



SEAHAWK INSPECTION SERVICES

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RESIDENTIAL REPORT

305 N 21st St
Wilmington, NC 28405

Jody Dorsey

09/18/2025



Inspector

Matthew Skiba

A handwritten signature in black ink, appearing to read "Matt Skiba".

NC licensed Residential Home Inspector, Lic. No.

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THANK YOU for trusting **Seahawk Inspection Services, LLC** with your residential inspection. This report documents findings during a thorough, no-rush inspection. Please note: 1) reference to locations (i.e. "left rear") are construed as if facing the front of the structure. 2) The inspection and report comply with the requirements of the Standards of Practice of the state of North Carolina. These standards, which define the scope of a home inspection, are included with the report. You are encouraged to read the Standards of Practice so that you clearly understand what items/components are included in the home inspection and report and what may not be. 3) This report has been prepared for your exclusive use. No use by third parties is intended. Seahawk Inspection Services, LLC will not be responsible to any parties for the contents of the report, other than the party named herein. 4) The report is effectively a snapshot of the structure, recording the conditions as observed at the time of the inspection. Be advised that conditions can change, components can fail or be altered, and concerns can arise after the inspector leaves the property and before the client takes possession. 5) This is a record of the condition of the home at the time of the inspection, not a guarantee of any kind and not a warranty against future defects. If/when conditions change, we are available to revisit the property and inspect again. 6) All repairs should be completed by a qualified professional in the appropriate trade.

How To Read Your Report: Your report is delivered as a web-based HTML 'clickable' document. Click [here](#) for a quick video guide to navigating the HTML version. A .pdf document version is available at any time by clicking the PDF icon in the top right corner. The 'summary' section available in the top left of the report summarizes all concerns/recommendations for quick reference, and the 'priority concern' section further summarizes safety concerns and/or issues/concerns that client is advised to consider as priorities.

SUMMARY



ITEMS INSPECTED

MAINTENANCE
ISSUE/MINOR
CONCERN/SUGGESTED
IMPROVEMENTCONCERN/RECOMMENDATI
ON

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

The summary page describes any system or component of the home that does not function as intended, allowing for wear and tear from normal use. It also describes any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

- ⊖ 2.4.1 Built-in Appliances - Range/Oven/Cooktop: Replacement Recommended
- ⊖ 3.1.1 Interior: Floors, Walls, Windows - Windows: Did Not Open/Difficult to Operate
- ⊖ 3.2.1 Interior: Floors, Walls, Windows - Ceilings, Walls, Doors: Organic Growth - Ceiling/Wall(s)
- ⊖ 3.3.1 Interior: Floors, Walls, Windows - Floors: Recommend Replacement
- ⊖ 3.3.2 Interior: Floors, Walls, Windows - Floors: Exposed Tack Strips

- ⊖ 3.4.1 Interior: Floors, Walls, Windows - Countertops & Cabinets: Deep Clean Needed/Consider Replacement
- ⊖ 4.1.1 Electrical - Service Entrance Conductors: Vegetation In Contact
- ⊖ 4.3.1 Electrical - Branch Wiring Circuits & Breakers: Multi-Lugged Wiring - Neutral & Ground
- ⊖ 4.5.1 Electrical - GFCI & AFCI: GFCI Not Present Within 6 Feet of Plumbing Fixture
- ⊖ 4.6.1 Electrical - Smoke & Carbon Monoxide Alarms : Smoke And/Or CO Detectors/Alarms - Insufficient Amount
- ⊖ 4.6.2 Electrical - Smoke & Carbon Monoxide Alarms : Old/Out-of-Date/Need Replaced
- ⊖ 4.7.1 Electrical - Doorbell: Doorbell Did Not Function
- ⊖ 5.3.1 Plumbing - Drain, Waste, & Vent Systems: Corrosion/Deterioration/Leak - Cast Iron
- ⊖ 5.3.2 Plumbing - Drain, Waste, & Vent Systems: Corrosion/Deterioration - Under Sink/Interior
- ⊖ 5.3.3 Plumbing - Drain, Waste, & Vent Systems: Drum Trap(s)
- ⊖ 5.4.1 Plumbing - Sinks, Showers, and Toilets: Sink Leaked From Drain Pipe in Cabinet
- ⊖ 5.4.2 Plumbing - Sinks, Showers, and Toilets: Toilet Runs
- ⊖ 5.4.3 Plumbing - Sinks, Showers, and Toilets: Toilet Tank Lid Damaged
- ⊖ 5.4.4 Plumbing - Sinks, Showers, and Toilets: Recommend Replacement - Tub/Shower and Fixtures
- ⊖ 7.2.1 Attic: Insulation, Ventilation, Structure - Attic Ventilation: Gables Vent(s) Without Soffit Vent(s)
- ⊖ 8.1.1 Exterior - Siding, Flashing & Trim: Soft/Deteriorated Siding/ Loose Siding
- 🔧 8.2.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- ⊖ 8.2.2 Exterior - Eaves, Soffits & Fascia: Eaves - Moisture Damage
- ⊖ 8.3.1 Exterior - Exterior Doors & Windows : Weatherstripping Not Present/Inadequate
- ⊖ 8.3.2 Exterior - Exterior Doors & Windows : Damaged Door/Frame/Trim - At or Near Grade
- ⊖ 8.5.1 Exterior - Decks, Balconies, Porches & Steps: Loose Handrails
- ⊖ 8.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Too Close
- ⊖ 8.7.1 Exterior - Hose Bibs : Valve Handle Missing

1: INSPECTION DETAILS

Information

Present

Inspector Only

Occupancy

Vacant

Weather Conditions

Clear, Hot, Humid

Temperature

(Fahrenheit/Approximate): **80**

Home Type

Single-Family, Ranch

Limitations

General

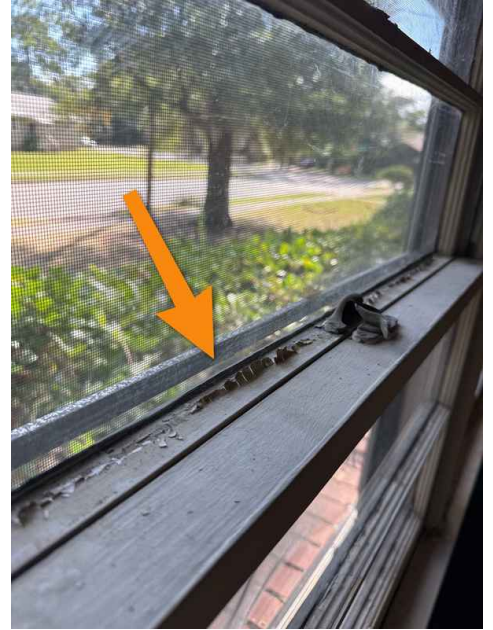
AESTHETICS AND COMESTIC DAMAGE/CONCERNS

Home was considered a 'fixer-upper' and had many cosmetic and aesthetic issues. Inspector will not report most of these types of issues and will concentrate the report on the condition and function of components such as electrical, plumbing, structural, and HVAC units.

