
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 308 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 Colonial style structure. Tax records indicate the structure was constructed in 1940. The structure is not identified 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

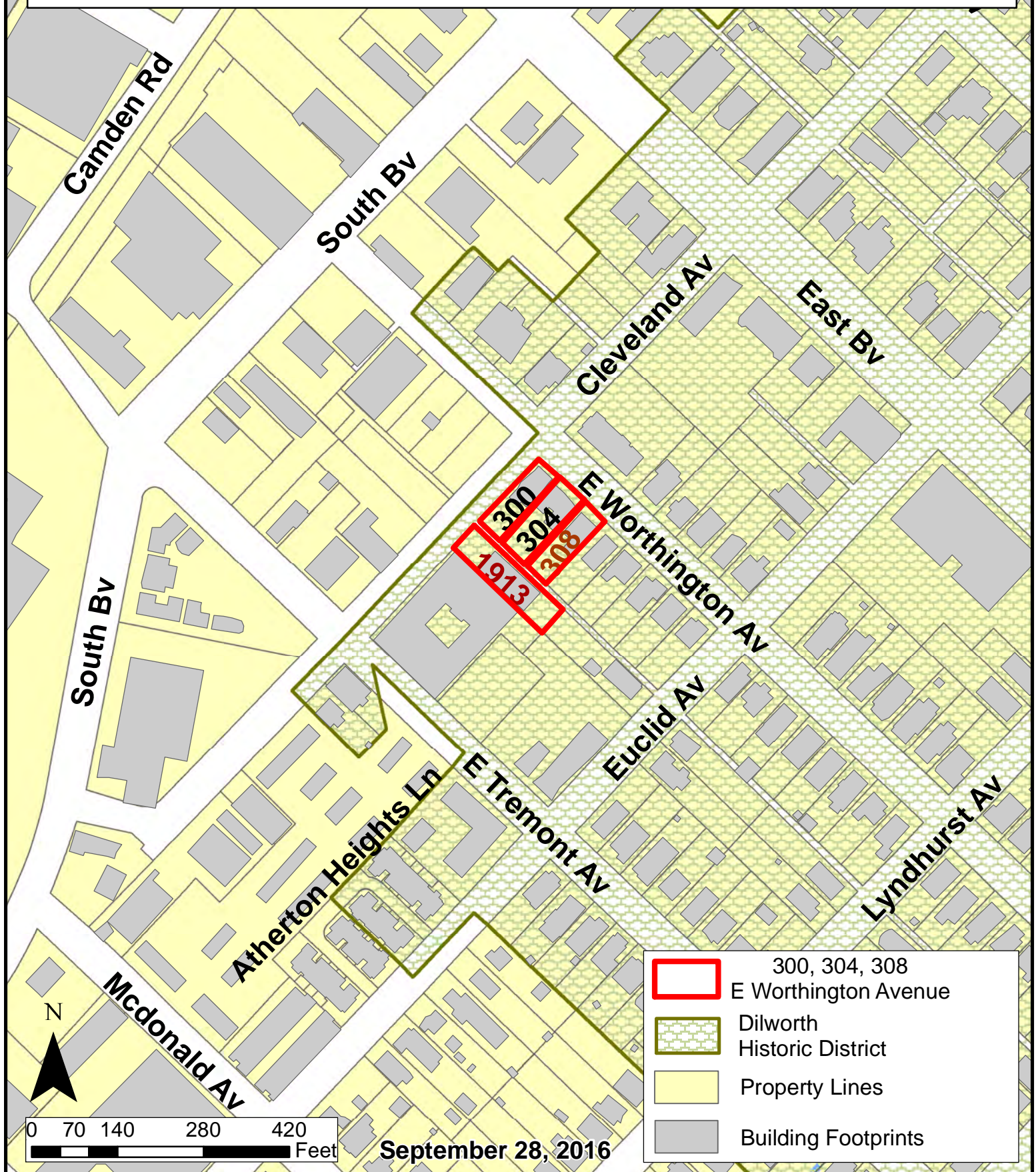
month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.

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: 304 + 308 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 12105616 and 12105617 located in Charlotte, North Carolina. This letter serves to represent my/our signature on the Certificate of Appropriateness application.

Thank you.

