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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 329 Rensselaer Avenue

**SUMMARY OF REQUEST:** Demolition

**APPLICANT:** Alan Simonini

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story Bungalow house constructed in 1905. Features include a hipped main roof, cross gables, gabled front porch and lap siding. Adjacent structures are single and multi-family dwellings.

*Proposal*

The proposal is full demolition of the house.

**Policy & Design Guidelines – Demolition, page 9.2**

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
3. Should the Historic District Commission find that the structure does contribute to the character of the historic district; the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
4. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

5. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
6. If the building cannot be retained, then it should be documented thoroughly with photographs of all four sides of the building; sketch plans; notations of height, width, and setback; and, if possible, measured drawings.
7. Maintain any empty lot appropriately so that it is free from hazards and trash and is well tended if the site is to remain vacant for any length of time.
8. Salvage significant materials such as wood flooring, doors, windows, brick and stone, trim, and decorative features for subsequent reuse.
9. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
10. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.

### **Staff Analysis**

The Commission will make a determination as to whether or not the buildings are determined to have special significance to the Dilworth Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

*Charlotte Historic District Commission Case 2018-019*  
**HISTORIC DISTRICT: DILWORTH**  
**DEMOLITION**



-  329 Renssalaer Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

July 5, 2018







KEEP  
POUNDING









25

# Inspection Report

Address: 329 Rensselaer Ave, Charlotte, NC 28203



## Home Inspection Carolina

Todd Mosley

License # - NC #2275

**704-239-4880**

[customersupport@hicarolina.com](mailto:customersupport@hicarolina.com)

[www.homeinspectioncarolina.com](http://www.homeinspectioncarolina.com)



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HOME  
INSPECTION  
CAROLINA

## Summary



**Inspection Address**  
329 Rensselaer Ave  
Charlotte NC 28203

At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the total inspection fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden and/or concealed defects or damages cannot be inspected and are not included in this report. No warranty is either expressed or implied from the home inspection. This report is not an insurance policy, nor a warranty service. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your NC Real Estate agent or an attorney. The inspector or inspection company "Home Inspection Carolina" cannot and will not be held liability for the negotiability of any items found and listed within the main report or summary. All negotiable items are the sole responsibility of the buying and selling parties. Any and all expenses resulting from the home inspection report are the responsibility of the two parties.

**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.

Below are a list of items that were found to be defective or in need of repair and further evaluation. Due to the inspection being based on what could be visible viewed at the time of inspection. There may be hidden or concealed damaged that could not be viewed, seen, or that were visible at the time if inspection. For your protection and your best interest in mind we may recommend to have a qualified licensed contractor further evaluate the problems to determine if additional repairs are needed as there may be hidden or concealed damage that was not visible at the time of inspection. According to the State requirements we are required to direct our clients to have a qualified licensed contractor further evaluate any problem for this reason. To completely understand the extent of any problem it is recommend that any area that requires a further evaluate to be evaluated before close of escrow on the home.

### Home Inspection Definitions

**Home Inspection:** A non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify MATERIAL DEFECTS.

**Additional Services:** Additional services are not part of the home inspection and do not fall under the guidelines of the NC and SC Standard of Practice. Additional services may be listed within this report for your convenience; however they are to be viewed as a independent service and viewed individually.

**Material Defects:** A problem with a component on a residential property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life is not itself a MATERIAL DEFECTS.

This inspection has been completed according to the standards of practice and code of ethics within the states of North and South Carolina. Please see the applicable standards of practice within the report for procedures and limitations.

**Please see main body of the report for any additional pictures and information!**

**THIS REPORT IS INTENDED TO BE VIEWED IN COLOR.**

It is strongly recommended that you promptly read the complete and entire report. The summary is not only limited to additional negotiable items that may be within the main body of the report and/or may be an additional concern to you.

\*The point of reference for this report is from the street looking at the front of the house. (The front, right crawl space would be the front, right corner of the home not the front right corner from the crawl space access door unless otherwise stated).