General

LEAD PAINT

Lead based paint was in use until approximately 1978, but may have been used at a later date if in storage. According to the Federal Department of Housing and Urban Development, a lead hazard **MAY** be present in a property of this age. An evaluation of lead in paint and lead in water is beyond the scope of this inspection and can be only be confirmed by laboratory analysis. If concerned and for more information, consult the Environmental Protection Agency (E.P.A.) website for further guidance and a list of lead testing and abatement professionals in your area.



Representative

General

OLDER HOME

As is common with older structures, some construction methods may not meet today's standards. Settled floors, sloped or uneven floors, out of frame doorways, etc. will not be reported on except if deemed likely to indicate structural concerns rather than normal settlement for a structure of this age. Anticipate a higher level of maintenance and budget accordingly for updating components. Be aware that latent damage not readily accessible or visible at the time of the inspection may be uncovered during renovation.

General

UNKNOWN PROPERTY DETAILS

Some details about the property were unknown such as the age of additions (if any), capital improvements, building plans, previous building permits, etc. Client is encouraged to review all relevant documents.

General

SELLER'S DISCLOSURE

The seller's or property manager's property condition disclosure and maintenance records were not on hand at the time of inspection. It is recommended the buyer be provided these for review.

General

OWNER'S INSPECTION

Clients were the home owners at the time of the inspection. Report includes less information and photos as a typical due diligence report given clients have lived in the home and are familiar with materials, floor coverings etc.

2: BUILT-IN APPLIANCES

		IN	NI	NP	C
2.1	Dishwasher			X	
2.2	Disposal			X	
2.3	Built-in Microwave			X	
2.4	Range/Oven/Cooktop	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Range/Oven/Cooktop: Exhaust Hood Type

Vented to Exterior

Range/Oven/Cooktop: Range/Oven Energy Source

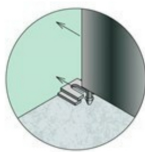
Electric

Range/Oven/Cooktop: Anti-tip Bracket Installed

Anti tip bracket observed installed. Verify leg of range engages with bracket for child safety.

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury



Limitations

Range/Oven/Cooktop

NOT OPERATED DUE TO CONDITION

KITCHEN

Range should be replaced. Poor condition, not fit for use. Inspector did not operate.

Concerns/recommendations

2.4.1 Range/Oven/Cooktop



REPLACEMENT RECOMMENDED

KITCHEN

Range old and very dirty. Replacement is recommended.



3: INTERIOR: FLOORS, WALLS, WINDOWS

		IN	NI	NP	C
3.1	Windows	X			X
3.2	Ceilings, Walls, Doors	X			X
3.3	Floors	X			X
3.4	Countertops & Cabinets	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Windows: Window Type

Double-Hung Single Pane, Storm

Ceilings, Walls, Doors: Disclaimer: Cracks & Failed Paint- Ceilings and Walls

Cracks are reported on by their presence, location, and visible condition as existing at the time of inspection only. Minor cracks, nail pops, and other cosmetic damage, especially in older homes may not be reported on. In most cases inspector cannot offer a professional opinion as to a crack(s) severity, cause, or whether it has been recently active. Only a structural engineer can render a judgement on the severity and cause of settlement; movement; thermal expansion; and cracks.

Failed, flaked or damaged paint is considered cosmetic/wear and tear and in most cases will not be included in the report.

Ceilings, Walls, Doors: Disclaimer: Stains - Ceilings & Walls

Visible stains will be reported on if they appear to be due to a current, active, or recent leak, or if the area around the stain is sagging or damaged. If no damage or elevated moisture levels are present, stains are considered cosmetic and may not be reported.

Concerns/recommendations

3.1.1 Windows

Concern/Recommendation

DID NOT OPEN/DIFFICULT TO OPERATE

ALL WINDOWS EXECPT KITCHEN ABOVE SINK - SEE PHOTO CAPTIONS

Window(s) were difficult to open or did not open at the time of the inspection. Windows should open without excess force and are required to open easily as a means of emergency escape in certain parts of the home. Service by a qualified professional for repair to ensure proper function is recommended.



Kitchen



Living Room



Front Bedroom



Front Left Bedroom



Rear Bedroom

3.2.1 Ceilings, Walls, Doors

Concern/Recommendation

ORGANIC GROWTH - CEILING/WALL(S)

Apparent organic growth observed on walls, ceilings and some baseboards. This indicates prolonged elevated humidity at interior. May lead to poor indoor air quality. Service to properly clean is recommended. If concerned, service by a qualified mold testing contractor to take samples for testing to identify specie and spore count is recommended.

3.3.1 Floors

Concern/Recommendation

RECOMMEND REPLACEMENT

DINING ROOM & KITCHEN

Floor coverings in kitchen and dining room observed in very poor condition. Most flooring is damaged to the point that salvage is not feasible. Recommend service by a qualified contractor to remove floor coverings in kitchen and dining room and replace.

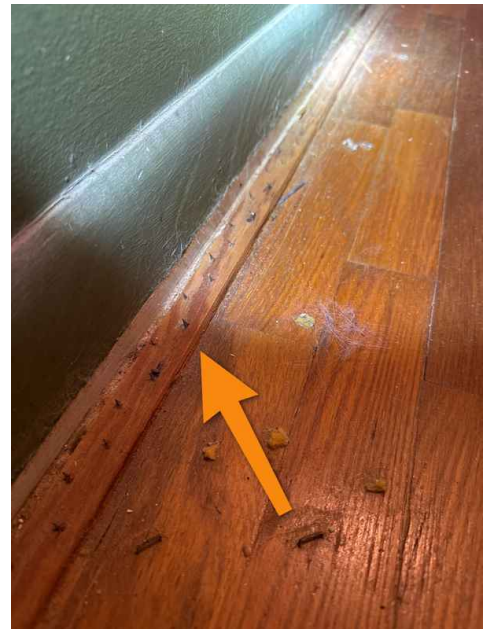
3.3.2 Floors

Concern/Recommendation

EXPOSED TACK STRIPS

BEDROOMS, LIVING ROOM, HALLWAY

Tack strips present and visible due to carpet having been removed. Tack strips hold carpet in place but when exposed pose a safety hazard as they can be stepped on causing injury. Service to remove is recommended.



Representative

3.4.1 Countertops & Cabinets

Concern/Recommendation

DEEP CLEAN NEEDED/CONSIDER REPLACEMENT

KITCHEN, BATHROOM

Countertops, cabinets, and vanities were observed dirty and in poor condition. Cabinets need to be deep cleaned, rehabbed or removed and replaced. Evaluation by a qualified cabinet contractor is recommended.

