
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 300 East Worthington Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT/OWNER: Catellus Group, LLC

Details of Proposed Request

Existing Conditions

The existing structure is a 1 ½ story Bungalow style structure constructed in 1930 and listed as non-contributing in the Dilworth National Register of Historic Places.

Proposal

The proposal is full demolition of the subject property for redevelopment.

Policy & Design Guidelines – Demolition, page 35

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.
3. 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.
4. 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.
5. 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.
6. 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

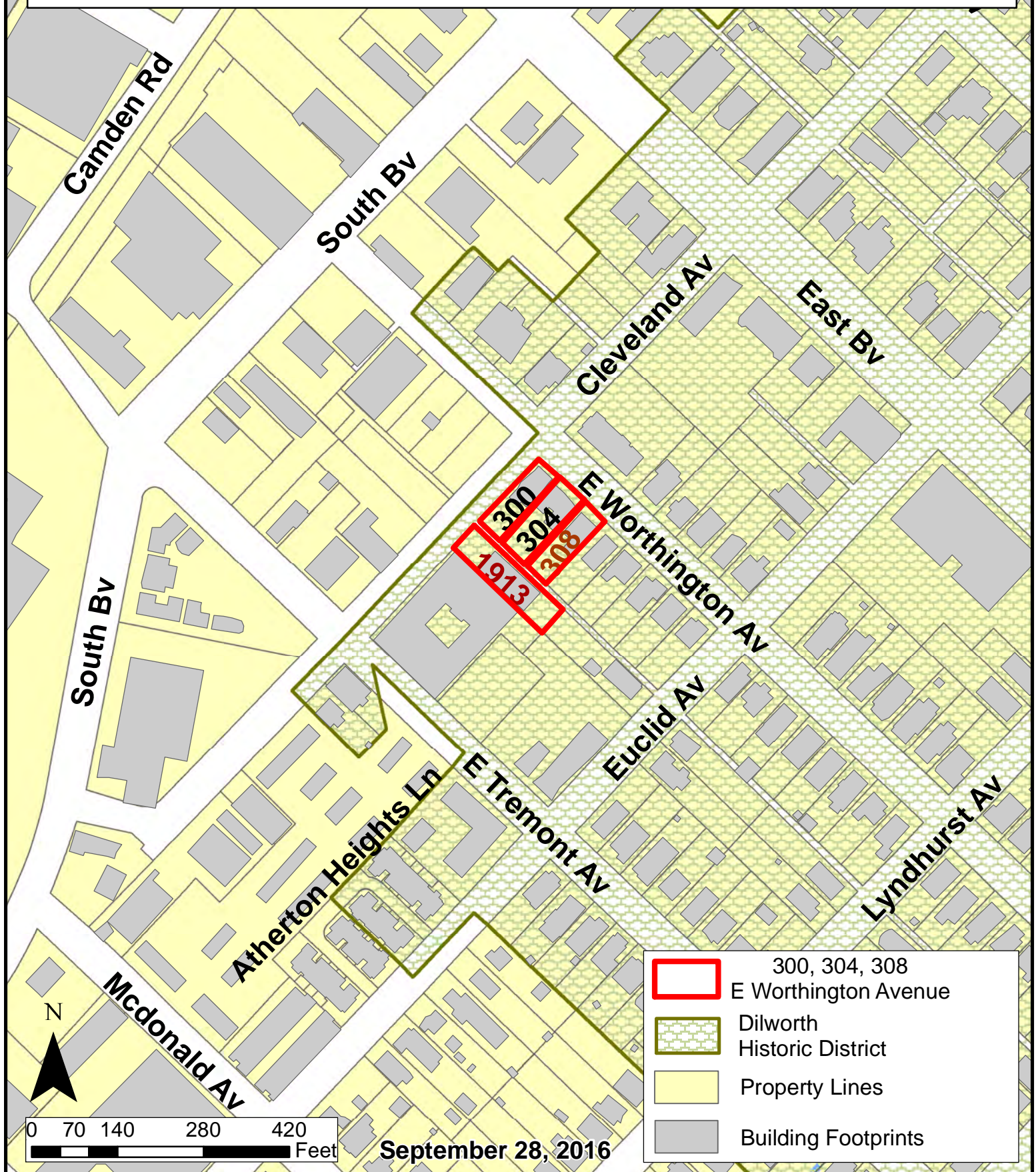
month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.