## 1. Exterior/Trim/Foundation

### SUMMARY General Summary

#### Trim Visual Findings

1. **Wood rot was noted in multiple areas at the wood trim on and around the entire home.**



#### Foundation Visual Findings

2. **The exposed portions of the perimeter foundation walls need repair and/or proper corrections due to evidence of stress or movement observed.** Unable to determine the extent of the movement and/or damage at the time of inspection.





## 2. Roof Systems

### SUMMARY General Summary

#### Roof Visual Finding(s)

3. **From the exterior of the home, the roof has visible ridges or high spots that correspond to rafter locations. The raised areas have displaced the roof covering from its original installation and can increase the possibility of leaking.**



4. **Multiple nail pops were noted throughout the entire roof that need to be corrected properly to prevent the nail from damaging the shingle and/or allowing possible wind and/or water damage.**



## 4. Interior Components

### SUMMARY General Summary

#### Interior Component Conditions/Visual Findings

5. The following door(s) listed below were found to rubbed at the top and need adjustment and/or repair for the door(s) to open and close properly without rubbing: laundry room door, rear exterior door



## 5. Crawlspace

### SUMMARY General Summary

#### Crawlspace Visual Findings

6. Due to the following (but not limited to, a licensed engineer that specializes in residential dwellings should be consulted for further evaluation of the entire foundation and make any additional recommendations as to the repairs required and for any additional repairs deemed necessary.

**Insulation was noted to be falling, fallen and/or is drooping within the crawl space area.** The insulation needs to be re-installed and/or supported properly. Note: Where it has touched the ground and become damaged needs to be replaced.

**Insulation has fallen, drooping or stringy throughout the entire crawl space.** This unusually indicates that there is or has had a moisture problem. Recommend leaving the crawl space vent open year round to allow adequate air flow in the crawl space.

**Wood debris was found within and or throughout the crawl space area.** The wood debris creates a conducive environment for termites and needs to be properly removed.

**There is soil to wood contact.** This allows a direct path for insects and should be eliminated.

**Fungal growth found was noted within the crawl space.** Fungus growth can be viewed in just about every home. If there are concerns with the fungus growth found please contact us for testing. Additional services are not part of the home inspection. Additional services are independent of the home inspection and due not fall under the Standards of Practice within the state the inspection is being performed. If you require or were expecting an additional service(s) please feel free to contact us to schedule any additional services at 704-542-6575 or email us at [customersupport@hicarolina.com](mailto:customersupport@hicarolina.com).

**There is termite damage noted along the floor joints, band sill, and or girder along the multiple locations of the home.** Proper corrections and/or repairs are needed to prevent possible structural movement.

**Moisture levels in the crawl space were found to be above 20% throughout the crawl space at the time of inspection,** Note: When wood reaches the fiber saturation point - approximately 20% - it can support the growth of fungus and is also conducive for termites. A reading at or above 20% signals that there is a moisture problem and corrective action should be taken. Contact a company that specializes in crawl space moisture corrections to determine the measure needed to correct the problem.

**There is not a vapor barrier installed in the crawl space exposing the soil within and throughout the crawl space.** Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from possibly causing deterioration to the wood framing above. A vapor barrier is recommended to reduce or keep moisture levels down within the crawl space area.

**The observation of non centrally or not fully loaded piers are noted** at the girders throughout the home. If the load is not being properly transferred to the pier or piers below, other weaker components may suffer.

**Bending in at least one wall was noted.** Bending is when the center of the wall horizontally is bending inward.

**Repairs noted at the areas on portions of the multiple locations foundation wall(s).** Unable to determine the age of the repairs or the effectiveness of the repairs made or if the repairs made are properly installed.

Have a qualified licensed engineer further evaluate and make any additional recommendations as to any additional repairs that are required.





Thank you for selecting our Home Inspection Carolina to perform your pre-purchase home inspection. As a token of our appreciation we purchased a 90 day warranty for you.