4: ELECTRICAL

		IN	NI	NP	C
4.1	Service Entrance Conductors	X			X
4.2	Meter(s), Main & Subpanel(s), Main Overcurrent Device(s)	X			
4.3	Branch Wiring Circuits & Breakers	X			X
4.4	Lighting Fixtures, Switches & Receptacles	X			
4.5	GFCI & AFCI	X			X
4.6	Smoke & Carbon Monoxide Alarms	X			X
4.7	Doorbell	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Service Entrance Conductors: Electrical Service Conductors

Left Rear Exterior

Overhead, 240 volts, Stranded Aluminum

Meter(s),Main & Subpanel(s), Main Overcurrent Device(s): MAIN ELECTRICAL DISCONNECT(S)

Left Rear Exterior

Main Electrical Disconnect stops all power to the structure.

Meter(s),Main & Subpanel(s), Main Overcurrent Device(s): Main Panel(s) Manufacturer

Unknown



Throw all 6 breakers to disconnect all power

Meter(s),Main & Subpanel(s), Main Overcurrent Device(s): Sub Panel(s) Manufacturer

Hallway

Square D

Meter(s),Main & Subpanel(s), Main Overcurrent Device(s): Main Panel(s) Capacity

200 AMP

Meter(s),Main & Subpanel(s), Main Overcurrent Device(s): Sub Panel(s) Capacity

125 AMP

2 125 Amp max subpanels



**Meter(s), Main & Subpanel(s),
Main Overcurrent Device(s): Panel
Type(s)**

Circuit Breaker

**Meter(s), Main & Subpanel(s),
Main Overcurrent Device(s):
Meter**Left Rear Exterior
200 AMP**Branch Wiring Circuits &
Breakers: Branch Wire 15 and 20
AMP**

Copper

**Branch Wiring Circuits &
Breakers: Wiring Method**Romex, Non-Metallic (NM)
Sheathed Cable**Meter(s), Main & Subpanel(s), Main Overcurrent Device(s): Electrical Capacity - Older Home**

Client is advised that the subject property was wired to standards present at the time of construction which may not satisfy modern electrical use. Future renovations and/or upgrades to the electrical system may require the addition of modern equipment which can be expensive.

Lighting Fixtures, Switches & Receptacles: Receptacles Not Tamper-Resistant

Some or all of the receptacles were not tamper-resistant. Per recent code (406.12 and 210.52 2017 (NEC) National Electric Code), all electrical receptacles below 5' 6" must be tamper resistant (TR) as a safety feature to protect children who may stick conductive material into receptacles. Tamper-resistant receptacles have built-in shutters that prevent children from inserting foreign objects in the receptacle slots. The vast majority of electrical burns and shocks occurred among children 6 years of age or less.

This is for client information - there is no requirement for TR receptacles to be retrofit into older homes such as this. If concerned, service by a qualified electrical contractor to upgrade home receptacles to TR should be considered.

[Learn more about TR receptacles.](#)

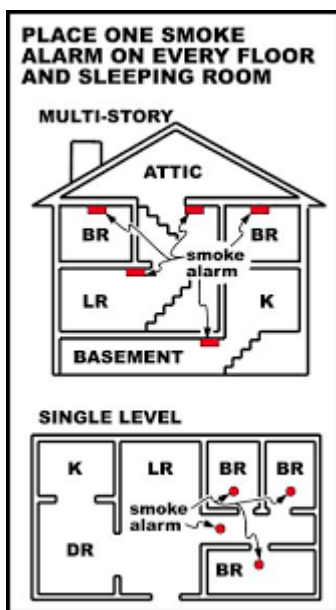
GFCI & AFCI: Not Equipped with AFCI Protection

For client information: AFCI Protection is a relatively new electrical requirement and therefore many homes 12 years old and older do not have it. AFCI protects against arc faults which can cause electrical fires. This is for client information - there is no requirement for AFCI to be retrofit into older homes such as this. If concerned, recommend consider contacting qualified electrical contractor to have AFCI upgrade installed.

Smoke & Carbon Monoxide Alarms : Smoke Detector(s)/Alarm(s) & Carbon Monoxide (CO) Detector(s)/Alarm(s) Important Safety Information

Smoke and Carbon monoxide alarms (if present) are tested using the device's test button. This does not guarantee the devices will work in a situation where carbon monoxide is present in the home. This test only tests that the audible beep works. Smoke and carbon monoxide alarms should be tested monthly. Alarms should be replaced every 10 years or sooner regardless of function.

Proper Placement: Alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. Testing the smoke/CO alarms before spending your first night in the home, and monthly thereafter is recommended. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here: <http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



Concerns/recommendations

4.1.1 Service Entrance Conductors

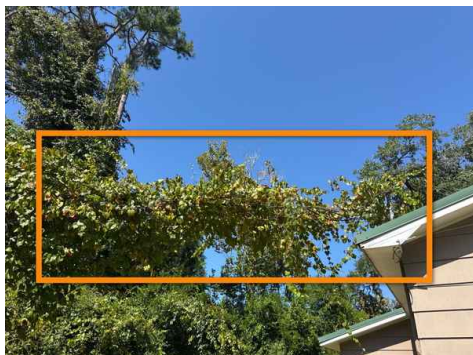
VEGETATION IN CONTACT

LEFT REAR EXTERIOR

Vines growing on Service Entrance Cables. Vines conceal cables from inspection and could possibly grow into the mast or contact high voltage wire. Service by a qualified professional to carefully remove vines from cables is recommended at this time. Client is advised to contact electrical utility company prior to removal.



Concern/Recommendation



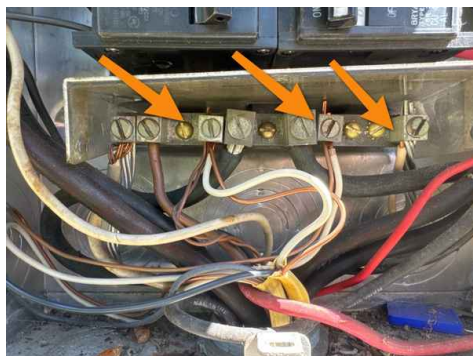
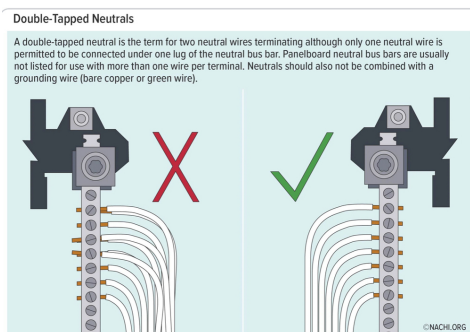
4.3.1 Branch Wiring Circuits & Breakers

Concern/Recommendation

MULTI-LUGGED WIRING - NEUTRAL & GROUND

LEFT REAR EXTERIOR

Neutral (white wire) and equipment grounding conductors (bare or green wire) terminate under the same lug. An individual terminal should be provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductor is under the same terminal, this may not be accomplished. Service by a qualified electrical contractor to properly repair is recommended at this time.