7. 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.
8. 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.
9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

Staff Analysis

The Commission will make a determination as to whether or not this structure is determined to be contributing to the Dilworth 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 2016-235
Demolition
HISTORIC DISTRICT: DILWORTH



August 10, 2016

Stephen Barker
Catellus Group, LLC
217 East Tremont Avenue
Charlotte, NC 28203

Re: 300 Worthington Avenue
Charlotte, NC.

This letter serves to notify all interested parties that I/we consent to Catellus Group, LLC petitioning for a Certificate of Appropriateness to demolish all structures located on the property known as Tax Parcel 12105618 located in Charlotte, North Carolina. This letter serves to represent my/our signature on the Certificate of Appropriateness application.

Thank you.

Owner Doris Owenby Date 8-18-16
Owner _____ Date _____
Address _____
Phone Number _____

Georgia B. Hamrick

300 Worthington Exterior Photos





300 Worthington Interior Photos



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Sign in





**NATIONAL
PROPERTY
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America's Premier Inspection Service

Inspection Report

Catellus Group LLC

Property Address:
300 E Worthington Aveune
Charlotte NC 28203



Redfish Inspection, Inc./dba NPI

**Pete Lauterer
7226 Price Point
Denver, NC 28037
980-722-1506**

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Date: 9/2/2016	Time: 01:00 PM	Report ID: Worthington Aveune
Property: 300 E Worthington Aveune Charlotte NC 28203	Customer: Catellus Group LLC	

According to available tax records this is a home converted to commercial space. This building was constructed in 1905 and has approximately 1800 square feet of space.

The intent of a Property Condition Assessment is to identify and communicate conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed on the date of the Field Observer's Walk-Through Survey. This is a visual review of readily accessible areas and components. It is not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some components are assessed on a random sampling of like items.

Limitations and Exclusions

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

People Present:
Seller

Property Status:
Occupied

Age Of Property:
Over 50 Years

Water Test:
No

Radon Testing:
No

Indoor Air Quality/Mold Testing:
No

1. PROPERTY OVERVIEW AND WEATHER CONDITIONS

Thank you for choosing National Property Inspections to perform your property inspection. Please read all pages of this inspection report carefully. This inspection is visual only. A representative sample of components are reviewed in areas that are readily accessible at the time of inspection. No destructive testing or dismantling of systems, fixtures or components is performed. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
1.0	WEATHER CONDITIONS	X				
1.1	TEMPERATURE	X				
1.2	RECENT WEATHER	X				
1.3	VIEWS OF PROPERTY	X				

I A R NI NP

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

1.0 The weather at the time of inspection was raining.

1.1 The outside temperature was approximately 70-80 degrees.

1.2 Weather conditions within the past several days was relatively dry.

1.3 Views



1.3 Picture 1 right side



1.3 Picture 2 rear



1.3 Picture 3 left side

2. GROUNDS



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	Styles & Materials
2.0	DRIVEWAY & PARKING LOT/S		X				DRIVEWAY & PARKING LOT: CONCRETE
2.1	SIDEWALK, STOOPS, PORCHES AND STEPS			X			SIDEWALKS/STOOPS/STEPS: CONCRETE WOOD
2.2	APPLICABLE RAILINGS			X			DECKS/PORCHES: WOOD COVERED DECK COVERED PORCH
2.3	GRADING, DRAINAGE AND VEGETATION (With respect to their effect on the condition of the building)			X			SPECIAL LIMITATIONS: Vegetation / Shrubs / Plantings
2.4	DECK			X			
2.5	RETAINING WALL/S			X			
2.6	LANDSCAPING		X				
2.7	SUPPLEMENTAL/GENERAL INFORMATION	X					

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Comments:

2.0 Maintenance: Cracks present in driveway surfaces, these cracks are common and in need of repairs and or sealant. We recommend caulking/sealing to help prevent possible future deterioration.



2.0 Picture 1

2.1 Front porch: There are areas of damage to flooring and the front right post is/has settled into the wood flooring. This is a safety hazard, recommend repair by a qualified contractor.



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3

2.2 The rear deck steps and deck handrail pickets are missing and or are spaced too far apart. Pickets need to be installed at all railings with maximum space between pickets to be four inches or less (where platform exceeds 30 inches from ground).



