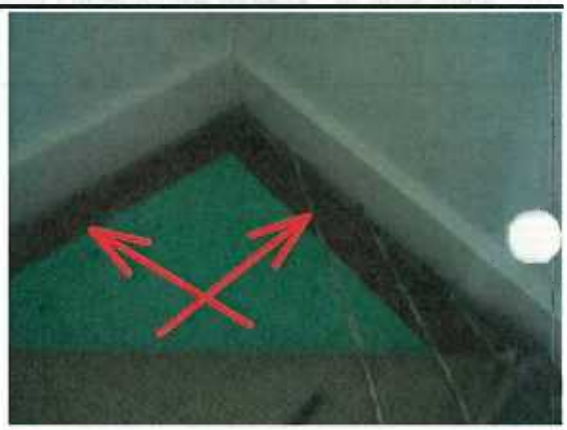
Defective Summary (Continued)

18. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring is damaged at the top of the stairs.

Bedroom Unit 1

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



20. Front Bedroom Closet: Single Closet Door is damaged.

21. Front Bedroom Floor: Carpet There is a stain on the carpet. The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.

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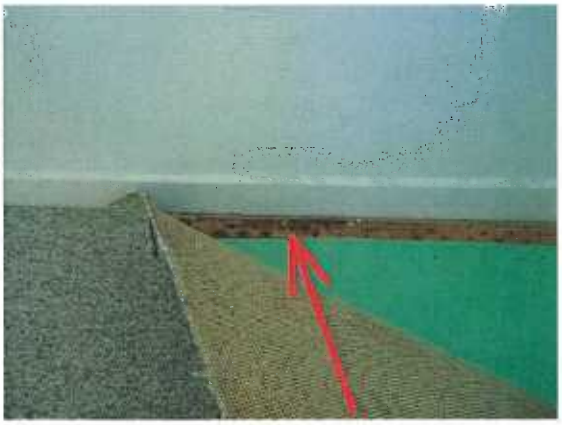
Bedroom Unit 1 (Continued)

Floor: (continued)



22. Front Bedroom Windows: Andersen, Double Hung, Tilt and Wash The glass pane in the top sash of one window is broken.

Living Space Unit 1

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

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

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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 #46014B

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

Client Information

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

Inspection Company

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

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 12 to 14 years Entrance Faces South
Inspection Date 05/05/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable
Temperature 50-55 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 The lower front trim boards are loose and beginning to fall. 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. 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 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 The exterior of the house should be pressure washed and repainted.
There are several pieces of wood lap siding that are split and need to be replaced.

cent 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

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Exterior Surface and Components (Continued)

12. ☐☐☐☒☐ Entry Doors: Ground Front, Fiberglass, Full View Glass Paint is peeling from the door surface. It needs to be re painted.

13. ☐☐☐☒☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core Paint is peeling from the door surface. It needs to be repainted.

14. ☐☐☐☒☐ Entry Door: Main Living Area, Fiberglass, Full View Glass Paint is peeling from the door surface. It needs to be re painted.

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Exterior Surface and Components (Continued)

15. ☐☐☐☐☒ **Entry Door:** Kitchen/Dining Area, Fiberglass, Full view Glass Paint is peeling from the door surface. It needs to be re painted. Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

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

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

☐☐☐☐☒ **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 The exterior electrical outlets are not properly mounted to the wall.

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 The roof is missing shingles on the north and south sides.

3. Type: Hip & Gable
4. Approximate Age: 12 to 14 years
5. ☒☐☐☐☐ Flashing: Metal
6. ☒☐☐☐☐ Valleys: Asphalt shingle
7. ☐☐☐☒☐ Plumbing Vents: PVC When inside the attic, you can see daylight around the edges of the 3 inch vent pipe. This is a good indication that is leaking.

8. ☐☐☐☐☒ Ventilation Vent: Bath Fan Ventilation Looking at the roof sheathing, you can see that it is deteriorated around the duct work for the ventilation fan.

9. Roof Water Control

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

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Roof (Continued)

11. ☐ ☐ ☐ ☒ ☐ Downspouts: Plastic
12. ☐ ☐ ☐ ☒ ☐ Leader/Extension: Plastic Reconnect to downspout where pulling loose

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
5.	☒	☐	☐	☐	☐	Insulation: Batts
6.	☒	☐	☐	☐	☐	Insulation Depth: 9 inches
7.	☒	☐	☐	☐	☐	Vapor Barrier: Paper
8.	☒	☐	☐	☐	☐	Wiring/Lighting: Light & Outlet
9.	☐	☐	☐	☐	☒	Moisture Penetration: Ongoing water penetration noted As noted before, the 3 inch PVC pipe appears to be leaking as well as the vent for the bath ventilation fan.
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 currently in service beyond the manufactures stated design life

	A	NP	NI	M	D	
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

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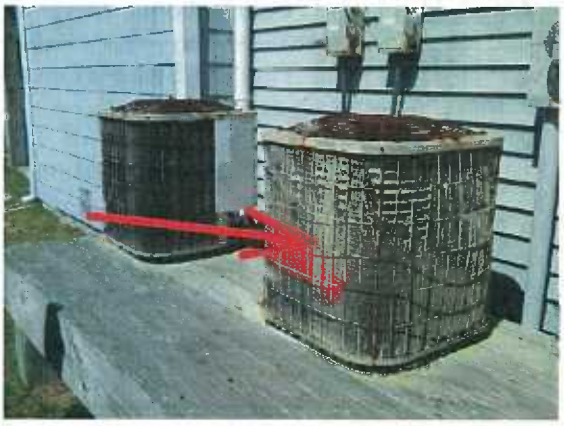
Air Conditioning Unit 1 (Continued)

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: 12 to 14 yeas
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

Attic Heating System

8. ☐ ☐ ☒ ☐ ☐ Heating System Operation: Recommend replacement
9. Manufacturer: Carrier
10. Type: Forced air Capacity: 1.5 ton
11. Area Served: Top Floor Approximate Age: 12 t0 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
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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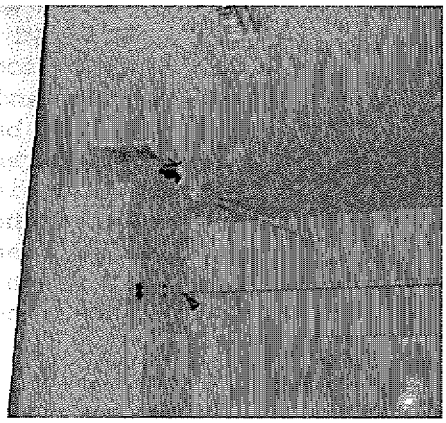
Bathroom Unit 1