4.5.1 GFCI & AFCI

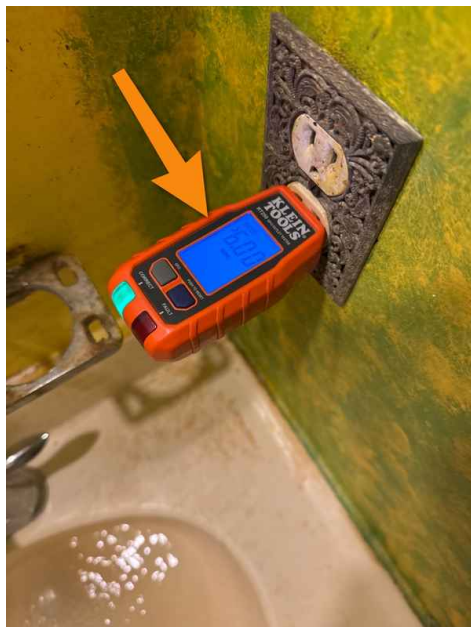
Concern/Recommendation

GFCI NOT PRESENT WITHIN 6 FEET OF PLUMBING FIXTURE

KITCHEN, BATHROOMS

GFCI protection was not present in one or more required locations at the time of the inspection. GFCI is for enhanced shock protection mainly in potentially wet locations. Due to age of home/code requirements when constructed. Service by a qualified electrical contractor to properly install ground fault receptacles in all necessary locations is recommended at this time.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



Representative

4.6.1 Smoke & Carbon Monoxide Alarms

Concern/Recommendation

SMOKE AND/OR CO DETECTORS/ALARMS - INSUFFICIENT AMOUNT

BEDROOMS

Due to age of home, not enough smoke alarms are present for modern safety standards. All sleeping rooms should have an operable smoke alarm installed. Recommend service to properly install adequate number of detectors in all required areas for long term safety.

4.6.2 Smoke & Carbon Monoxide Alarms

Concern/Recommendation

OLD/OUT-OF-DATE/NEED REPLACED

HALLWAY

Smoke detectors/alarms were present, but observed to be out of date. Smoke and Carbon Monoxide detectors should be replaced every 10 years or sooner regardless of function. Service by a qualified professional to replace is recommended prior to occupancy.



4.7.1 Doorbell

Concern/Recommendation

DOORBELL DID NOT FUNCTION

FRONT EXTERIOR

Doorbell did not ring when button depressed. Service by a qualified professional to ensure proper function is recommended.

5: PLUMBING

		IN	NI	NP	C
5.1	Main Water Shut-off Device	X			
5.2	Water Supply & Distribution Systems	X			
5.3	Drain, Waste, & Vent Systems	X			X
5.4	Sinks, Showers, and Toilets	X			X
5.5	Water Heating System(s)	X			
5.6	Fuel Storage & Distribution Systems			X	
5.7	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Water Source

Public Utility

Main Water Shut-off Device:

Location

Unknown

Water Supply & Distribution Systems: Water Pipe Material - Accessible/Visible

Copper

Drain, Waste, & Vent Systems:

Drain/Vent Pipe Material

Cast Iron, PVC Plastic

Water Heating System(s):

Capacity

50 gallons

Water Heating System(s): Power Source/Type

Electric



Filters

None

Filtration systems are not tested for function. Only their presence is noted. They should be maintained and serviced regularly.

Tub and Shower Drain Information & Toilet Flushing

Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then visually inspected for leaks. No leaks were observed at the time of inspection unless otherwise noted in this report. Tubs are filled a reasonable amount. Whirlpool tubs will be filled above jets and operated for proper function. Toilets are flushed several times and observed for loose base and/or leaks. Sinks are filled to overflow drains where present. Finally all drains are released and toilet is flushed with water draining to verify adequate drainage.

What cannot be replicated is the affect of weight applied to these drains. When showering or bathing, the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking. This is more likely if the home has been vacant for an extended period of time.

Drain, Waste, & Vent Systems: Cast Iron Drain Pipes

Crawlspace

Cast Iron is an outdated material for drain pipe. Its presence in the subject property indicates it was installed at least 45 years ago. Cast iron has an average life-span of 50 to 75 years depending on installation and environmental factors. In some cases it can last much longer. Service life of cast iron will likely be reduced in pipe that is below grade. Pipes will rust from the inside out over time until flaking and cracking. Cracks allow sewer gas into the crawlspace (if present) which will likely be present in the living space, and can lead to waste water spills in crawlspace and/or below grade. Where pipe is below grade, damage may be present that is not visible during a non-invasive inspection. Cast iron pipes are inspected as best as they can be. Cracks, flaking, rust will be noted. Consider evaluation by a qualified plumbing contractor to scope the pipes and for opinions on eventual replacement with a modern material like PVC plastic or jetting and rehabbing interior of pipes.

Water Heating System(s): Approximate Age

1 year(s)

Per serial number manufactured: **September 2024**

Standard industry recognized average lifespan: 15 years. Note: Water heating systems may continue to function as intended well past 15 years. This is an average, not a prediction. Many factors including maintenance history affect longevity of any particular system. Date is of manufacture, not date of install.

Water Heating System(s): Manufacturer

Bradford & White

Flushing & servicing your water heater system (tank or tankless) annually for optimal performance is recommended. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second



Limitations

Main Water Shut-off Device

MAIN WATER SHUTOFF COULD NOT BE LOCATED

Main water shutoff valve beyond the public utility meter could not be located during the inspection. The inspector made reasonable attempts to locate but could not. Shutoff may be concealed by property in interior or garage (if present), or by mulch/vegetation at exterior. It is possible the home is not equipped with a main water shutoff beyond the shutoff at the utility company/municipality's meter. Inquire with seller