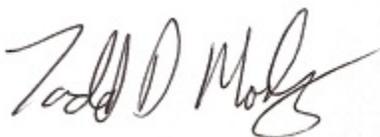
To view information about your 90 day warranty and what it covers please [click here](#).

For home maintenance tips and a final walk through check list to help you identify possible areas of concern please [click here](#) or [visit our site](#).

If you have any questions regarding the home inspection report or the home itself, please feel free to contact us to set up a time to review your report. Our inspectors are always willing to help answer any questions that you might have!

We offer several additional services for your convenience. Our additional services are not part of the home inspection and require an additional charges to perform any additional services. Additional services are independent of the home inspection and do not fall under the Standards of Practice within the state the inspection is being performed. Some of the services that we provide have a stand alone reports such as; but not limited to Radon Testing, Mold Testing, Water Testing, IR inspections, Termite Inspections. If you require or were expecting an additional service(s) please feel free to contact us to schedule any additional services at 704-542-6575 or email us at [customersupport@hicarolina.com](mailto:customersupport@hicarolina.com)

Sincerely,  
Todd Mosley



License # - NC #2275  
Home Inspection Carolina  
Office - 704-542-6575  
Fax - 704.540.7313  
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[www.homeinspectioncarolina.com](http://www.homeinspectioncarolina.com)



Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Todd Mosley

# Complete Inspection Report

**Date:** 7/9/2018

**Time:** 09:00:00 AM

**Report ID:** 070918TM140434

**Property:**

329 Rensselaer Ave  
Charlotte NC 28203

**Customer:**

Alan Simonini Homes

**Inspector:**

Todd Mosley

## GENERAL INFORMATION

**This is a visual inspection only** and the report is intended only as a **general guide** to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.

The summary section is **NOT** the entire report.

**THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR.** The complete report may include additional information of great 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.

***IMPORTANT - Due to (but not limited to) the findings within the report, a qualified licensed contractor that specializes in the respective fields of the findings listed below should be consulted to further evaluate any and all findings to determine the full extent of any damage(s) and/or to determine if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home, due diligence, and/or contingency period, or whichever comes first, to completely understand the extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.***

3.6

**People present at the time of inspection:**

Buyer(s)

**Building Type:**

Single Family.

**Utilities Status:**

All utilities on

**Outside Temperature (F):**

70-80 Degrees

**Payment Type:**

Credit Card Online

**House Occupancy/Limitations:**

The home was occupied at the time of inspection. When a home is occupied with furniture, clothing, and other stored items, it can obstruct the view and access to walls, receptacle outlets, under sinks, etc.

# 1. Exterior/Trim/Foundation

## EXTERIOR INFORMATION

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified licensed engineer that specializes in residential dwellings. The inspection will certainly alert you to any suspicious cracks if they are clearly visible. We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, engineer that specializes in residential dwellings, or a geologist, but this should not deter you from seeking the opinion of any such expert. It is also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

All items that are freshly painted including, but not limited to, trim, exterior siding, fascia, and soffit cannot be fully or completely viewed to determine if wood rot exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before close of escrow on the home.

### *Types & Descriptions*

#### Siding Types:

Wood Siding

#### Stories/Foundation:

1 Story on a Crawlspace Foundation

### *Items*

#### 1.0 Exterior Visual Findings

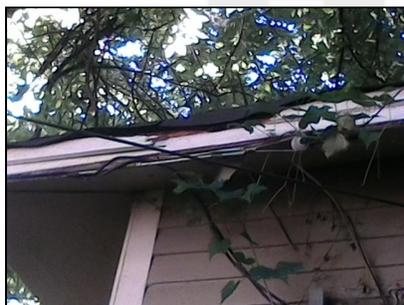
**Comments & Information** Component was inspected and/or operated.