	A	NP	NI	M	D	
Powder Room, Main Level Bathroom						
1.	☒	☐	☐	☐	☐	Ceiling: Drywall
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☐	☐	☐	☐	☒	Floor: Vinyl floor covering The seam in the vinyl flooring has failed.
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 Bathroom						
12.	☐	☐	☐	☐	☒	Ceiling: Drywall There is damage to the drywall above the toilet. This was probably cause by the defective roof ventilation vent.
13.	☒	☐	☐	☐	☐	Walls: Drywall
14.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
15.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
16.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
17.	☒	☐	☐	☐	☐	Counter/Cabinet: Laminate Top & Flush Laminate Cabinet
18.	☒	☐	☐	☐	☐	Sink/Basin: Ceramic
19.	☐	☐	☒	☐	☐	Faucets/Traps: Generic
20.	☐	☐	☐	☒	☐	Tub/Surround: One Piece Fiberglass There was no stopper provided 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 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 vinyl flooring is gouged and is cut at the laundry room door.
13. ☐ ☐ ☐ ☐ ☒ Windows: Andersen, Double Hung, Tilt and Wash The bay window in the kitchen eating area. The outer end of this window unit is sagging down ward. When viewing the window from the outside, you can see that the operating window sash on the sides do not fit squarely in the window frames.

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

Bedroom Unit 1

A NP NI M D

Front Bedroom

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

Rear Bedroom

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

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Bedroom Unit 1 (Continued)

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

Living Space Unit 1

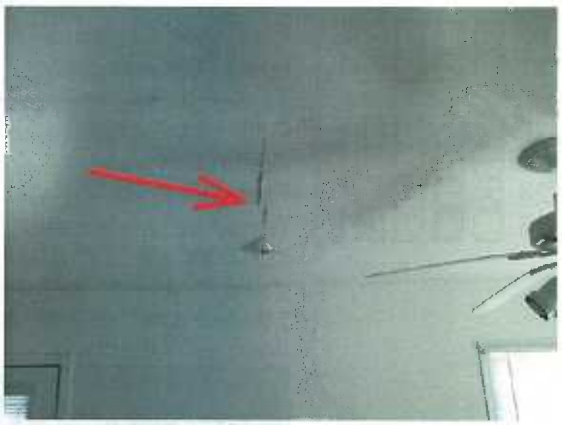
A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☐☐☐☒☐ Walls: Paneling, Painted 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 There is damage to the drywall ceiling.



9. ☐☐☐☒☐ Walls: Drywall There is a small hole in the drywall.
10. ☐☐☐☒☐ Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty. The carpet is damaged at the entrance door. The carpet surface is stained.

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

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Living Space Unit 1 (Continued)

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 cut and there is a patch in the vinyl.
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
25. ☐ ☐ ☐ ☒ ☐ Windows: Andersen, Double Hung, Tilt and Wash There are signs at the bottom of this window that indicates it is leaking during periods of rain.
There are stain marks on the vinyl header piece of the top inside center 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
2.	☒	☐	☐	☐	☐	Walls: Drywall
3.	☒	☐	☐	☐	☐	Floor: Vinyl floor covering
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
8.	☒	☐	☐	☐	☐	Washer Hose Bib: Recessed Box
9.	☒	☐	☐	☐	☐	Washer and Dryer Electrical: 110-240 VAC
10.	☒	☐	☐	☐	☐	Dryer Vent: Rigid metal
11.	☒	☐	☐	☐	☐	Washer Drain: Wall mounted drain

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Marginal Summary

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

Exterior Surface and Components

1. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding The exterior of the house should be pressure washed and repainted. There are several pieces of wood lap siding that are split and need to be replaced.
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. Entry Doors: Ground Front, Fiberglass, Full View Glass Paint is peeling from the door surface. It needs to be re painted.

4. Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core Paint is peeling from the door surface. It needs to be repainted.

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Marginal Summary (Continued)

5. Entry Door: Main Living Area, Fiberglass, Full View Glass Paint is peeling from the door surface. It needs to be re painted.

6. Window Screens: Metal wire There are several screens at various location in the house that are not installed in the windows. No effort was made to inventory the windows.
7. Exterior Electric Outlets: Exterior, Surface Mount The exterior electrical outlets are not properly mounted to the wall.

Roof

8. Plumbing Vents: PVC When inside the attic, you can see daylight around the edges of the 3 inch vent pipe. This is a good indication that is leaking.

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

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Marginal Summary (Continued)

11. Leader/Extension: Plastic Reconnect to downspout where pulling loose

Air Conditioning Unit 1

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

Bathroom Unit 1

13. Top Floor Bathroom Tub/Surround: One Piece Fiberglass There was no stopper provided for the tub drain.

Kitchen Unit 1

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

Bedroom Unit 1

15. Front Bedroom Walls: Drywall There are stains under the bedroom windows.
16. Rear Bedroom Floor: Carpet The carpet tack strip along the unit party wall, the strip is stained and the tacks are rusty.
17. Rear Bedroom Doors: Painted, Flush Solid Core The door needs to be adjusted to fit into opening properly.

Living Space Unit 1

18. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is presence of organic growth on the painted plywood walls of this room.
19. Main Level Living Area Living Space Walls: Drywall There is a small hole in the drywall.
20. 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.
    The carpet is damaged at the entrance door.
    The carpet surface is stained.

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Marginal Summary (Continued)

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

22. Stair Well Living Space Windows: Andersen, Double Hung, Tilt and Wash There are signs at the bottom of this window that indicates it is leaking during periods of rain. There are stain marks on the vinyl header piece of the top inside center window.

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Defective Summary

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

Exterior Surface and Components

1. **Deck:** Front, Pressure Treated Wood The lower front trim boards are loose and beginning to fall. 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. There is one floor joist near the front of the deck that is not properly supported with a metal joist hanger.

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

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

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Exterior Surface and Components (Continued)

Stairs/Landing: (continued)

4. Entry Door: Kitchen/Dining Area, Fiberglass, Full view Glass Paint is peeling from the door surface. It needs to be re painted.
Moisture is migrating to the inside at the door threshold. The door and threshold need to be adjusted to stop the moisture migration.

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

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Defective Summary (Continued)

Roof

6. All Roof Areas Roof Surface Material: Asphalt shingle The roof is missing shingles on the north and south sides.

7. Ventilation Vent: Bath Fan Ventilation Looking at the roof sheathing, you can see that it is deteriorated around the duct work for the ventilation fan.

Electrical Unit 1

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

Attic Unit 1

9. Main Attic Moisture Penetration: Ongoing water penetration noted As noted before, the 3 inch PVC pipe appears to be leaking as well as the vent for the bath ventilation fan.