Concerns/recommendations

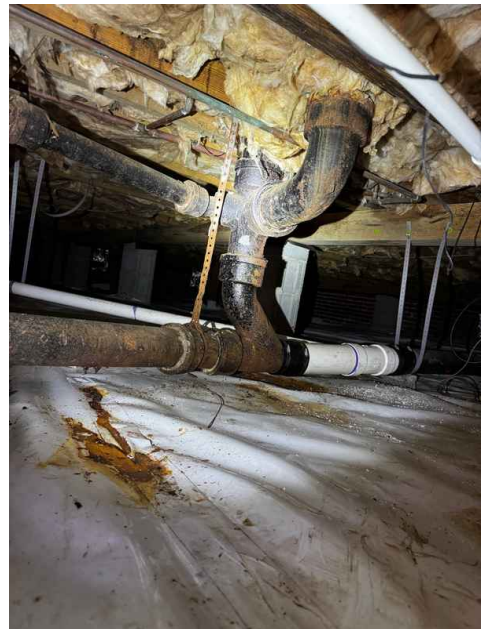
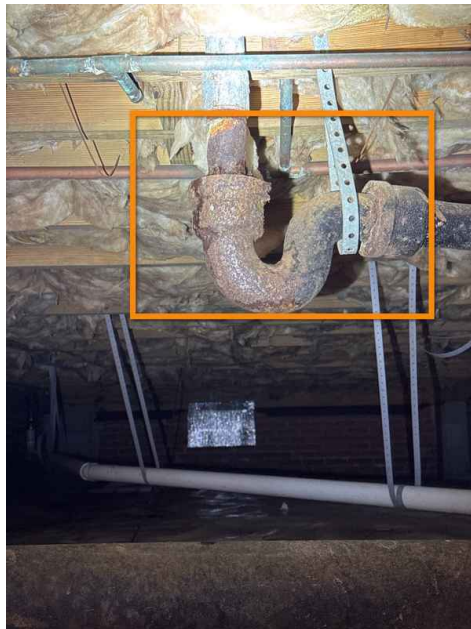
5.3.1 Drain, Waste, & Vent Systems

CORROSION/DETERIORATION/LEAK - CAST IRON

CRAWLSPACE

Area of corroded/deteriorated pipe and/or pipe connections observed. Leak observed at drain pipe in crawlspace. Cast Iron is at the end of its service life. Service by a qualified plumbing contractor for repair/replacement is recommended.





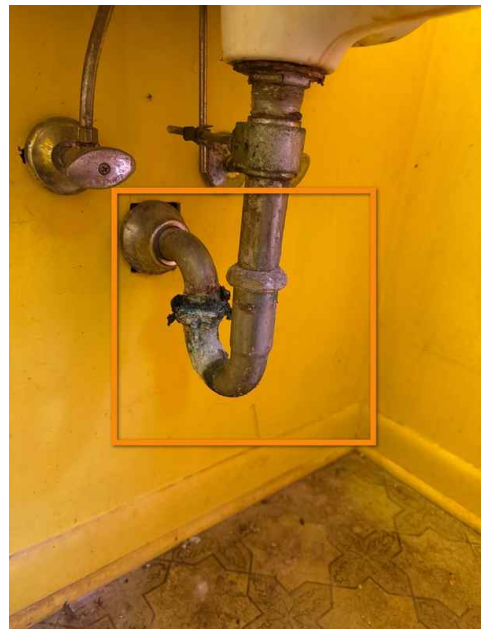
5.3.2 Drain, Waste, & Vent Systems

CORROSION/DETERIORATION - UNDER SINK/INTERIOR

Concern/Recommendation

REAR HALF BATHROOM

Area of corroded/deteriorated pipe connections observed. Deferred maintenance. No leaks were observed when inspected but will likely worsen. Service by a qualified plumbing contractor for repair/replacement is recommended.



5.3.3 Drain, Waste, & Vent Systems

DRUM TRAP(S)

Concern/Recommendation

CRAWLSPACE

A drum trap was present and in use. Drum traps are antiquated systems that are no longer in use or permitted for install, but may be functioning as intended. Client is advised these traps are more prone to clogging than modern trap assemblies and can be difficult to unclog if lid is rusted on. Consider service by a qualified professional to replace/upgrade to a modern pvc plastic p-trap.



5.4.1 Sinks, Showers, and Toilets

SINK LEAKED FROM DRAIN PIPE IN CABINET

BATHROOM

Sink(s) observed leaking at the time of the inspection. Leaks damage cabinets, waste water and raise water bills. Service by a qualified plumbing contractor for repair is recommended at this time.

 Concern/Recommendation



5.4.2 Sinks, Showers, and Toilets

TOILET RUNS

REAR HALF BATHROOM

Toilet would not properly fill after being flushed at the time of the inspection. Running toilets waste water and will increase water bills. Valve was closed at base of toilet. Service by a qualified plumbing contractor for adjustment/repair to ensure proper long term use is recommended.

 Concern/Recommendation

5.4.3 Sinks, Showers, and Toilets

TOILET TANK LID DAMAGED

HALLWAY BATHROOM

Tank Cover cracked. Minor but may worsen. Recommend replacing toilet tank cover.

 Concern/Recommendation



5.4.4 Sinks, Showers, and Toilets

RECOMMEND REPLACEMENT - TUB/SHOWER AND FIXTURES

HALLWAY BATHROOM

Tub/Shower observed in poor condition. Old, dirty, poorly maintained. Tub spout and shower head performed poorly; low flow and leaks. Valve handles are broken - safety risk due to jagged metal edges. Evaluation by a qualified professional for replacement is recommended.

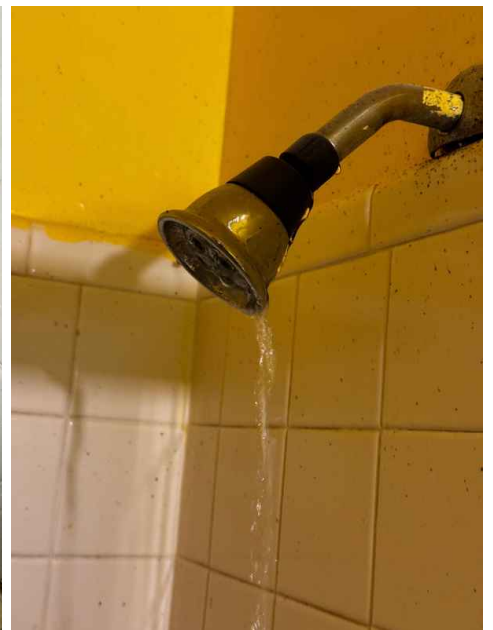
 Concern/Recommendation



Representative



Representative



Representative

6: HEATING & COOLING SYSTEM(S)

		IN	NI	NP	C
6.1	Thermostat(s)			X	
6.2	Distribution System			X	
6.3	Electric Heaters	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Servicing/Cleaning

HVAC system and ducts should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify system.

Heat Only - No Cooling/Air Conditioning Present

There was no central HVAC system on site. The only source of cooling is 2 window units. The home is heated exclusively with electric baseboard heat.

Electric Heaters : Electric Heaters

Home was equipped with older electric floorboard heaters that provided additional radiant heat in some rooms. Units were all tested and functioning. Full heating capacity was NOT measured.



Representative



Representative

Limitations

General

WINDOW UNITS

Window units are not considered permanent fixtures in a home and are not required to be tested as per NCSOP.