2.2 Picture 1

2.3 The grading is flat and or sloped towards the front and left side of foundation. These areas do not allow water to drain freely away from building/foundation. The grading needs to promote positive drainage away from the structure so as to direct surface water away from the foundation. It is suggested that the grading slope down away from the foundation.



2.3 Picture 1

2.4 The following concerns were noted with the deck during the inspection. Further review and repair as deemed appropriate by a licensed contractor: Areas of deterioration noted at base of at least one post. (Picture 1)

The floor joist are installed without the use of joist hangers and or ledger board. This can lead to deflection of movement. (Picture 2,3)

Areas of deterioration noted in step stringers and railings. (Picture 4,5)



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4



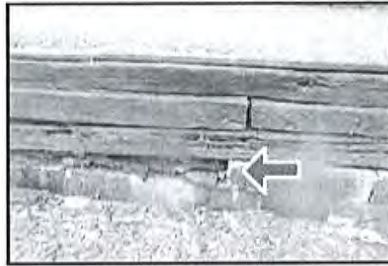
2.4 Picture 5

2.5 (1) Retaining wall at rear of site has areas of deterioration in wood, has been non typically

patched/repaired over the years. There are pieces missing in the wall at rear. At left side there are loose block and metal bands/anchors in wall.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



2.5 Picture 4


(2) A guard rail and pickets should be considered to prevent children from accidental fall at driveway/sidewalk area.

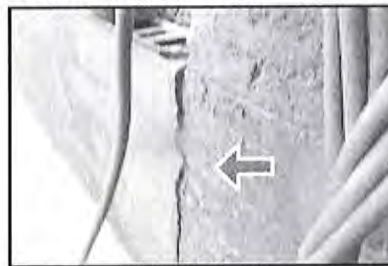


2.5 Picture 5



2.5 Picture 6

 (3) Retaining wall at rear right of the building leans and has separated from the homes foundation. This condition may continue to get worse, recommend repairs by a licensed contractor.



2.5 Picture 7

2.7 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Buildings on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, sea walls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mud jacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the building and discharge downspouts a reasonable distance away from the foundation.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Buildings constructed on expansive clays and un compacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service persons is recommended prior to closing.

3. ROOF



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. Any repairs needed should be carried out by properly qualified tradesman. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof on a periodic basis. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
3.0	ROOF COVERINGS			X		
3.1	ATTIC VENTILATION		X			
3.2	FLASHINGS AND ROOF PENETRATIONS			X		
3.3	ROOFING DRAINAGE SYSTEMS		X			
3.4	ROOF (structure)		X			
3.5	ATTIC/ROOF ACCESS				X	

I A R NI NP

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Styles & Materials

ROOF-TYPE:
INTERSECTING GABLES
INTERSECTING HIPS

ROOF COVERING:
3 - TAB SHINGLES
FIBERGLASS/ASPHALT
METAL


ROOF STRUCTURE:
WOOD RAFTERS

CEILING STRUCTURE:
WOOD JOIST

CHIMNEY (exterior):
BRICK

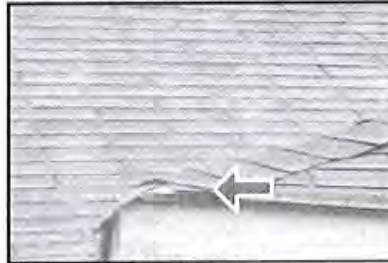
VIEWED ROOF COVERING
FROM:
GROUND WITH BINOCULARS

Comments:

 **3.0** The roof shows typical wear for its age. The roofing shingles are 20 year type roof shingles, these roof shingles usually last between 15 to 18 years. The roof covering/flashings are past their normal life span, Evidence suggests that the roof covering/flashings should be replaced. The old roof covering and flashing should be removed prior to the installation of the new materials.




3.0 Picture 1



3.0 Picture 2



3.0 Picture 3


 **3.2 (1)** The following roof flashing/penetration concerns were noted during the inspection. Further review and repair as deemed appropriate: At front dormer shingles have been used as flashing, these can crack (no designed to bend) and lead to premature failure.



3.2 Picture 1



3.2 Picture 2

 **(2)** Metal and or rubber vent flashing at roof has raised bottom edges. At some locations the nails have backed out of the flashing. Recommend flashing be secured flat to the roof to prevent possible water intrusion or damage in high winds.