Air Conditioning Unit 1

10. 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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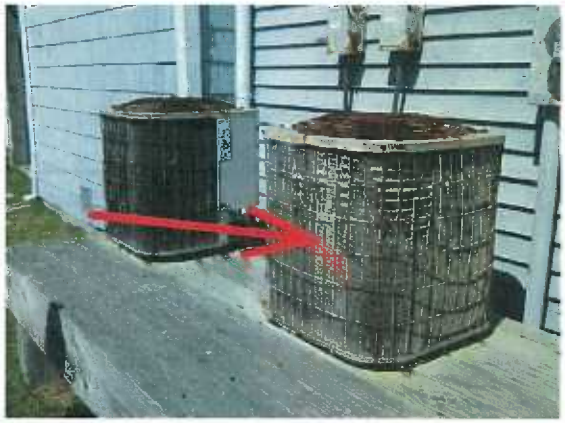
Defective Summary (Continued)

11. 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.
12. South Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
13. South Side AC System Electrical Disconnect: Tumble switch The HVAC electric disconnect box is very rusty.
14. South Side AC System A/C System Operation: Inoperative The unit is currently in service beyond the manufactures stated design life



15. South Side AC System 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.

Bathroom Unit 1

17. Powder Room, Main Level Bathroom Floor: Vinyl floor covering The seam in the vinyl flooring has failed.
18. Top Floor Bathroom Ceiling: Drywall There is damage to the drywall above the toilet. This was probably cause by the defective roof ventilation vent.

Kitchen Unit 1

19. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering The vinyl flooring is gouged and is cut at the laundry room door.

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Defective Summary (Continued)

20. Kitchen & Dining Area, Main Level Kitchen Windows: Andersen, Double Hung, Tilt and Wash The bay window in the kitchen eating area. The outer end of this window unit is sagging down ward. When viewing the window from the outside, you can see that the operating window sash on the sides do not fit squarely in the window frames.

Living Space Unit 1

21. Main Level Living Area Living Space Ceiling: Drywall There is damage to the drywall ceiling.

22. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is cut and there is a patch in the vinyl.

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American Home Inspections of NE NC

Definitions

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

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

General Information

Property Information

Property Address US Coast Guard Housing, Unit #46020A

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

Client Information

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

Inspection Company

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

Conditions

Others Present No One Property Occupied Vacant
Estimated Age 12 to 14 years Entrance Faces South
Inspection Date 04/04/2011
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ○ Yes ◉ No ○ Not Applicable

OK22

General Information (Continued)

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

Exterior Surface and Components

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

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

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Exterior Surface and Components (Continued)

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

5. ☐☐☐☒☐ **Grade/Topography:** General Condition: On the north side of the unit, it appears that water would gravitate toward the unit at time of rain and possibly cause erosion at the concrete foundation.

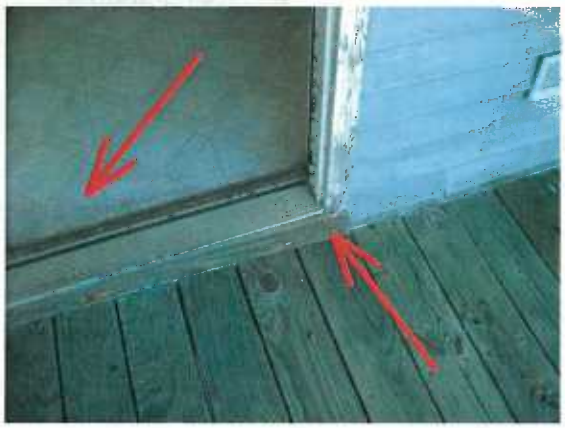
Exterior Walls Exterior Surface

6. ☐☐☐☒☐ **Type:** Horizontal Wood Ship Lap Siding The exterior walls, some of the wood lap siding is split and should be replaced. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. The exterior of the house should be pressure washed and repainted.

Accent Walls Exterior Surface

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

8. ☒☐☐☐☐ **Trim:** Wood, Aluminum Covered
9. ☒☐☐☐☐ **Fascia:** Wood, wraped with Aluminum Coil Stock
10. ☒☐☐☐☐ **Soffits:** Vinyl panels
11. ☐☐☐☐☒ **Entry Doors:** Ground Front, Fiberglass, Full View Glass The sill support at the bottom of the door exterior is out of place and should be re nailed or replaced. There are stains on the vinyl floor inside the door indicating that moisture is migrating under the door and into the house at times of rain. The door hardware is defective or needs cleaning. The door will not lock properly.



12. ☒☐☐☐☐ **Entry Door:** Ground Utility Room, Fiberglass, Flush Solid Core
13. ☒☐☐☐☐ **Entry Door:** Main Living Area, Fiberglass, Full View Glass

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Exterior Surface and Components (Continued)

14. ☐☐☐☐☒ **Entry Door:** Kitchen/Dining Area, Fiberglass, Fullview Glass The sub-floor just inside the door is deteriorated, this is caused by moisture migration under the bottom of the door. The vinyl flooring is deteriorated by the moisture migration.

15. ☐☐☐☒☐ **Windows:** Andersen Double Hung, Tilt & Wash Feature Several of the windows, particularly in the stairway, the drywall under then has been damaged by moisture migration.

16. ☐☐☐☒☐ **Window Screens:** Metal wire There are very few screens installed in the windows, there are however, screens sitting in various places throughout the units.

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

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

19. ☐☐☐☒☐ **Hose Bibs:** Frost Proof The know for the rear hose bib is defective.

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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 several ridge cap shingles missing from the lower roof.
There were several roofing nails observed that the nail heads are rusty.

3. Type: Hip & Gable
4. Approximate Age: 12 to 14 years
5. ☒☐☐☐☐ Flashing: Metal
6. ☒☐☐☐☐ Valleys: Asphalt shingle
7. ☒☐☐☐☐ Plumbing Vents: PVC

Roof Water Control

9. ☐☐☐☐☒ Gutters: Plastic There connections at the plastic gutter pipe sections where the glue has failed and water is leaking from the gutters in these area.

10. ☐☐☐☐☒ Downspouts: Plastic The is one place where the plastic down spout and extension is missing.