#### 1.1 Trim Visual Findings

**Comments & Information** Component was inspected and/or operated.

#### **SUMMARY**

**Wood rot was noted in multiple areas at the wood trim on and around the entire home.**



#### 1.2 Foundation Visual Findings

**Comments & Information** Component was inspected and/or operated.

**SUMMARY** The exposed portions of the perimeter foundation walls need repair and/or proper corrections due to evidence of stress or movement observed. Unable to determine the extent of the movement and/or damage at the time of inspection.



### 1.3 Exterior Recommendations/Information

Comments & Information Component was inspected and/or operated.

There is exposed wood that needs re-painting or finishing noted around the home to prevent water penetration and/or wood rot. This is considered typical maintenance and should be monitored and repaired as needed annually.

Properly sealing the trim is needed where separation is noted at the trim or where the trim meets different materials around the home to prevent possible water damage and/or heating and air loss throughout the exterior of the home. This is considered typical maintenance and should be monitored and repaired as needed or deemed necessary annually.

### 1.4 Exterior Additional Limitations

Comments & Information Component was inspected and/or operated.

Plants are known to hold moisture leading to possible wood rot and can also create a conducive environment for termites. Due to this, it is recommended that the plants stay trimmed back at least 6 inches away from the home and foundation. Note: Due to the plants being so close to the home, this obstructed the viewing of the home and foundation at the time of inspection. The plants need to be trimmed back away from the home and foundation at the or along the multiple locations of the home

The foundation is not fully visible due to it being blocked by trees, shrubs, and/or tall grass along the multiple locations of the home. Because of this, no claims could be made as to the condition of the foundation, siding, and/or trim in these locations. It is recommended that the trees, shrubs, and/or tall grass be trimmed back and removed to fully view the foundation before closing of escrow on the home to determine if there is any hidden or concealed damage.



## 2. Roof Systems

### ROOF INFORMATION

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. The inspection provided is visual only and the opinion of the general quality and condition of the roofing material can be subjective. Any and all additional concerns should be addressed by a qualified licensed roofing contractor.

Every roof is inspected conscientiously; the remaining life expectancy, or guarantee that it will not leak, cannot and will not be provided by the inspector. It is recommended that you ask the sellers to disclose any information pertaining to repairs, leaks, and/or any additional information. Attached accessories including, but not limited to, solar systems, antennae, and lightning arrestors are not inspected.

### Types & Descriptions

#### Roof Covering Materials:

Asphalt Shingles

#### Roof Access:

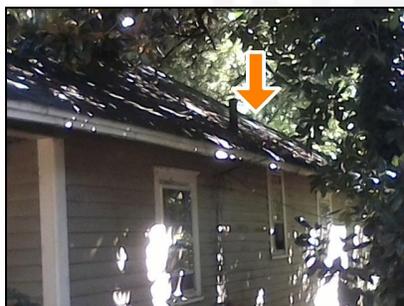
Due to the pitch, height, or the discretion of the inspector, the roof was viewed from the ground with binoculars. It is at the discretion of the inspector to climb and/or walk on the roof as it is not a requirement to do so.

### Items

#### 2.0 Roof Visual Finding(s)

Comments & Information Component was inspected and/or operated.

**SUMMARY** From the exterior of the home, the roof has visible ridges or high spots that correspond to rafter locations. The raised areas have displaced the roof covering from its original installation and can increase the possibility of leaking.



**SUMMARY** Multiple nail pops were noted throughout the entire roof that need to be corrected properly to prevent the nail from damaging the shingle and/or allowing possible wind and/or water damage.