7: ATTIC: INSULATION, VENTILATION, STRUCTURE

		IN	NI	NP	C
7.1	Attic Insulation	X			
7.2	Attic Ventilation	X			X
7.3	Attic Floor System			X	
7.4	Roof Sheathing	X			
7.5	Bathroom Exhaust Systems	X			
7.6	Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Attic Accessibility

Hallway
Fold down ladder

Attic Insulation: Insulation Type

Blown Cellulose

Attic Ventilation: Ventilation Type

Gable Vent(s), Thermostatically
Controlled Fan(s)

Roof Sheathing: Material

Plywood

Bathroom Exhaust Systems:

Bathroom Exhaust
Electric Exhaust Fan(s),
Window(s)

Structure: Construction Method

Site-built, 16" on center,
Dimensional wood members

Stains in Attic

Visible stains in roof sheathing and framing in attics are common; especially in older homes. A home built 50 years ago, for example, may have had one or more roof leaks that left stains but have subsequently been addressed. Not all roof leaks are major concerns. Inspector typically has no knowledge of past leaks/issues or the timeframe for or quality of repair. As such inspector will only report stains in attic roof sheathing/framing members that appear possibly or likely to be related to an active leak, where elevated moisture is seen or detected, where the presence of organic growth is seen, or the stain generally appears to be significant enough to call for further evaluation by a qualified professional.

Limitations

General

COULD NOT SAFELY ACCESS ENTIRE ATTIC

Areas of the attic were inaccessible due to obstructions, low clearance, ductwork, and/or unsafe/no safe walking surface. These areas inspected as best they can be from accessible areas of the attic.

General

ATTIC INSPECTED FROM ACCESS ONLY

The Attic could only be inspected from the access door due to lack of a solid surface to walk.

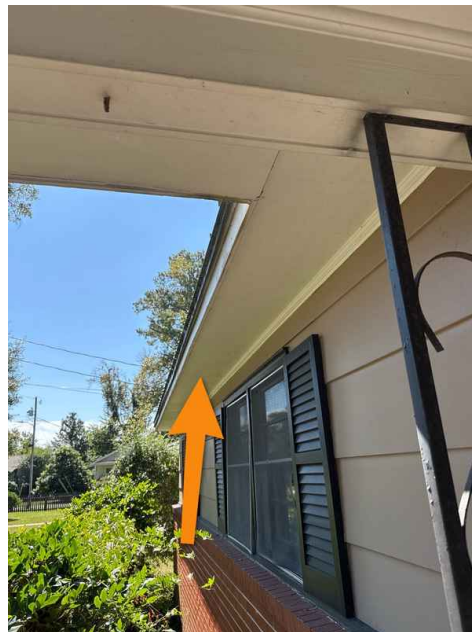
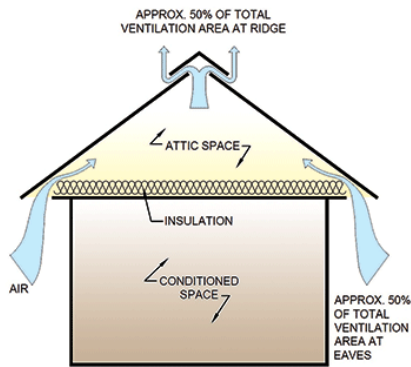
Concerns/recommendations

7.2.1 Attic Ventilation

GABLES VENT(S) WITHOUT SOFFIT VENT(S)



Attic is ventilated with only gable and/or ridge vent(s). No soffit vents installed. Gable and ridge vents near roof peak function better with soffit vents installed on underside of eave to allow cooler 'wind wash' into to lower level of attic to help circulate and force out hotter air. Service by a qualified professional to install soffits vents is recommended.



Representative

8: EXTERIOR

		IN	NI	NP	C
8.1	Siding, Flashing & Trim	X			X
8.2	Eaves, Soffits & Fascia	X			X
8.3	Exterior Doors & Windows	X			X
8.4	Walkways & Driveways	X			
8.5	Decks, Balconies, Porches & Steps	X			X
8.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
8.7	Hose Bibs	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick Veneer, Manufactured Wood Chip/Resin (Masonite)

Siding, Flashing & Trim: Trim Material

Wood

Siding, Flashing & Trim: Flashing Material

Metal

Eaves, Soffits & Fascia: Material

Wood panel, Wood

Walkways & Driveways: Driveway & Walkway Material

Concrete

Decks, Balconies, Porches &

Steps: Appurtenance

Covered Front Porch

Vegetation, Grading, Drainage &

Retaining Walls: Grading/Slope

No negative grade observed.

Limitations

Siding, Flashing & Trim

FIBERBOARD SIDING

Fiberboard/hardboard are catch-all terms for various types of composite wood siding designed to look like solid wood planks. These products are made from wafers of wood that are coated in resin, and then formed into "mats." These products are realistic wood substitutes and are often difficult to distinguish from wood. Major national manufacturers of fiberboard siding include: Louisiana-Pacific; ABTCO/Abitibi; Masonite Corporation; Georgia-Pacific; Boise Cascade Corporation and Weyerhaeuser. There were several class action lawsuits involving this material. Common defects noted with this type of siding include: moisture intrusion that causes swelling; buckling; de-lamination and deterioration. There are also common installation errors that can increase the extent and speed of deterioration.

With deterioration of fiberboard siding, moisture intrusion into the wall is a likely outcome which will cause many other problems. In some cases a more invasive inspection may be necessary which would be done by a siding contractor. Also, the client may wish to consult with a qualified contractor to determine the appropriate course of action and cost of future replacement. Fiberboard/hardboard siding should also be routinely inspected/monitored and maintained.

Concerns/recommendations

8.1.1 Siding, Flashing & Trim

 Concern/Recommendation

SOFT/DETERIORATED SIDING/ LOOSE SIDING

REAR EXTERIOR

Area(s) of moisture damaged siding observed. Indicates moisture intrusion which may worsen. Additional latent damage not visible during non-invasive inspection may be present. Some siding boards were loose or have fallen. Evaluation for replacement by a qualified siding contractor is recommended.