Owner	<u>Henry Walter Eddy, Jr.</u>	Date	<u>8-17-2016</u>
Owner	<u>Mary M. Eddy</u>	Date	<u>8-17-16</u>
Address	<u>5627 Doncaster Dr. Charlotte, NC 28211</u>		
Phone Number	<u>704-364-3218</u>		

Henry Walter Eddy, Jr
Mary M. Eddy

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308 Worthington Exterior Photos



[Download](#)[Sign in](#)

308 Worthington Interior Photos





NATIONAL
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Inspection Report

Catellus Group LLC

Property Address:
308 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: 8/22/2016	Time: 12:00 PM	Report ID: Worthington Aveune #3
Property: 308 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 1940 and has approximately 1400 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 sunny.

1.1 The outside temperature was approximately 80-90 degrees.

1.2 Weather conditions within the past several days was rainy.

1.3 Views



1.3 Picture 1 Rear



1.3 Picture 2 Front



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.

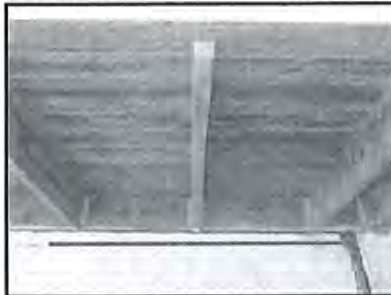
		I	A	R	NI	NP	
2.0	DRIVEWAY & PARKING LOT/S		X				Styles & Materials DRIVEWAY & PARKING LOT: CONCRETE GRAVEL
2.1	SIDEWALK, STOOPS, PORCHES AND STEPS		X				SIDEWALKS/STOOPS/STEPS: CONCRETE WOOD
2.2	APPLICABLE RAILINGS			X			DECKS/PORCHES: WOOD CONCRETE
2.3	GRADING, DRAINAGE AND VEGETATION (With respect to their effect on the condition of the building)		X				COVERED DECK COVERED PORCH
2.4	SUPPLEMENTAL/GENERAL INFORMATION	X					SPECIAL LIMITATIONS: Stored - Personal Items Vegetation / Shrubs / Plantings Under / Around Decks - Patios

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

Comments:

2.0 The drive is shared with 304 E Worthington avenue.

 **2.2 (1)** Missing nails noted at multiple joist hangers. Typically all nail holes must be used in a hanger to ensure proper structural support. The rear deck is nailed to the house with no other visible means of attachment. Nails can corrode and fail behind the deck band causing the deck to collapse. Concealed damage to framing and/or siding behind the deck can also result in deck collapse. Unless it can otherwise be demonstrated that the deck attachment to the house is secure, the deck should be directly supported from below or bolted to the house. Have the deck attachment investigated and modified or repaired as deemed necessary by a licensed general contractor or professional engineer.




2.2 Picture 1



2.2 Picture 2



2.2 Picture 3

 **(2)** Rear deck steps: There are multiple split step treads and some flex/sag when walked upon. Also noted is a loose hand rail and split/damaged stringers as well as popped up nails. These are a safety hazard. Recommend replacement by a licensed contractor for safety.



2.2 Picture 4



2.2 Picture 5



2.2 Picture 6



2.2 Picture 7

❏ (3) The rear 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).

2.3 Maintenance: Shrubs, plantings and or vegetation near or in contact with the structure. This can create moisture problems and provide a harborage for insects. Recommend keeping all vegetation trimmed to at least 18 inches away from the structure.



2.3 Picture 1

2.4 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	Styles & Materials
3.0	ROOF COVERINGS		X				ROOF-TYPE: INTERSECTING GABLES INTERSECTING HIPS
3.1	ROOF COVERINGS			X			ROOF COVERING: 3 - TAB SHINGLES FIBERGLASS/ASPHALT
3.2	ATTIC VENTILATION				X		ROOF STRUCTURE: UNKNOWN
3.3	FLASHINGS AND ROOF PENETRATIONS			X			CEILING STRUCTURE: UNKNOWN
3.4	WATER/MOISTURE ENTRY (Report signs of abnormal or harmful water/moisture penetration into the attic area.)			X			ATTIC VENTILATION: GABLE VENTS TURBINES
3.5	ROOFING DRAINAGE SYSTEMS			X			VIEWED ROOF COVERING FROM: GROUND WITH BINOCULARS
3.6	ROOF (structure)			X			METHOD USED TO OBSERVE ATTIC: COULD NOT ACCESS
3.7	CEILINGS (structural)				X		SPECIAL LIMITATIONS: Design - Framing Inaccessible Areas
3.8	ATTIC/ROOF ACCESS					X	
3.9	SUPPLEMENTAL/GENERAL INFORMATION	X					

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

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. We recommend typical maintenance and monitoring. The asphalt/fiberglass roof shingles and penetration flashings appear to be near the end of their service life.