Garage Unit 1

A NP NI M D

Carport, Attached Drive Under Garage

Type of Structure: Carport Car Spaces: 01

2. ☒☐☐☐☐ Ceiling: Masonite W/Wood Trim Boards
3. ☒☐☐☐☐ Floor/Foundation: Concrete

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Garage Unit 1 (Continued)

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

Electrical Unit 1

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper and aluminum
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring: 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

Attic Unit 1

A NP NI M D

Main Attic

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

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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

Air Conditioning Unit 1

	A	NP	NI	M	D	
North Side AC System						
1.	☐	☐	☐	☐	☒	A/C System Operation: Inoperative Unit did not respond to the thermostat.
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 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 metal disconnect box is very rusty.
North Side AC System						
11.	☐	☐	☐	☒	☐	A/C System Operation: Functional at time of inspection
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: 2 ton

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Air Conditioning Unit 1 (Continued)

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

19. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
20. ☐☐☐☒☐ Electrical Disconnect: Tumble switch The metal 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 Air Handler did not respon to the thermostat when tested.
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

Attic Heating System

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

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Plumbing Unit 1

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

Utility Room Water Heater

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

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

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

Bathroom Unit 1

Main Level Powder Room Bathroom

	A	NP	NI	M	D	
1.	☐	☐	☐	☒	☐	Ceiling: Drywall The drywall is defective in the ceiling area where it intersects with the wall.

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

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Bathroom Unit 1 (Continued)

13. ☐ ☐ ☐ ☒ ☐ Floor: Vinyl floor covering The vinyl flooring is stained in the area of the tub.

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
19. ☒ ☐ ☐ ☐ ☐ Tub/Surround: One Piece Fiberglass
20. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
21. ☒ ☐ ☐ ☐ ☐ 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 water not on at time of inspection.
8. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and composite materials
9. ☒ ☐ ☐ ☐ ☐ Cabinets: Flush Laminate
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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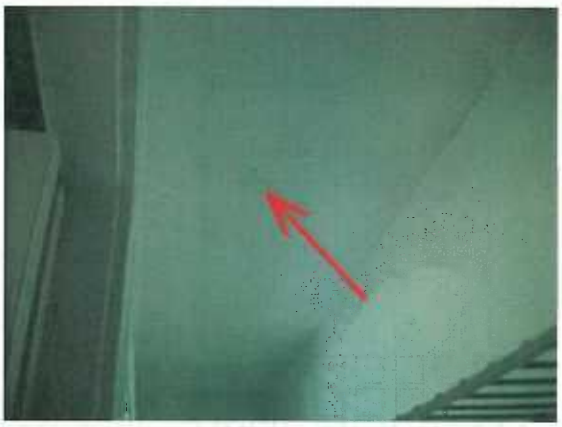
Bedroom Unit 1

A NP NI M D

Top Floor East Bedroom

1. ☐ ☐ ☐ ☒ ☐ Closet: Single There is a stain on the drywall ceiling.



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

Top Floor West Bedroom

9. ☒ ☐ ☐ ☐ ☐ Closet: Single
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☐ ☐ ☐ ☒ ☐ Walls: Drywall Drywall is stained & cracked.
12. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
13. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
14. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Paneling, Painted There is organic growth on the plywood paneling walls.
3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete

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Living Space Unit 1 (Continued)

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

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

Main Level Living Area Living Space

8. ☒☐☐☐☐ Closet: Single
9. ☐☐☐☐☒ Ceiling: Drywall There are cracks in the drywall ceiling. the cracks appear to follow the edges of the sheets of drywall. Also, the ceiling drywall appears to be bowing down in places.

10. ☒☐☐☐☐ Walls: Drywall
11. ☐☐☐☒☐ Floor: Carpet The aluminum carpet threshold has lifted at the left corner. At the party wall, the carpet tack strip nails are rusty, indicating that the carpet has been wet in the past. This condition is in the same area as the ceiling drywall that is cracked and bowing down.

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Living Space Unit 1 (Continued)

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

Ground Level Entry Living Space

16. ☐ ☐ ☐ ☒ ☐ Closet: Single Closet door needs to be adjusted.
17. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
18. ☐ ☐ ☐ ☒ ☐ Walls: Drywall The drywall corner bead on the 8X8 piling just inside the entry door is rusty. It is possible the moisture causing this rust could be originating at the entry door on the floor above.

19. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering The vinyl floor is damaged.
20. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
21. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Interior Stairs Living Space

22. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
23. ☐ ☐ ☐ ☒ ☐ Walls: Drywall The drywall under the window is deteriorated. Moisture is migrating through the window above and on the drywall.

24. ☐ ☐ ☐ ☒ ☐ Windows: Andersen Double Hung See note above for drywall.
25. ☒ ☐ ☐ ☐ ☐ 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 The vinyl flooring is damaged.
4.	☒	☐	☐	☐	☐	Doors: Painted, Flush Solid Core
5.	☒	☐	☐	☐	☐	Windows: Andersen, Double Hung, Tilt and Wash
6.	☒	☐	☐	☐	☐	Electrical: Light & Receptacle
7.	☒	☐	☐	☐	☐	HVAC Source: Heating system register
8.	☒	☐	☐	☐	☐	Washer Hose Bib: Recessed Box
9.	☒	☐	☐	☐	☐	Washer and Dryer Electrical: 110-240 VAC
10.	☒	☐	☐	☐	☐	Dryer Vent: Rigid metal
11.	☒	☐	☐	☐	☐	Washer Drain: Wall mounted drain

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Marginal Summary

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

Exterior Surface and Components

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

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

3. **Grade/Topography:** General Condition: On the north side of the unit, it appears that water would gravitate toward the unit at time of rain and possibly cause erosion at the concrete foundation.
4. **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. 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.
5. **Accent Walls Exterior Surface Type:** Plywood Panels with machine shake appearance. All exterior wall surfaces should be examined and re nailed in the areas where is has become loose. 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. **Windows:** Andersen Double Hung, Tilt & Wash Feature Several of the windows, particularly in the stairway, the drywall under then has been damaged by moisture migration.
7. **Window Screens:** Metal wire There are very few screens installed in the windows, there are however, screens sitting in various places throughout the units.
8. **Hose Bibs:** Frost Proof The know for the rear hose bib is defective.

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Marginal Summary (Continued)

Roof

9. All Roof Areas Roof Surface Material: Asphalt shingle There are several ridge cap shingles missing from the lower roof.
There were several roofing nails observed that the nail heads are rusty.

Air Conditioning Unit 1

10. North Side AC System Electrical Disconnect: Tumble switch The metal disconnect box is very rusty.
11. North Side AC System A/C System Operation: Functional at time of inspection
12. North Side AC System Electrical Disconnect: Tumble switch The metal disconnect box is very rusty.

Bathroom Unit 1

13. Main Level Powder Room Bathroom Ceiling: Drywall The drywall is defective in the ceiling area where it intersects with the wall.