### 2.1 Flashing Visual Finding(s)

**Comments & Information** Component was inspected and/or operated.

### 2.2 Fascia/Soffits/Eave Visual Finding(s)

**Comments & Information** Component was inspected and/or operated.

### 2.3 Recommendations/Information

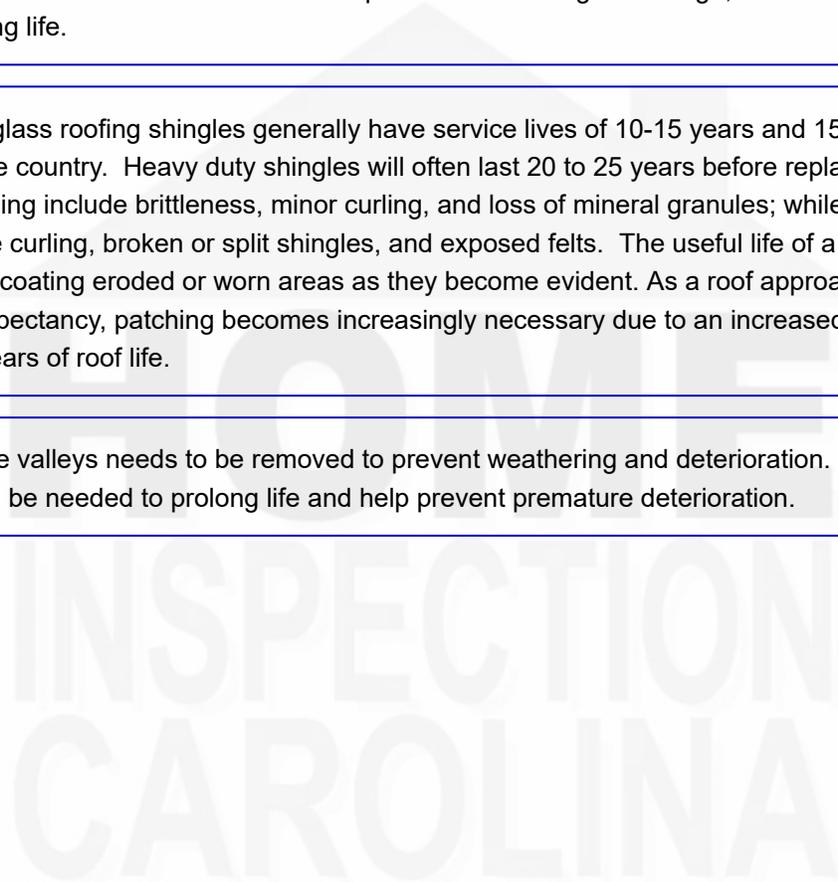
**Comments & Information** Component was inspected and/or operated.

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When re-roofing again, it will be necessary to remove the first two layers.

The debris on the roof needs to be removed to prevent weathering or damage; continual maintenance is needed to prolong life.

Asphalt or fiberglass roofing shingles generally have service lives of 10-15 years and 15-20 years respectively in this area of the country. Heavy duty shingles will often last 20 to 25 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules; while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary due to an increased likelihood of leakage in the last few years of roof life.

The debris in the valleys needs to be removed to prevent weathering and deterioration. Continual maintenance will be needed to prolong life and help prevent premature deterioration.



## 3. Attic Interior System

### ATTIC INFORMATION

In accordance with our standards, attics that have less than thirty-six inches of headroom are not inspected, area restricted by ducts are not inspected, or in which the insulation obscures the joists and thereby makes mobility hazardous are not inspected, in which case the attic is inspected to the best of the inspectors ability from the access point. In regard to evaluating the type of insulation in the attic and on the attic floor, we do not sample or test the material for specific identification. Also, insulation is not disturbed or moved which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and/or other components.

Due to pitch and/or height of the outer edges and corners cannot be viewed within the attic areas. This areas could not be fully viewed or inspected at the time of inspection and no claims could be made to the conditions and/or structure of these areas. The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas.

### *Items*

#### 3.0 Attic Visual Findings

**Comments & Information** Component/item was not inspected due to limitation

#### 3.1 Additional Limitations

**Comments & Information** Component/item was not inspected due to limitation

No attic hatch provided/no attic present. The attic structure condition could not be viewed and the conditions are unknown. Ask the seller to disclose any repairs or defects that may have occurred in the past.