3.2 Picture 3

3.5 The attic access is the pull down stairs over the stairs leading to the basement. The attic was not accessed during the time of inspection.



3.5 Picture 1



3.5 Picture 2

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a building inspection, but may result in latent concerns. Gutters and downspouts will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

4. EXTERIOR



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Over head doors (if present) are the largest moving object in the building. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
4.0	EXTERIOR SIDING/WALL CLADDING			X		
4.1	EXTERIOR FLASHING AND TRIM			X		
4.2	EAVES, SOFFITS, AND FASCIAS			X		
4.3	WALLS (Structural)		X			
4.4	PEDESTRIAN DOORS (Exterior, representative number)		X			
4.5	WINDOWS (Exterior, representative number)			X		

I A R NI NP

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Styles & Materials

SIDING/WALL CLADDING:
WOOD LAP
ASBESTOS SLATE SHINGLE

TRIM/SOFFIT/FASCIA
MATERIALS:
WOOD

WALL STRUCTURE:
WOOD FRAMING


EXTERIOR DOORS:
WOOD

WINDOW TYPES:
WOOD
METAL
SINGLE PANE
STORM WINDOWS
AWNING

SPECIAL LIMITATIONS:


Vegetation - Shrubs - Plantings

Comments:

 **4.0 (1)** The siding shows signs of moisture damage, softness and or deterioration at various areas along various areas including: front left of the front porch. This can lead to deterioration of interior framing, possible hidden damage noted in this area. Recommend repairs by a qualified contractor.



4.0 Picture 1


 **(2)** Portions of the home appear to be clad with asbestos slate type shingles. Noted multiple damaged tiles around the home, this may be a health hazard. Recommend proper testing prior to repairs and or removal of damaged tile.



4.0 Picture 2



4.0 Picture 3

 **(3) Maintenance:** Siding and trim needs to be scraped, primed, painted/sealed and caulked at various areas around the entire building, this is typical maintenance. Minor moisture penetration and surface deterioration noted at some areas. Due to age there is possible presence of lead based paints, recommend proper testing prior to any work for safety.



4.0 Picture 4

4.1 Maintenance: The wooden exterior trim needs to be scraped, primed and painted and re-caulked in the near future, some areas of bare wood showing, this is typical maintenance. Due to age there is possible presence of lead based paints, recommend proper testing prior to any work for safety.



4.1 Picture 1

4.2 Moisture damage visible at fascia at multiple areas including: right side and left side. Continued deterioration may lead to moisture intrusion into wood structural components, there is possible hidden in roof/wall framing damage. Recommend further investigation and repairs as deemed necessary by a licensed contractor.



4.2 Picture 1 right side



4.2 Picture 2 right side



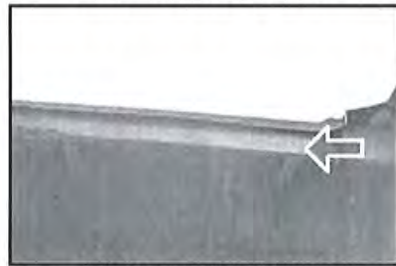
4.2 Picture 3 right side



4.2 Picture 4 right side




4.2 Picture 5 left side



4.2 Picture 6 left side



4.2 Picture 7 left side

 **4.5 (1)** Window(s) has cracked/broken glass at several windows including: right side front, left side 2nd from rear, left side front of basement, rear sunroom/addition wall and left rear room at rear wall. Evaluation/correction by qualified contractor recommended.



4.5 Picture 1 Right Side



4.5 Picture 2 Left Side



4.5 Picture 3 Left Side



4.5 Picture 4 Sunroom/Addition



4.5 Picture 5 Right Rear Room


 **(2)** Moisture stains noted at interior window sills in the left front sunroom/addition.



4.5 Picture 6



4.5 Picture 7

 **(3)** Most windows throughout the building are hard to open and or stuck shut, All windows need to function as intended for safety.

NOTE: The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets cannot be determined and are specifically excluded from the inspection and report. All exterior components that can become weathered/moisture damaged/compromised by the weather such as siding, fascias, soffits, doors, windows and trim need to be monitored on a continual monthly basis, and maintained as needed. Moisture damage can occur or become visible very fast, sometimes a compromised area that was not visible one month will be visible the next. Caulking, paint and sealant needs to be kept in good condition on an ongoing basis. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance

work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/re sealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older buildings; independent inspection is required if confirmation or a risk assessment is desired.

Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies must be maintained for proper protection. Review manufacturer use and safety instructions for overhead doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. FOUNDATION

This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
5.0	FOUNDATIONS			X		
5.1	COLUMNS OR PIERS		X			
5.2	BEAMS, JOISTS, AND FLOORS (Structural)			X		
5.3	FOUNDATION VAPOR RETARDERS			X		X
5.4	WATER ENTRY (Report signs of abnormal or harmful water penetration into foundation areas.)			X		
5.5	SUMP PUMP					X

I A R NI NP

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Styles & Materials

FLOOR STRUCTURE:

CONCRETE SLAB
WOOD JOISTS
PLYWOOD DECKING
WOOD BOARDS
WOOD MUD PLATE/BAND SILL

FOUNDATION:

VENTED CRAWL SPACE
BRICK/BLOCK

COLUMNS OR PIERS:

BRICK PIERS
BRICK & BLOCK PIERS


CRAWL SPACE ENTRY DOOR:
BASEMENT

METHOD USED TO OBSERVE
CRAWLSPACE:
WALKED/CRAWLED -
FLASHING LIGHT - PROBE
TOOL

SPECIAL LIMITATIONS:


Limited Access Due To
Clearance
Storage - Personal Items
hvac system components

Comments:

 **5.0** A section of the front foundation is missing at front right of the basement. Only a dirt wall is present at front of the basement to the crawl space under the front porch. Recommend further investigation and repair recommendation by a qualified engineer to ensure proper structural support.



5.0 Picture 1

 **5.2 (1)** A floor joist has been cut through for a drain line under the bathroom area.(Picture 1)


Non typical wood column/framing support noted at front porch area. (Picture 2)



5.2 Picture 1



5.2 Picture 2

 (2) Evidence of moisture stains and or moisture damaged at floor joists and or the sub-structure in the basement underneath the hall bathroom and kitchen. Recommend further investigation of all floor framing and repair recommendation by a qualified engineer.




5.2 Picture 3




5.2 Picture 4



5.2 Picture 5

 **5.3** A full crawl space ground vapor barrier (plastic) needs to be installed. We recommend a minimum of 6 mil thick plastic. The vapor barrier should be installed in the crawlspace as a 100% coverage system and or as directed by a properly qualified water/moisture/humidity control specialist.

 **5.4 (1)** Evidence of water/moisture present inside the basement foundation area. The basement ground was wet at the time of inspection. The basement is open to the crawl space under the front porch, this is a least one water entry point. This water/moisture entry needs to be eliminated to reduce dampness in the structure/foundation that may lead to deterioration of the building components.



5.4 Picture 1



5.4 Picture 2



5.4 Picture 3



5.4 Picture 4



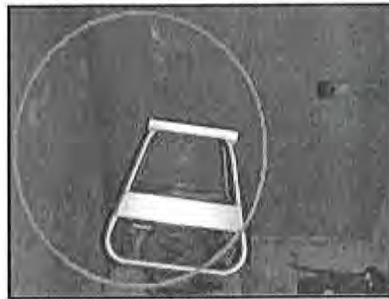
5.4 Picture 5

☐ (2) Discoloration and small amounts of fungal type growth is present on floor system in various areas throughout the basement. Evidence suggests that this condition is from past and or present elevated moisture/humidity conditions. Recommend review and repair by properly qualified/licensed specialists.



5.4 Picture 6

☐ (3) Water penetration, moisture staining and or efflorescence was observed in the basement at the front and right side walls. Recommend further evaluation by a foundation and or crawl space moisture control contractor to eliminate any and all possibilities for water intrusion.



5.4 Picture 7

NOTE: The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets as well as sub-floor insulation cannot be determined and are specifically excluded from the inspection and report. All buildings are subject to indoor air quality concerns due to factors such as venting system defects, out gassing from construction materials, smoking, and the use of business and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A PCA inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All buildings experience some form of settlement due to construction practices, materials used, and other factors.