14. Top Floor Hallway Bathroom Floor: Vinyl floor covering The vinyl flooring is stained in the area of the tub.

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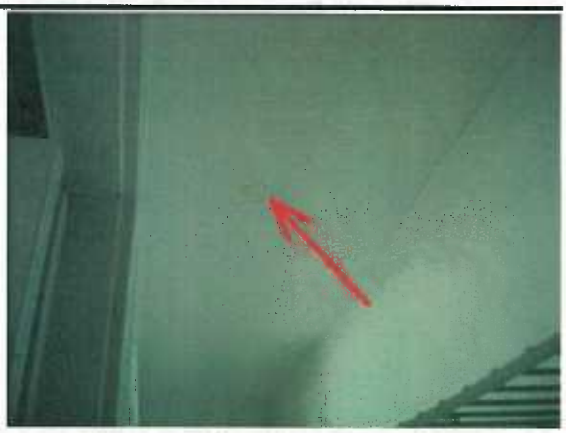
Marginal Summary (Continued)

Bedroom Unit 1

15. Top Floor East Bedroom Closet: Single There is a stain on the drywall ceiling.



16. Top Floor West Bedroom Walls: Drywall Drywall is stained & cracked.

Living Space Unit 1

17. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is organic growth on the plywood paneling walls.
18. Ground Level Utility/Storage Room Living Space Doors: Painted, Flush Solid Core There is organic growth on the door surface.

19. Main Level Living Area Living Space Floor: Carpet The aluminum carpet threshold has lifted at the left corner.
At the party wall, the carpet tack strip nails are rusty, indicating that the carpet has been wet in the past. This condition is in the same area as the ceiling drywall that is cracked and bowing down.

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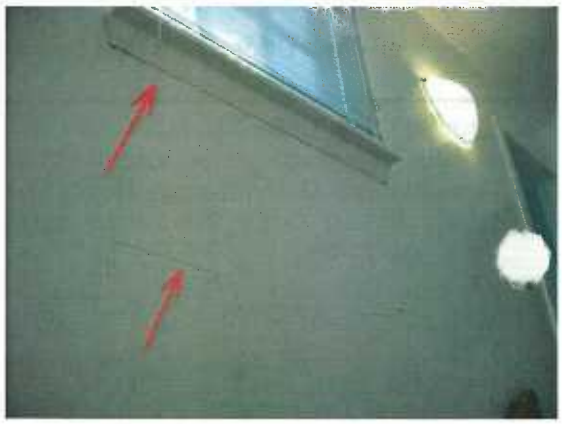
Marginal Summary (Continued)

20. Ground Level Entry Living Space Closet: Single Closet door needs to be adjusted.
21. Ground Level Entry Living Space Walls: Drywall The drywall corner bead on the 8X8 piling just inside the entry door is rusty. It is possible the moisture causing this rust could be originating at the entry door on the floor above.

22. Interior Stairs Living Space Walls: Drywall The drywall under the window is deteriorated. Moisture is migrating through the window above and on the drywall.



23. Interior Stairs Living Space Windows: Andersen Double Hung See note above for drywall.

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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 The porch floor ledger is not bolted to the structure. The porch screen door is damaged. Screen panels for the porch are missing or damaged.

2. Entry Doors: Ground Front, Fiberglass, Full View Glass The sill support at the bottom of the door exterior is out of place and should be re nailed or replaced. There are stains on the vinyl floor inside the door indicating that moisture is migrating under the door and into the house at times of rain. The door hardware is defective or needs cleaning. The door will not lock properly.

3. Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass The sub-floor just inside the door is deteriorated, this is caused by moisture migration under the bottom of the door. The vinyl flooring is deteriorated by the moisture migration.

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

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Exterior Surface and Components (Continued)

Exterior Lighting: (continued)

Roof

5. Gutters: Plastic There connections at the plastic gutter pipe sections where the glue has failed and water is leaking from the gutters in these area.

6. Downspouts: Plastic The is one place where the plastic down spout and extension is missing.

Electrical Unit 1

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

Air Conditioning Unit 1

8. North Side AC System A/C System Operation: Inoperative Unit did not respond to the thermostat.

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Defective Summary (Continued)

9. 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.

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

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

Heating System Unit 1

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

Living Space Unit 1

14. Main Level Living Area Living Space Ceiling: Drywall There are cracks in the drywall ceiling. the cracks appear to follow the edges of the sheets of drywall. Also, the ceiling drywall appears to be bowing down in places.

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Defective Summary (Continued)

15. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl floor is damaged.

Laundry Room/Area Unit 1

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

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American Home Inspections of NE NC

Definitions

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

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

General Information

Property Information

Property Address US Coast Guard Housing Unit #46020B

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

Client Information

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

Inspection Company

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

Conditions

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

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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

Exterior Walls Exterior Surface

1. ☐ ☐ ☐ ☐ ☒ Type: Horizontal Wood Ship Lap Siding At the rear wall where the two units are joined, the siding is deteriorated. This is possibly caused by the way the hip roofs of the two duplex units meet in this area There is no roof overhang on any of the roofs. During periods of rain, where the angles of the hip roofs meet, there is more rain water present than the gutters can drain, causing the gutters to overflow and allowing water migrating behind the siding into the house framing. The wood lap siding, the nails are backing out of the wood. The finish on the siding is peeling and fading. The wood lap siding should be re nailed, pressure washed and repainted.

Accent Walls Exterior Surface

2. ☐ ☐ ☐ ☐ ☒ Type: Plywood Panels with machine shake appearance. The plywood siding in this area is deteriorated and should be replaced.

3. ☒ ☐ ☐ ☐ ☐ Trim: Wood, Aluminum Covered
4. ☒ ☐ ☐ ☐ ☐ Fascia: Wood, wraped with Aluminum Coil Stock
5. ☒ ☐ ☐ ☐ ☐ Soffits: Vinyl panels

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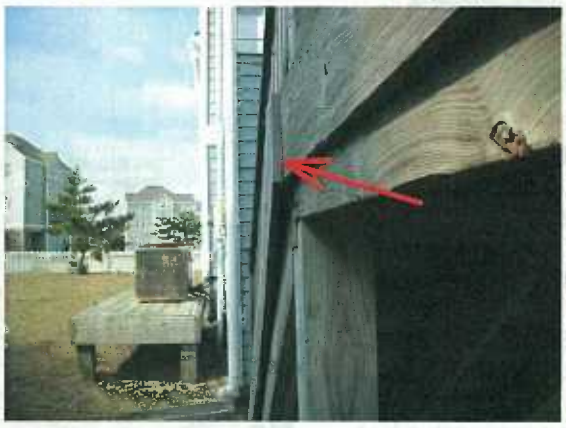
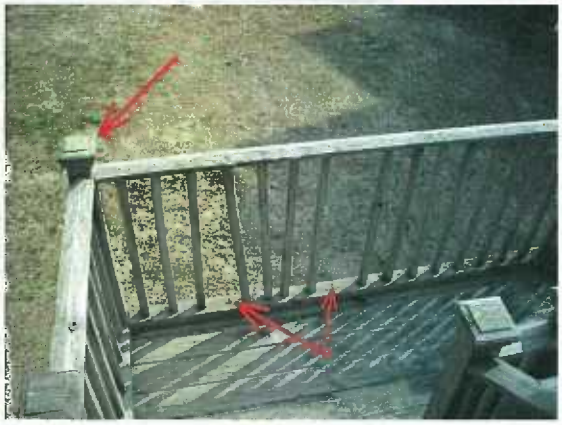
Exterior Surface and Components (Continued)