HOME  
INSPECTION  
CAROLINA

## 4. Interior Components

### INTERIOR INFORMATION

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard, as these may be caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

It is recommended that smoke/carbon monoxide detector(s) be replaced after moving in the home and every five years; homes that do not have carbon monoxide detectors already installed should have one installed on every floor for safety.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

### Types & Descriptions

<b>General Wall Material Types:</b>	<b>Ceiling Type(s):</b>	<b>Flooring Types:</b>
Drywall	Drywall	Vinyl
Plaster	Plaster	Wood
<b>Fireplace Location(s):</b>	<b>Fireplace Type(s):</b>	
Living Room	Wood Burning	

### Items

#### 4.0 Interior Component Conditions/Visual Findings

Comments & Information Component was inspected and/or operated.

**SUMMARY** The following door(s) listed below were found to rubbed at the top and need adjustment and/or repair for the door(s) to open and close properly without rubbing: laundry room door, rear exterior door



When one window is found to have a broken thermal seal, others may be in need of repair or replacement that are not listed below or within the report. Because of this, It is recommended that all windows be cleaned and further evaluated by the qualified licensed contractor or certified professional to determine if any additional windows are in need of replacement before close of escrow. Any additional windows that are found to have a broken or bad thermal seal should also be repaired and/or replaced at that time by the qualified licensed contractor or certified professional that was recommended to further evaluate. The window at this point has lost its argon gas thus reduces the original R-Value of the window. All windows are located as if looking from the inside out toward the road or yard.

-Overcast days, dirty windows, and/or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. The thermal window seal is the gasket that prevents fogging and moisture from entering in between the interior of the window panes.

## 5. Crawlspace

### CRAWL SPACE INFORMATION

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. The under the floor insulation, between the floor joists restricts viewing of the subfloor area and a percentage of the floor joists that is not removed during the inspection. If high moisture levels were noted to be above 20% during the inspection, this may indicate but does not guarantee an organic growth problem. Many factors are needed to have an excessive growth within or under a home and/or within duct systems. If mold, mildew, or other organic growth is a concern please contact us to perform a mold test or mold inspection to help determine if removal or remediation is needed.

Please review the entire report and/or refer to the signed agreement/contract for any items that are outside the scope of the inspection performed.

### Types & Descriptions

Access Location:	Method Used to Inspect:	Foundation and Structure Types:
Back of the home	Walked with a flashlight, moisture meter, and a probing tool.	Common with wood joists. Wall types are brick and concrete masonry units.

### Items

#### 5.0 Crawlspace Visual Findings

**Comments & Information** Component was inspected and/or operated.

#### SUMMARY

Due to the following (but not limited to, a licensed engineer that specializes in residential dwellings should be consulted for further evaluation of the entire foundation and make any additional recommendations as to the repairs required and for any additional repairs deemed necessary.

**Insulation was noted to be falling, fallen and/or is drooping within the crawl space area.** The insulation needs to be re-installed and/or supported properly. Note: Where it has touched the ground and become damaged needs to be replaced.

**Insulation has fallen, drooping or stringy throughout the entire crawl space.** This unusually indicates that there is or has had a moisture problem. Recommend leaving the crawl space vent open year round to allow adequate air flow in the crawl space.

**Wood debris was found within and or throughout the crawl space area.** The wood debris creates a conducive environment for termites and needs to be properly removed.

**There is soil to wood contact.** This allows a direct path for insects and should be eliminated.

**Fungal growth found was noted within the crawl space.** Fungus growth can be viewed in just about every home. If there are concerns with the fungus growth found please contact us for testing. Additional services are not part of the home inspection. Additional services are independent of the home inspection and due not fall under the Standards of Practice within the state the inspection is being performed. If you require or were expecting an additional service(s) please feel free to contact us to schedule any additional services at 704-542-6575 or email us at [customersupport@hicarolina.com](mailto:customersupport@hicarolina.com).

**There is termite damage noted along the floor joints, band sill, and or girder along the multiple locations of the home.** Proper corrections and/or repairs are needed to prevent possible structural movement.