Right Rear





Utility room



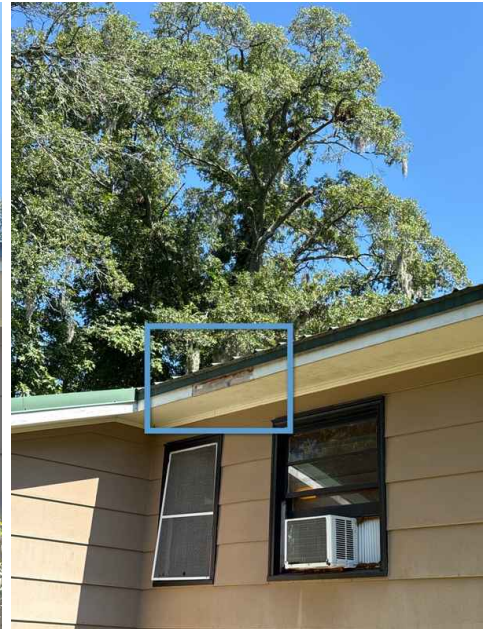
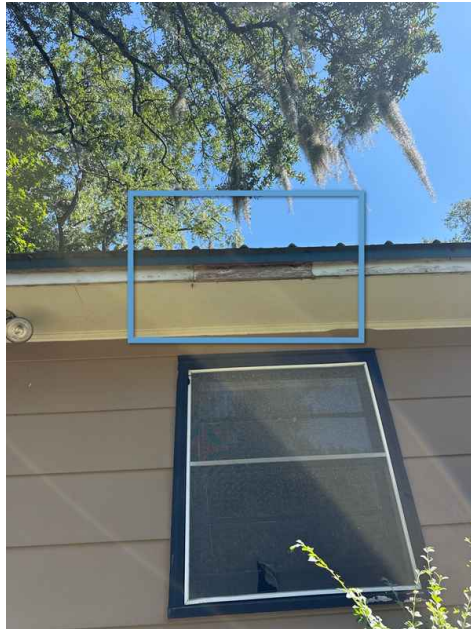
8.2.1 Eaves, Soffits & Fascia

PAINT/FINISH FAILING

FRONT & REAR EXTERIOR

Failing or missing paint was observed in one or more areas of the eaves/soffit/fascia. Deferred maintenance. Service by a qualified painter to repaint these areas is recommended.

 Maintenance Issue/Minor Concern/Suggested Improvement



Rear Exterior



Front Left

8.2.2 Eaves, Soffits & Fascia

EAVES - MOISTURE DAMAGE

FRONT RIGHT EXTERIOR, LEFT REAR EXTERIOR

Areas at the eaves observed damaged. This may allow water intrusion and access to insects and animals. Service by a qualified contractor to evaluate & repair is recommended.

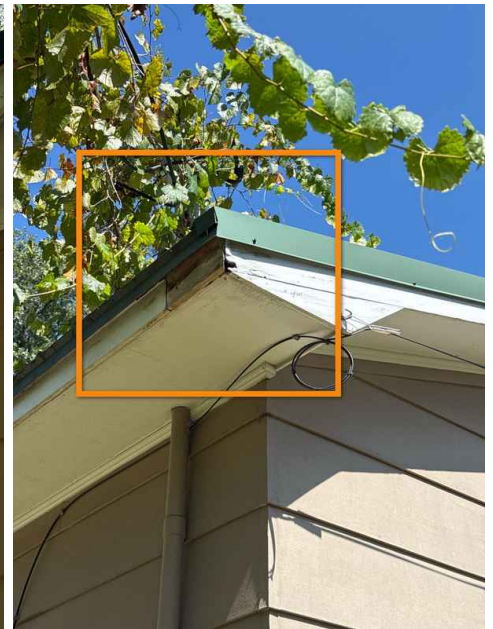
Concern/Recommendation



Front Right



Front Right



Left Rear

8.3.1 Exterior Doors & Windows

WEATHERSTRIPPING NOT PRESENT/INADEQUATE

FRONT ENTRY

Concern/Recommendation

Door observed missing some or weatherstripping. This increases energy loss and may allow moisture intrusion. Recommend installation of weatherstrip at all sides of door.



8.3.2 Exterior Doors & Windows

 Concern/Recommendation

DAMAGED DOOR/FRAME/TRIM - AT OR NEAR GRADE

REAR EXTERIOR

Door, door frame and/or trim was observed deteriorated at the time of the inspection. Very common due to moisture intrusion over time. Deferred maintenance. Service by a qualified contractor for repair or replacement is recommended.



8.5.1 Decks, Balconies, Porches & Steps

 Concern/Recommendation

LOOSE HANDRAILS

Handrails observed loose. Corroded at base. Safety concern as they may move when weight put against them. Service by a qualified professional for repair is recommended.



8.6.1 Vegetation, Grading, Drainage & Retaining Walls

Concern/Recommendation

VEGETATION TOO CLOSE

LEFT EXTERIOR, FRONT EXTERIOR

One or more areas of vegetation in contact with exterior at time of the inspection. This may cause accelerated deterioration of siding over time as vegetation holds moisture against the exterior or damage from limbs/branches esp. during periods of high wind. This can also attract and conceal insects/pests. Recommend trimming or removing vegetation.



8.7.1 Hose Bibs

Concern/Recommendation

VALVE HANDLE MISSING

FRONT EXTERIOR

Exterior hose bibs valve handle missing. Not functioning as intended. Service by a qualified professional for repair is recommended.



9: ROOF

		IN	NI	NP	C
9.1	Roof Coverings	X			
9.2	Roof Drainage System(s)			X	
9.3	Flashings	X			
9.4	Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Roof Type/Style

Gable

Roof Coverings: Material

Metal

Roof Coverings: Condition - Roof Coverings

properly installed, no visible concerns at the time of the inspection.

Flashings: Material

Metal

Roof Penetrations: Type

Plumbing Vent Stack(s), Attic Fan(s), Kitchen Ventilation, Bathroom Exhaust(s)

Inspection Method

Roof Access/Walked Roof, Ground

The roof was inspected as thoroughly as safely possible from various locations. Please note that the inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. The National Roofing Contractors Association (NRCA) recommends checking your roof during the fall and spring to help spot potential problems.

Roof Coverings: Estimated Age

First 1/3 of roof covering expected life

Age estimation is based on observed condition of the roof coverings at the time of the inspection. Inspector typically has no knowledge of when the roof was installed. Young roofs which are poorly maintained, improperly installed, or installed above poorly vented attics can appear much older than they are due to their condition.

Limitations

Roof Drainage System(s)

GUTTERS RECOMMENDED

Client is advised to consider installation of gutters for improved drainage.