6. ELECTRICAL



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Smoke and carbon monoxide detectors should be installed (if not already present) on each floor (including attics and basements). Consult the manufacturer's literature for recommended mounting locations. Be sure to test your smoke detectors upon occupancy and monthly thereafter. Electrical systems require regular maintenance for safety reasons. Annual inspection and maintenance of the system by a licensed electrician is recommended. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring or timers. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	X					ELECTRICAL CONDUCTORS: ABOVE GROUND 120 / 240 VOLTS SERVICE GROUND: GROUND ROD PANEL TYPE: CIRCUITS BREAKERS FUSE AND BLOCK BRANCH WIRE 15 and 20 AMP: COPPER WIRING METHODS: ROMEX CONDUIT RECEPTACLE TYPE: 3 PRONG OUTLETS SPECIAL LIMITATIONS: Storage / Personal Items
6.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
6.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN, AND DISTRIBUTION PANELS			X			
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE			X			
6.4	OUTLETS, SWITCHES AND FIXTURES (Observed from a representative number; operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)			X			
6.5	SMOKE/FIRE SAFETY EQUIPEMENT			X			

I A R NI NP

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Comments:



6.2 (1) Investigate Further - The electric sub panel installed in the subject house is a Federal Pacific, the panel and equipment has had a higher than normal failure/defect rate and is known for having many adverse problems/concerns.



6.2 Picture 1



(2) The following electric system concerns were noted during the inspection. Recommend review and repair as deemed appropriate: Sun panel at right side is loose at house joint (safety hazard).



6.2 Picture 2



6.3 Open wire splices/junction boxes were observed at basement. All wiring connections should be protected in a enclosed approved electric junction box. Recommend review and repair by properly qualified contractor.





6.3 Picture 1

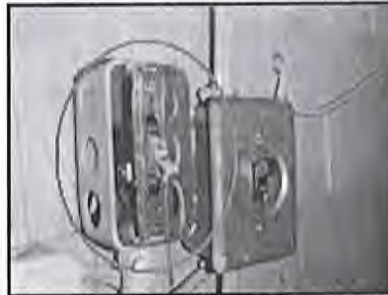


6.3 Picture 2


6.4 (1) NOTE: GFCI devices (ground fault circuit interrupter GFCI) is an modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. They are now required in new buildings in wet or damp environments. The Inspector recommends that all receptacles located in the kitchen near the sink, baths, garage, fountains, crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type outlet by a licensed electrician if they are not already present. This will considerably improve electrical safety for occupants of the building (this is a recommended upgrade/improvement only).

 (2) Electric outlet(s) are loose, box is loose inside the wall at throughout the home (check all). Condition is conducive to loose wire connections at interior of outlet box. The outlet(s) need to be properly secured.

 (3) Electric switch cover plate is missing at basement entry from the second floor. Recommend replacement for safety.



6.4 Picture 1

 **6.5** Smoke and Co detector(s) need to be installed as per city/county and manufacturers specifications

NOTE: The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind a appliance, storage and or furniture for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified Tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report. If the property does not have smoke and carbon monoxide detector(s) installed or the present detector(s) appear old/dated, we recommend the installation of new detector(s).

Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

7. PLUMBING



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are specifically excluded from the inspection and report. If a well is present, it is recommended that well water be tested. No water testing of any type was performed. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
7.0	WATER SUPPLY AND DISTRIBUTION SYSTEMS (Interior visible piping)	X				
7.1	DRAIN, WASTE, AND VENT SYSTEMS (Interior visible piping)		X			
7.2	WATER HEATERS, CONTROLS, CHIMNEYS, FLUES, AND VENTS			X		
7.3	SINKS, FIXTURES AND TOILETS		X			
7.4	TUB/ENCLOSURES			X		
7.5	BATHROOM VENTILATION		X			

I A R NI NP

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Styles & Materials

WATER SOURCE:
PUBLIC

PLUMBING DISTRIBUTION:
COPPER
GALVANIZED
PEX

PLUMBING VENTS / WASTE:
PVC
CAST IRON
COPPER


WATER HEATER
MANUFACTURER:
WHIRLPOOL
Model # : 40S1040NG400

WATER HEATER POWER
SOURCE:
GAS

WATER HEATER CAPACITY:
40 GAL


Comments:

7.1 Monitor: Sections of the plumbing system (supply and drain) are corroded and at end of design life and leaks or clogs can occur at any time. Metal pipes generally corrode from the inside out. Monitor system for repair or replacement needs.