6. ☐☐☐☒☐ **Stairs & Landing:** All, Pressure Treated Wood There is a romex wire installed under the stairs to feed a light on the stair landing. This romex wire should have bin installed in electrical conduit.
The "beauty band on the side of the stairs has become loose and should be re nailed.
Several of the handrail pickets have become loose, the nails holding the pickets in place are also deteriorated. The construction detail of the stair and landing handrails is faulty. The 2X4 boards used should have been installed with the edge side up not the flat side up. This make the handrail stronger and provides a better area to attach the wood pickets.

7. ☐☐☐☒☐ **Decks:** All, Pressure Treated Wood One floor joist at the front of the deck, the joist is held in place by the shear of the nails. It should have been installed in a metal joist hanger.
There is a romex wire installed for a exterior light under the deck. This wire should have been installed in electrical conduit.
The same romex wire, at the point where it enters the deck ledger against the house, the hole should have been filled with a sealed to keep moisture and insects out of the house.

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Exterior Surface and Components (Continued)

Decks: (continued)

8. ☐☐☐☐☒ Porch: All, Pressure Treated Wood There are holes in the porch floor ledger board against the house that should be sealed to keep insects and moisture out.
The porch lights did not respond to the switch.
The porch exterior outlet did not respond to the testing device.
The screen panels, one of the screens is missing. I would recommend that all the screens be removed from the porches. In this area with the high winds, maintaining screen porches is an ongoing problem.

9. ☒☐☐☐☐ Entry Doors: Ground Front, Fiberglass, Full View Glass
10. ☒☐☐☐☐ Entry Door: Ground Utility Room, Fiberglass, Flush Solid Core
11. ☒☐☐☐☐ Entry Door: Main Living Area, Fiberglass, Full View Glass

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Exterior Surface and Components (Continued)

12. ☐☐☐☒☐ Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass The wood sill support under the exterior door threshold should be removed and reinstalled properly under the door threshold.
The vinyl flooring on the inside of the door is discolored. This is a clear indication that moisture is migrating under the bottom of the door and into the living area. The door should be adjusted to fit into the opening properly.

13. ☒☐☐☐☐ Windows: Andersen Double Hung, Tilt & Wash Feature
☐☐☐☒☐ Window Screens: Metal wire There are very few screens installed in the windows, there are however, screens sitting in various places throughout the units.
15. ☒☐☐☐☐ Exterior Lighting: Exterior, Surface Mount
16. ☐☐☐☒☐ Exterior Electric Outlets: Exterior, Surface Mount There is no power this exterior outlet.
17. ☐☐☒☐☐ Hose Bibs: Frost Proof Water was not turned on at time of inspection.

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 part of the plastic rain gutters missing from most of the units in this complex. I suggest that the gutters be removed and the water catchment system located on the ground level under the house be abandoned. Very few homes on the outer banks have rain gutters installed. This is a very high wind area and rain gutters are not practical and are very high maintenance.

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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

Ground Level Utility Room Electric Panel

9. ☐ ☐ ☐ ☒ ☐ Manufacturer: Cutler-Hammer Where the electric panel wire goes through the wall, looking on the inside of the hole, daylight can be seen. This hole should be sealed to keep moisture out.
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper and Aluminum
13. Is the panel bonded? ◉ Yes ○ No

Structure Unit 1

A NP NI M D

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

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Attic Unit 1

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: Truss Roof Framing
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood
4. ☐ ☐ ☐ ☐ ☒ Ventilation: Roof and soffit vents The roof at the front right corner of the unit, the roof vent appears to be defective allowing moisture to enter the enclosed attic area. Also the roof gutter down spout is missing from the gutter installed above this roof. If this roof vent were eliminated, the problem would be solved.
Also, when the powder room ventilation fan was installed, the vent pipe was terminated under the roof vent in question. It appears that moisture is entering the vent pipe and running over to the ceiling bath fan, causing damage in that area.
It appears to me that the roof has been repaired since my first visit to the site but, the deteriorated truss roof and roof sheathing was not repaired before the roof was repaired.

5. ☒ ☐ ☐ ☐ ☐ Insulation: Batts
6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 9 inches
7. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Paper
8. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: Light & Outlet
9. ☐ ☐ ☐ ☐ ☒ Moisture Penetration: Ongoing water penetration noted Please refer to the note above for ventilation.
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 HVAC condenser is in a deteriorated state, the aluminum fins are falling from the copper coil, the metal parts of the cabinet and the interior parts are rusty and deteriorated. The condenser appears to be beyond economical repair.

2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
4. Manufacturer: Carrier
5. Area Served: Ground & Mid Floor 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 As noted above, the aluminum fins on the copper coil are deteriorated and falling from the copper coil. The aluminum fins are intended to dissipate heat away from the copper coil. Without the aluminum fins, the condenser will over heat.
9. ☐☐☐☐☒ Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. ☒☐☐☐☐ Electrical Disconnect: Fused

South Side AC System

11. ☐☐☐☐☒ A/C System Operation: Inoperative
12. ☒☐☐☐☐ Condensate Removal: Plastic tubing
13. ☒☐☐☐☐ Exterior Unit: Mounted on wooden platform
14. Manufacturer: Carrier
15. Area Served: 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 Please see note above for Visible Coil.

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: Fused

Heating System Unit 1

A NP NI M D

Ground Level Utility Room Heating System

1. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Recommend replacement When tested, the HVAC system did not respond to the thermostat.
2. Manufacturer: Carrier
3. Type: Forced air Capacity: 2 ton
4. Area Served: Ground & Mid Levels Approximate Age: 14 to 16 years
5. Fuel Type: Electric
6. ☐ ☐ ☒ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
7. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct

Attic Heating System

8. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Recommend replacement
9. Type: Forced air Capacity: 1.5 ton
10. Area Served: Top Floor Approximate Age: 15 years
11. Fuel Type: Electric
12. ☐ ☐ ☒ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter
13. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
14. ☐ ☐ ☒ ☐ ☐ Thermostats: Individual Thermostat did not activate the heating system.