3.0 Picture 1

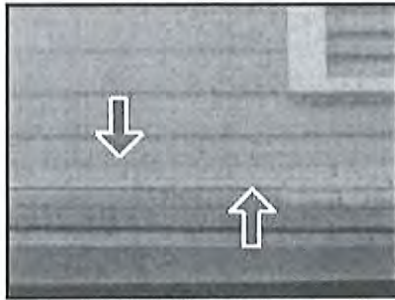


3.0 Picture 2

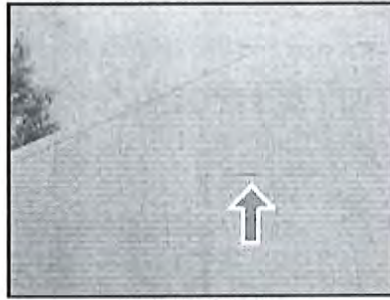
3.1 The following roofing concerns were noted during the inspection. Recommend review and repair/replacement as deemed appropriate by a qualified roofing contractor: Nail pops and or loose uplifted shingle tabs are present at numerous areas across the roof surface, this condition may allow wind and or rain to cause physical damage to the roofing materials.

Numerous areas of exposed nails heads noted throughout the roofing. Damaged shingles noted at drip edge/s, example at front.

Portions of 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.



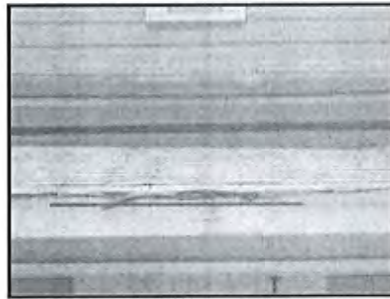
3.1 Picture 1




3.1 Picture 2



3.1 Picture 3




3.1 Picture 4

 **3.3** The following roof flashing/penetration concerns were noted during the inspection. Further review and repair as deemed appropriate: Roof plumbing vent pipe flashings/boots are split/damaged at left side.

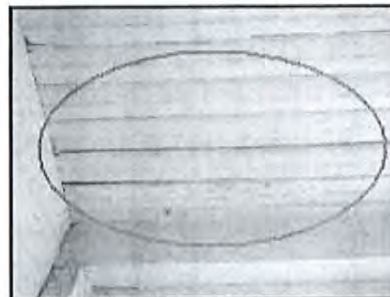


3.3 Picture 1

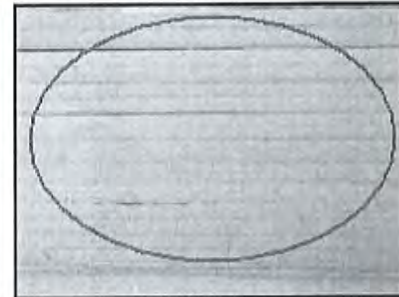
 **3.4 Investigate Further:** Evidence of past water/moisture/staining penetration observed in the attic/ceiling structure/framing at/around front and rear porch, these areas were dry at the time of inspection. The seller should be asked about the status of these moisture stains and any recent repairs, further investigation recommended.




3.4 Picture 1



3.4 Picture 2




3.4 Picture 3

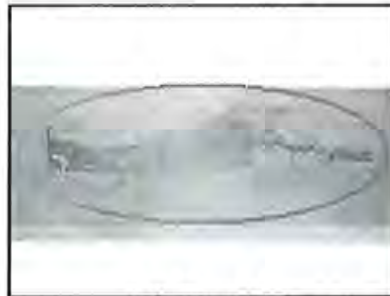
 **3.5** The following roof drainage system concerns were noted during the inspection. Recommend review and

repair as deemed appropriate by a qualified roofing/gutter contractor: At least one down spout discharges rain water at the foundation. Recommend installing down spout extension pipes or splash blocks to divert water away from the foundation.



3.5 Picture 1

 **3.6** At areas of the front and rear porch there are areas of water stains and damage. There is possible hidden in ceiling framing damage in these areas. Recommend further investigation and repairs as deemed necessary by a licensed contractor.



3.6 Picture 1

3.9 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Roof Systems - The water tightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roof Drainage - Normal roof design criteria allows for only limited water ponding on a roof for short periods after rainfall. If ponding is substantial, or the roof/roofing is damaged, remedial measures should be implemented.