 **7.2 (1)** View of water heater(s) in basement (for your info).



7.2 Picture 1

 **(2)** Vent pipe for gas water heater fails to rise 1/4 inch per foot and may need re-locating or a power vent installed. This can allow combustion products to leak out into the home. Recommend a licensed heat contractor inspect further and repair as needed.



7.2 Picture 2


7.3 Note: Two bathrooms in the basement were not accessible and or not functional at the time of inspection.



7.3 Picture 1



7.3 Picture 2

 **7.4 Note:** The condition of sub-structure and other components concealed by finish materials/wall tiles cannot be determined and are specifically excluded from the inspection and report.

Evidence of previous repairs and cracked tile at tile wall at/around the tub faucets in the second floor hall bathroom. This can be a moisture entry point behind the tub enclosure. Recommend repair and or replacement of cracked tile.



7.4 Picture 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older properties with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant property waiting for closing) rust or deposits within the pipes can further clog the piping system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report. Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water heater temperatures should never be set higher than 120° F. Note that higher water temperatures are not necessary for modern dishwashers which heat the water. Water filtration units are not tested/inspected. A qualified plumber should perform all plumbing system repairs.

8. HVAC



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Note: The report should not be read as a prediction of the remaining life span of the Air Conditioning/Heating System. Typical life spans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost \$600.00 or more. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time. It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed monthly. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	Styles & Materials
8.0	HVAC EQUIPMENT		X				HEAT TYPE: FORCED AIR
8.1	HVAC EQUIPMENT			X			ENERGY SOURCE: GAS
8.2	TEMPERATURE DIFFERENTIAL (Is the difference between the units intake air temperature and the output air temperature at the HVAC systems)	X					NUMBER OF HEAT SYSTEMS (excluding wood): ONE
8.3	HVAC DISTRIBUTION SYSTEMS (Ductwork, air flow, air filters, and registers)		X				DUCTWORK: SHEET METAL PARTIALLY INSULATED
8.4	CHIMNEYS, FLUES, AND VENTS		X				CHIMNEYS/FLUES: METAL BRICK
8.5	NORMAL OPERATING CONTROLS		X				FILTER TYPE: DISPOSABLE
8.6	AUTOMATIC SAFETY CONTROLS (Observed, not tested/operated)		X				SPECIAL LIMITATIONS: Internal Components Weather Conditions
8.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X				AC ENGERY SOURCE: Electric
8.8	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					
		I	A	R	NI	NP	

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Comments:

8.0 (1) View of heating/cooling system air handler outside (for your info). This is a Rheem model # 13AJL36A01, built in 2009.



8.0 Picture 1




8.0 Picture 2

(2) View of heating/cooling system air handler in the basement (for your info). The brand, model and age of the unit could not be determined. **Monitor:** The furnace is past/near the end of it's normal life span, you should budget for repairs or replacement in the not to distant future. We cannot determine how long your unit will last before replacement is necessary.



8.0 Picture 3

 **8.1** The following HVAC system concerns were noted during the inspection. Recommend review and repair as deemed appropriate: Evidence of past and or present moisture conditions (water, rust and water stains) present on top of air handler unit located in the basement. This is a typical past and or present indication of the air handler, A-coil and or refrigerant lines leaking and or not draining properly, also the condensation drain piping maybe clogged.



8.1 Picture 1

8.3 The heating/cooling system duct work is damaged/deteriorated in the basement. Recommend repairs/corrective action by a licensed HVAC contractor.



8.3 Picture 1

8.8 The main fuel cut off is at the gas meter located at right side side of the building. It may be cut off by turning the valve 90 degrees to the pipe.



8.8 Picture 1

NOTE: The heating/cooling system(s) were visually inspected and reported on. The inspection is not meant to be technically exhaustive and the inspector/company does not open/dismantle heating/cooling system(s). The inspection does not involve removal and inspection behind service doors and or dismantling that would otherwise reveal something only a licensed/qualified heat/cooling contractor would discover. Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential

concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most buildings due to building and or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. We recommend having all heating/cooling system(s) internal and combustion components and humidifiers checked, serviced and cleaned by a properly qualified heating/cooling tradesman.