10: FOUNDATION & CRAWLSPACE

		IN	NI	NP	C
10.1	Foundation	X			
10.2	Crawlspace	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Concerns/Recommendations

Information

Inspection Method

Left Rear Exterior
Crawlspace Access

Foundation: Foundation: Material and Type **Foundation: Sub-floor: Material & Insulation**

Masonry Block Piers & Wood Beams/Joists Wood Plank

Crawlspace: Crawlspace Floor - Material

Plastic Moisture Barrier

Crawlspace: Crawlspace Ventilation Method

Encapsulated, Dehumidifier Present, Vapor Barrier Present

11: PHOTO GALLERY

Information

Photos

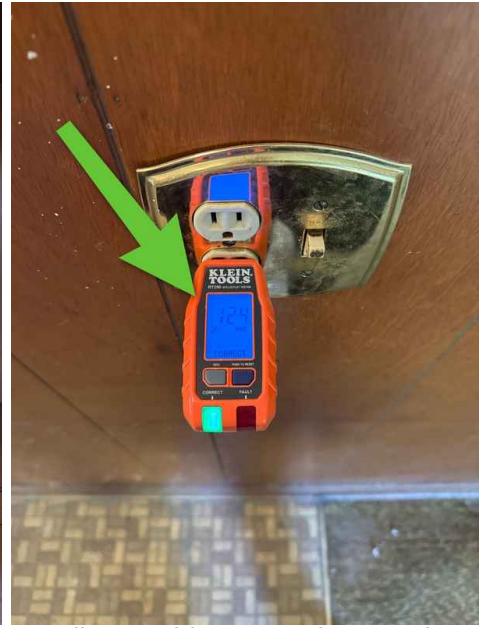
Representative photos demonstrating scope of the inspection and ,in some cases, limitations. Some photos are captioned.



All plumbing fixtures operated and inspected



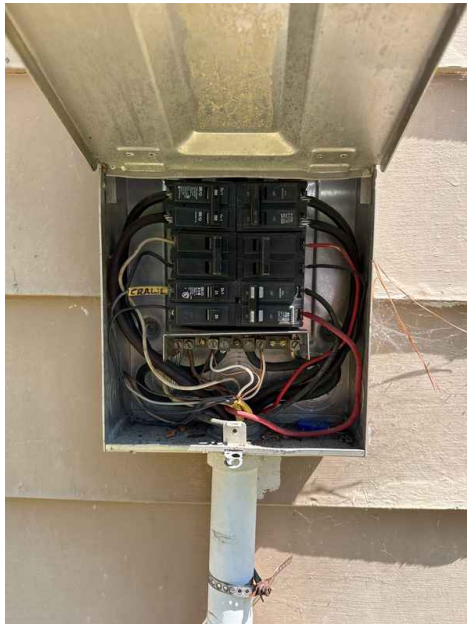
All windows operated and inspected



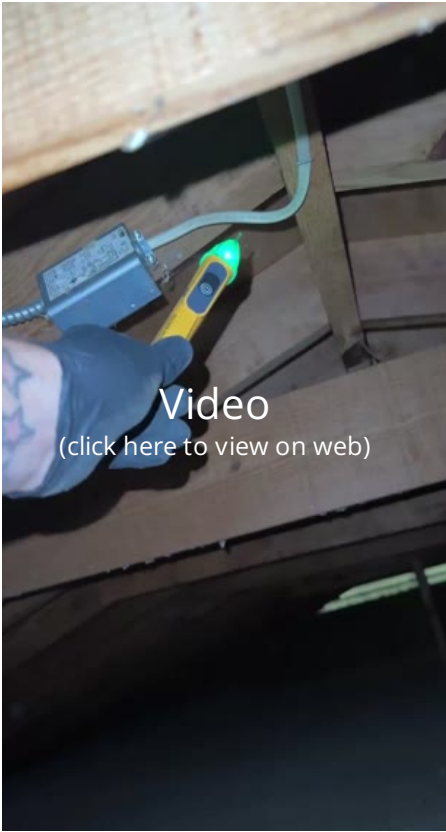
All accessible receptacles tested



Electrical panels inspected

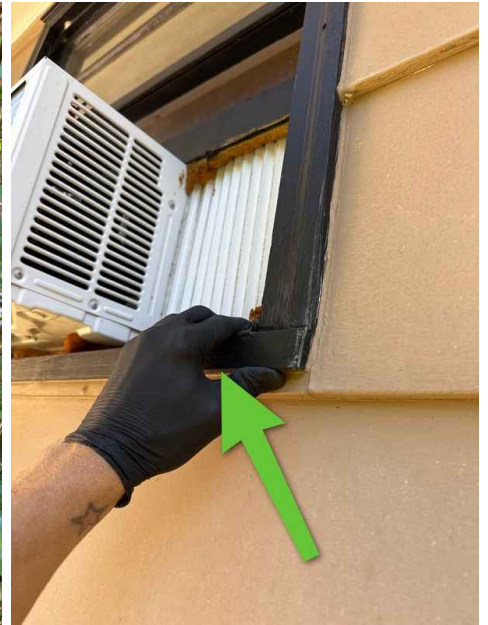
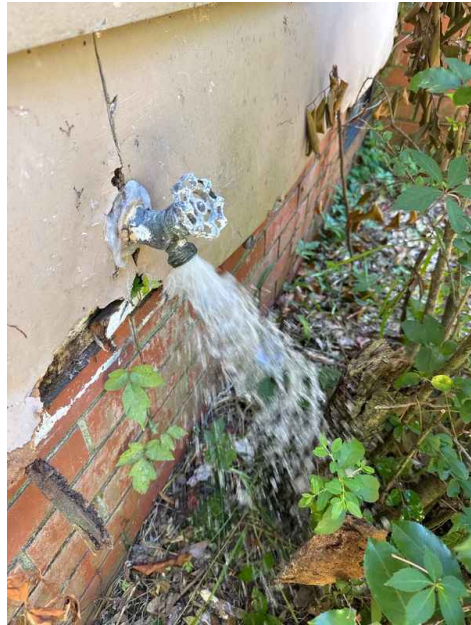


Roof deck inspected from attic



Video
(click here to view on web)

Verifying power to attic fan



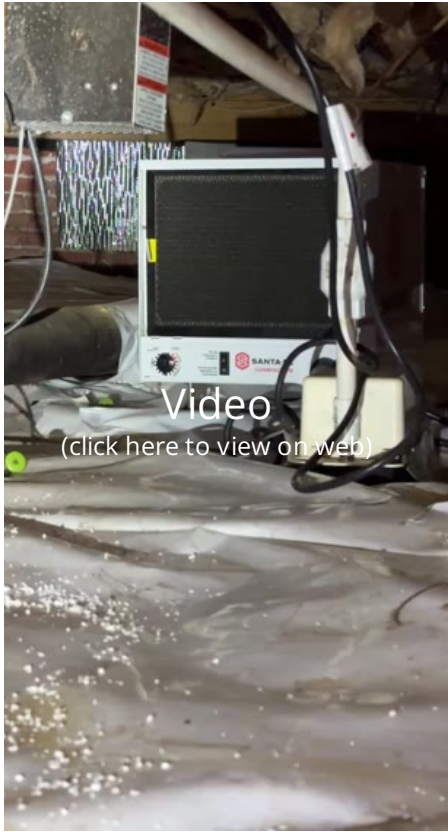
All exterior trim inspected



Roof inspected



Crawlspace entered. Foundation inspected



Dehumidifier in crawlspace