Plumbing Unit 1

A NP NI M D

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

Utility Room Water Heater

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

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Bathroom Unit 1

A NP NI M D

Main Level Powder Room Bathroom

1. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall The drywall ceiling in the area of the exhaust fan is deteriorated from a roof leak.

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 Bathroom

12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
13. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
14. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
15. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
16. ☐ ☐ ☐ ☒ ☐ Electrical: Light & Receptacle The wall mounted electrical switches for the exhaust fan and overhead light are within the reach of someone standing in the tub. There is not much that can be done at this point but, this is a safety issue.

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

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Kitchen Unit 1

A NP NI M D

Kitchen & Dining Area, Main Level Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
2. ☐ ☐ ☐ ☐ ☒ Ventilator: General Electric The roof termination cover for the range ventilation fan is deteriorated.

3. ☐ ☐ ☒ ☐ ☐ Dishwasher: General Electric Water off at time of inspection.
4. ☐ ☐ ☒ ☐ ☐ Refrigerator: General Electric Refrigerator unplugged at time of inspection.
5. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel, Double Bowl
6. ☒ ☐ ☐ ☐ ☐ Electrical: Lights & Receptacles
7. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Generic Water off at time of inspection.
8. ☐ ☐ ☐ ☒ ☐ Counter Tops: Laminate and composite materials The counter top back splash is separating from the wall.

9. ☐ ☐ ☐ ☒ ☐ Cabinets: Flush Laminate Several of the cabinet doors need to be adjusted.
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☐ ☐ ☐ ☐ ☒ Floor: Vinyl floor covering There are several cuts in the vinyl, the seams are failing and the vinyl is discolored from age.
13. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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Bedroom Unit 1

A NP NI M D

Top Rear Bedroom

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

Top Front Bedroom

9. ☒ ☐ ☐ ☐ ☐ Closet: Single
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
12. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
13. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core Door needs to be adjusted to fit into opening properly.
14. ☒ ☐ ☐ ☐ ☐ Windows: Andersen, Double Hung, Tilt and Wash
15. ☒ ☐ ☐ ☐ ☐ Electrical: Fan, Light & Receptacles
16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space Unit 1

A NP NI M D

Ground Level Utility/Storage Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☐ ☐ ☐ ☒ ☐ Walls: Paneling, Painted There is organic growth present in many places on the walls.

3. ☒ ☐ ☐ ☐ ☐ Floor: Concrete
4. ☒ ☐ ☐ ☐ ☐ Doors: Painted, Flush Solid Core
5. ☐ ☒ ☐ ☐ ☐ Windows: None
6. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Main Level Living Area Living Space

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Living Space Unit 1 (Continued)

8. ☐ ☐ ☐ ☒ ☐ Closet: Single Wire shelves, the center support is missing from the shelves, causing the shelves to be bent in the center.

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

Ground Level Entry Living Space

☐ ☐ ☐ ☐ ☒ ☐ Closet: Single Closet door needs to be adjusted to fit into opening properly.
17. ☐ ☐ ☐ ☒ ☐ Ceiling: Drywall There are cracks in the drywall ceiling at the angles.
18. ☒ ☐ ☐ ☐ ☐ Walls: Drywall
19. ☐ ☐ ☐ ☒ ☐ Floor: Vinyl floor covering The vinyl flooring is scuffed and damaged.
20. ☐ ☐ ☐ ☒ ☐ Doors: Painted, Flush Solid Core There is organic growth present on the surface of the door between the entry foyer and the utility room.
21. ☒ ☐ ☐ ☐ ☐ Electrical: Light & Receptacle
22. ☐ ☒ ☐ ☐ ☐ HVAC Source: None

Laundry Room/Area Unit 1

A NP NI M D

Main Level Laundry Room/Area

1. ☐ ☐ ☐ ☐ ☒ Ceiling: Drywall The drywall ceiling is damaged from a roof leak above.

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Laundry Room/Area Unit 1 (Continued)

2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall The drywall in the corner appears to be damaged from the same roof leak.

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

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Marginal Summary

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

Exterior Surface and Components

1. **Stairs & Landing:** All, Pressure Treated Wood There is a romex wire installed under the stairs to feed a light on the stair landing. This romex wire should have bin installed in electrical conduit.
   The "beauty band on the side of the stairs has become loose and should be re nailed.

   Several of the handrail pickets have become loose, the nails holding the pickets in place are also deteriorated. The construction detail of the stair and landing handrails is faulty. The 2X4 boards used should have been installed with the edge side up not the flat side up. This make the handrail stronger and provides a better area to attach the wood pickets.

2. **Decks:** All, Pressure Treated Wood One floor joist at the front of the deck, the joist is held in place by the shear of the nails. It should have been installed in a metal joist hanger.
   There is a romex wire installed for a exterior light under the deck. This wire should have been installed in electrical conduit.
   The same romex wire, at the point where it enters the deck ledger against the house, the hole should have been filled with a sealed to keep moisture and insects out of the house.

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Exterior Surface and Components (Continued)

Decks: (continued)

3. Entry Door: Kitchen/Dining Area, Fiberglass, Fullview Glass The wood sill support under the exterior door threshold should be removed and reinstalled properly under the door threshold.
The vinyl flooring on the inside of the door is discolored. This is a clear indication that moisture is migrating under the bottom of the door and into the living area. The door should be adjusted to fit into the opening properly.

4. Window Screens: Metal wire There are very few screens installed in the windows, there are however, screens sitting in various places throughout the units.

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Marginal Summary (Continued)

5. Exterior Electric Outlets: Exterior, Surface Mount There is no power this exterior outlet.

Electrical Unit 1

6. Ground Level Utility Room Electric Panel Manufacturer: Cutler-Hammer Where the electric panel wire goes through the wall, looking on the inside of the hole, daylight can be seen. This hole should be sealed to keep moisture out.

Bathroom Unit 1

7. Top Floor Bathroom Electrical: Light & Receptacle The wall mounted electrical switches for the exhaust fan and overhead light are within the reach of someone standing in the tub. There is not much that can be done at this point but, this is a safety issue.

Kitchen Unit 1

8. Kitchen & Dining Area, Main Level Kitchen Counter Tops: Laminate and composite materials The counter top back splash is separating from the wall.