**Moisture levels in the crawl space were found to be above 20% throughout the crawl space at the time of inspection,** Note: When wood reaches the fiber saturation point - approximately 20% - it can support the growth of fungus and is also conducive for termites. A reading at or above 20% signals that there is a moisture problem and corrective action should be taken. Contact a company that specializes in crawl space moisture corrections to determine the measure needed to correct the problem.

**There is not a vapor barrier installed in the crawl space exposing the soil within and throughout the crawl space.** Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from possibly causing deterioration to the wood framing above. A vapor barrier is recommended to reduce or keep moisture levels down within the crawl space area.

**The observation of non centrally or not fully loaded piers are noted** at the girders throughout the home. If the load is not being properly transferred to the pier or piers below, other weaker components may suffer.

**Bending in at least one wall was noted.** Bending is when the center of the wall horizontally is bending inward.

**Repairs noted at the areas on portions of the multiple locations foundation wall(s).** Unable to determine the age of the repairs or the effectiveness of the repairs made or if the repairs made are properly installed.

Have a qualified licensed engineer further evaluate and make any additional recommendations as to any additional repairs that are required.





### 5.1 Recommendations/Information

Comments & Information Component was inspected and/or operated.

INSPECTION  
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Though not damaging to the structure, this home has a large amount of camel crickets in the crawlspace. These can be treated and sprayed to kill/remove them from the crawlspace. They attract other pest and leave small feces (like roaches) on floor joist.

Efflorescence was noted on the crawl space walls - Primary efflorescence is named such, as it typically occurs during the initial cure of a cementations product. It routinely occurs in masonry construction, particularly brick, as well as some fire stop mortars, when water moving through a wall or other structure, or water being driven out as a result of the heat of hydration as cement stone is being formed, brings salts to the surface that are not commonly bound as part of the cement stone. As the water evaporates, it leaves the salt behind, which forms a white, fluffy deposit, that can normally be brushed off. The resulting white deposits are referred to as "efflorescence" in this instance. In this context efflorescence is sometimes referred to as "salt petering." Since primary efflorescence brings out salts that are not ordinarily part of the cement stone, it is not a structural, but, rather, an aesthetic concern.

There are signs of previous termite treatment in the crawl space by drill holes in the support columns and walls. The drill holes are used to spray termite treatment in the cinder block voids to treat all areas of the home and foundation that is touching the ground.

Recommend installing a Sump Pump in the crawl space due to the amount of moisture or standing water noted within the crawlspace and/or evidence of prior moisture or standing water conditions.

This inspection does not include the presence or absence of animals or other pests. It is recommended to have a licensed exterminator inspect for animals or pests prior to close, if concerned.

Organic growth is common within all homes and buildings. The home inspection does not include or determine the presence or toxicity of mold and/or other organic growth(s) within the home. If there is evidence of mold and/or other organic growth(s) within the home it is strongly recommend that it be tested to determine its toxicity for you to determine if remediation is required or needed. If you are sensitive to mold and/or other organic growth(s) than it is strongly recommended that the home be tested within the allotted time frame to make an educated discussion before purchasing the home. If tests are not completed before taking ownership of the home and mold is later discovered the corrections and/or remediation is solely the responsibility left to you "the buyer".

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A large version of the Home Inspection Carolina logo, featuring a stylized orange house icon above the words "HOME INSPECTION CAROLINA" in blue and orange text. The text is set against a light gray background that also features a faint version of the house icon and the company name.

Thank you for selecting Home Inspection Carolina to perform your pre-purchase home inspection. As a token of our appreciation we purchased a 90 day warranty for you.

To view information about your 90 day warranty and what it covers please [click here](#).

For home maintenance tips and a final walk through check list to help you identify possible areas of concern please [click here](#) or [visit our site](#).

If you have any questions regarding the home inspection report or the home itself, please feel free to contact us to set up a time to review your report. Our inspectors are always willing to help answer any questions that you might have!

**Todd Mosley**

**Home Inspection Carolina**

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