9. INTERIORS



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, separating tape joints and/or shrinkage of building components. Small cracks of this type are not mentioned in the report. The condition of floors underneath carpet and other coverings cannot be determined and is specifically excluded from the inspection and report. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
9.0	CEILINGS		X			
9.1	WALLS		X			
9.2	FLOORS		X			
9.3	DOORS (Representative number)		X			
9.4	STEPS, STAIRWAYS, AND RAILINGS			X		
9.5	CABINETS AND COUNTER TOPS (Representative number)		X			
9.6	FIREPLACES				X	

I A R NI NP

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Styles & Materials

CEILING MATERIALS:

DRYWALL
PLASTER
CEILING TILE

WALL MATERIAL:

DRYWALL
PLASTER
PANELING
WALLPAPER
TILE

FLOOR COVERING(S):

CARPET
SELF ADHESIVE TILE
UNFINISHED
VINYL

INTERIOR DOORS:

RAISED PANEL
WOOD

CABINETRY:

WOOD
PAINTED WOOD

COUNTERTOPS:

LAMINATE

FIREPLACE:

MASONRY / BRICK

SPECIAL LIMITATIONS:

Floor / Wall / Ceiling Coverings
Under / Around / Behind
Appliances
Storage / Personal Items
Furnishings / Cabinets

Comments:

9.0 Damaged/missing plaster at right front room ceiling.

Evidence of plaster cracks noted in the kitchen.



9.0 Picture 1



9.0 Picture 2



9.0 Picture 3

9.1 Evidence of a plaster crack noted in the left center room closet.



9.1 Picture 1

9.4 The stairs/hall handrail pickets are missing and or are spaced too far apart. Pickets need to be installed at all railings with maximum space between pickets to be four inches or less (where landing extends over the steps). This is a fall hazard, recommend repairs by a licensed contractor.



9.4 Picture 1

9.5 Water/moisture stains and small amounts of fungi type growth is visible in the kitchen sink base cabinet. Evidence suggests that this condition is possibly from a past and or present plumbing leak and or stored items. Recommend review and repair by a properly qualified person.



9.5 Picture 1

9.6 Fireplace inaccessible during the time of inspection; not inspected for operation and chimney not inspected.



9.6 Picture 1

NOTE: The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets cannot be determined and are specifically excluded from the inspection and report. All buildings are subject to indoor air quality concerns due to factors such as venting system defects, out gassing from construction materials, smoking, and the use of building and or personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A building inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All buildings experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when building is clear of furnishings, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older buildings. All smoke and carbon monoxide detectors should be tested on a regular basis. The inspection did not involve moving furniture, storage and or inspecting behind furniture, storage, under area rugs, appliances or other areas obstructed from view.

10. INSULATION AND VENTILATION



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP	
10.0	ATTIC INSULATION				X		Styles & Materials ATTIC INSULATION: UNKNOWN
10.1	FLOOR INSULATION					X	WALL INSULATION: CELLULOSE
10.2	WALL INSULATION				X		R- VALUE: TYPICAL FOR THIS AGE CONSTRUCTION
10.3	VENTING SYSTEMS (laundry/bathroom)			X			DRYER POWER SOURCE: ELECTRIC
10.4	SUPPLEMENTAL/GENERAL INFORMATION	X					DRYER VENT: METAL
		I	A	R	NI	NP	

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Comments:

10.1 No sub-floor insulation present in the crawl space this is typical for this age structure. Recommend installation of insulation in the future (this is considered an upgrade/maintenance for energy efficiency).

10.2 Walls are covered by finish materials, we could not determine/inspect presence of insulation.

10.4 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Dryer Venting - Dryer vents should be ducted directly to the exterior to prevent moisture-related conditions and potential fire concerns due to lint buildup. It is recommended that dryer vents be professionally cleaned out regularly to help prevent a fire hazard. Plastic flex duct is generally considered unacceptable. Advise the use of metal ducts and regular cleaning of all ducts.

The insulation and ventilation of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind walls, floors and ceiling coverings). Only ventilation and insulation that is readily visible was inspected. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified Tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. BUILT-IN KITCHEN APPLIANCES



This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

I A R NI NP

11.0	DISHWASHER				X	
11.1	SINK WASTE DISPOSER				X	
11.2	RANGE HOOD					X
11.3	RANGES, OVENS, AND COOKTOPS				X	
11.4	MICROWAVE COOKING EQUIPMENT					X

I A R NI NP

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Comments:

11.0 Dishwasher not operated during the time of inspection.

11.1 Sink waste disposer not operated during the time of inspection.

11.3 Oven/range not operated during the time of inspection.

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

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