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

Bedroom Unit 1

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

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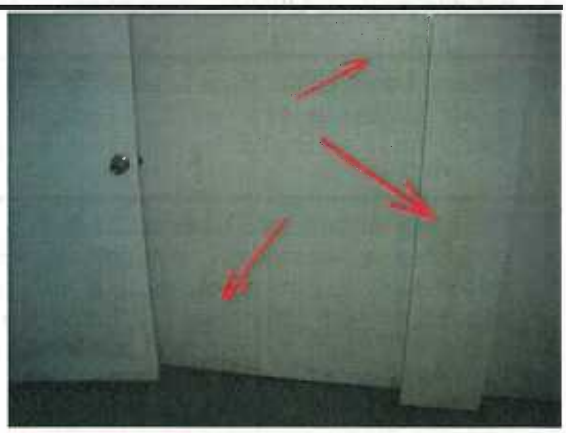
Marginal Summary (Continued)

Living Space Unit 1

11. Ground Level Utility/Storage Room Living Space Walls: Paneling, Painted There is organic growth present in many places on the walls.



12. Main Level Living Area Living Space Closet: Single Wire shelves, the center support is missing from the shelves, causing the shelves to be bent in the center.

13. Ground Level Entry Living Space Closet: Single Closet door needs to be adjusted to fit into opening properly.
14. Ground Level Entry Living Space Ceiling: Drywall There are cracks in the drywall ceiling at the angles.
15. Ground Level Entry Living Space Floor: Vinyl floor covering The vinyl flooring is scuffed and damaged.
16. Ground Level Entry Living Space Doors: Painted, Flush Solid Core There is organic growth present on the surface of the door between the entry foyer and the utility room.

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Defective Summary

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Exterior Surface and Components

1. Exterior Walls Exterior Surface Type: Horizontal Wood Ship Lap Siding At the rear wall where the two units are joined, the siding is deteriorated. This is possibly caused by the way the hip roofs of the two duplex units meet in this area There is no roof overhang on any of the roofs. During periods of rain, where the angles of the hip roofs meet, there is more rain water present than the gutters can drain, causing the gutters to overflow and allowing water migrating behind the siding into the house framing. The wood lap siding, the nails are backing out of the wood. The finish on the siding is peeling and fading. The wood lap siding should be re nailed, pressure washed and repainted.

2. Accent Walls Exterior Surface Type: Plywood Panels with machine shake appearance. The plywood siding in this area is deteriorated and should be replaced.

3. Porch: All, Pressure Treated Wood There are holes in the porch floor ledger board against the house that should be sealed to keep insects and moisture out. The porch lights did not respond to the switch. The porch exterior outlet did not respond to the testing device.
The screen panels, one of the screens is missing. I would recommend that all the screens be removed from the porches. In this area with the high winds, maintaining screen porches is an ongoing problem.

Roof

4 Gutters: Plastic There are part of the plastic rain gutters missing from most of the units in this complex. I suggest that the gutters be removed and the water catchment system located on the ground level under the house be abandoned. Very few homes on the outer banks have rain gutters installed. This is a very high wind area and rain gutters are not practical and are very high maintenance.

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Defective Summary (Continued)

Attic Unit 1

5. Main Attic Ventilation: Roof and soffit vents The roof at the front right corner of the unit, the roof vent appears to be defective allowing moisture to enter the enclosed attic area. Also the roof gutter down spout is missing from the gutter installed above this roof. If this roof vent were eliminated, the problem would be solved. Also, when the powder room ventilation fan was installed, the vent pipe was terminated under the roof vent in question. It appears that moisture is entering the vent pipe and running over to the ceiling bath fan, causing damage in that area. It appears to me that the roof has been repaired since my first visit to the site but, the deteriorated truss roof and roof sheathing was not repaired before the roof was repaired.

6. Main Attic Moisture Penetration: Ongoing water penetration noted Please refer to the note above for ventilation.

Air Conditioning Unit 1

7. South Side AC System A/C System Operation: Inoperative The HVAC condenser is in a deteriorated state, the aluminum fins are falling from the copper coil, the metal parts of the cabinet and the interior parts are rusty and deteriorated. The condenser appears to be beyond economical repair.

8. South Side AC System Visible Coil: Copper core with aluminum fins As noted above, the aluminum fins on the copper coil are deteriorated and falling from the copper coil. The aluminum fins are intended to dissipate heat away from the copper coil. Without the aluminum fins, the condenser will over heat.
9. South Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.
10. South Side AC System A/C System Operation: Inoperative

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Defective Summary (Continued)

11. South Side AC System Visible Coil: Copper core with aluminum fins Please see note above for Visible Coil.

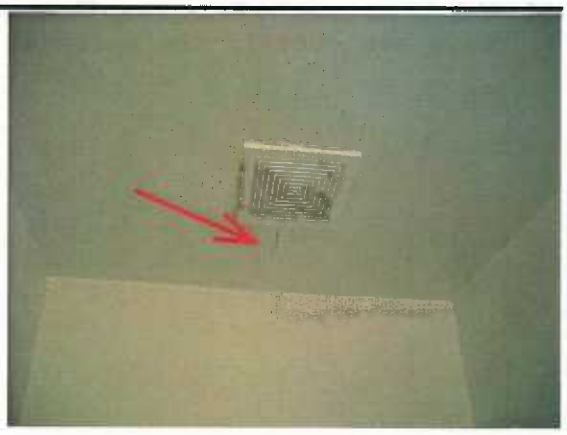
12. South Side AC System Refrigerant Lines: Rubbertex Insulation The black rubbertex insulation on the copper tubing is deteriorated and should be replaced.

Heating System Unit 1

13. Ground Level Utility Room Heating System Heating System Operation: Recommend replacement When tested, the HVAC system did not respond to the thermostat.
14. Attic Heating System Heating System Operation: Recommend replacement

Bathroom Unit 1

Main Level Powder Room Bathroom Ceiling: Drywall The drywall ceiling in the area of the exhaust fan is deteriorated from a roof leak.



Kitchen Unit 1

16. Kitchen & Dining Area, Main Level Kitchen Ventilator: General Electric The roof termination cover for the range ventilation fan is deteriorated.

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Defective Summary (Continued)

17. Kitchen & Dining Area, Main Level Kitchen Floor: Vinyl floor covering There are several cuts in the vinyl, the seams are failing and the vinyl is discolored from age.

Bedroom Unit 1

18. Top Rear Bedroom Doors: Painted, Flush Solid Core The door is damaged at the top corner.
The door needs to be adjusted, the door rubs the carpet when opened.

Laundry Room/Area Unit 1

19. Main Level Laundry Room/Area Ceiling: Drywall The drywall ceiling is damaged from a roof leak above.

20. Main Level Laundry Room/Area Floor: Vinyl floor covering The vinyl flooring is damaged ar there are cuts in the surface.

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