Roofing Appearance - Conditions such as light surface mildew (fungus) buildup on the roofing, slight granule loss, uneven/irregular coloring, (shingle shading), and similar relatively superficial conditions generally do not

affect roof function. Maintain/ repair as desired. Heavy mildew/fungus buildup may indicate a ventilation concern and/or lead to more serious concerns related to mold.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with building/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Downspouts Into Ground - Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is readily determinable during a building inspection.

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 house and discharge downspouts a reasonable distance away from the foundation.

Insulation - An energy assessment or audit is outside the scope of the standard building inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Cathedral/Vaulted Ceiling - Cathedral/vaulted ceiling design restrictions generally prevent assessment of structural components, insulation or ventilation (moisture) provisions with this type construction. Ventilation inadequacies are common; assessment will be required when re-roofing or if any concerns are reported or develop.

Electric/Wiring - Wires should be spliced only in covered junction boxes. Wiring near the attic entry or storage areas should be protected from physical damage.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

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	Styles & Materials
4.0	EXTERIOR SIDING/WALL CLADDING			X			SIDING/WALL CLADDING: WOOD LAP
4.1	EXTERIOR FLASHING AND TRIM			X			TRIM/SOFFIT/FASCIA MATERIALS: WOOD
4.2	EAVES, SOFFITS, AND FASCIAS			X			WALL STRUCTURE: WOOD FRAMING
4.3	PEDESTRIAN DOORS (Exterior, representative number)		X				EXTERIOR DOORS: WOOD
4.4	WINDOWS (Exterior, representative number)		X				INSULATED GLASS
4.5	SUPPLEMENTAL/GENERAL INFORMATION	X					WINDOW TYPES: WOOD DOUBLE - HUNG SINGLE - HUNG
							SPECIAL LIMITATIONS: Storage - Personal Items Under / Around Decks - Patios Vegetation - Shrubs - Plantings Behind Exterior Finish Materials

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Comments:

4.0 (1) 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. Based on age of the building there are paint layers that may contain lead based paint. Recommend proper lead based paint testing prior to repairs by a qualified testing firm.



4.0 Picture 1

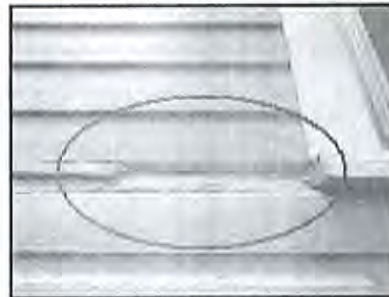


4.0 Picture 2

(2) Siding is damaged/compromised at/around nail head penetrations, bottoms and end cuts. Water absorption present, blisters and soft/deteriorated areas observed at left side of the front porch and center of the left side. Recommend repairs by a qualified contractor to prevent possible moisture penetration behind/into the wood framing which can lead to deterioration of wood building components.



4.0 Picture 3




4.0 Picture 4

4.1 (1) The trim and or corner boards show moisture damage and or deterioration at/near the bottom left

side of the porch at the front. Recommend further investigation of all trim and repair/replacement of damaged trim by a qualified contractor to prevent possible moisture penetration which can lead to deterioration of wood building components.



4.1 Picture 1


 (2) 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. Based on age of the building there are paint layers that may contain lead based paint. Recommend proper lead based paint testing prior to repairs by a qualified testing firm.

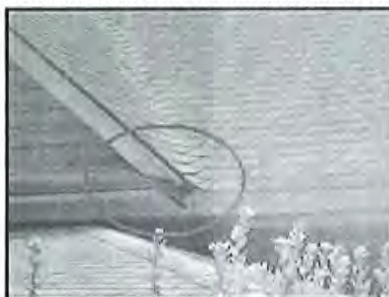


4.1 Picture 2



4.1 Picture 3

 **4.2** Moisture damage visible at fascia at front gable. Recommend further investigation of all fascia and repair/replacement of damaged wood as deemed necessary by a qualified contractor to prevent possible moisture penetration which can lead to deterioration of wood building components.



4.2 Picture 1



4.2 Picture 2

4.5 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Windows and Doors - Storm windows, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard building inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum/thermal seals. Many times failed thermal seals are not visible at the time of inspection and are specifically excluded from this inspection and report. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glazing/Putty - The glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve of window glass/sash integrity.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when building is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Storms/Screens - Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of back flow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

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				Styles & Materials
5.1	COLUMNS OR PIERS			X			FLOOR STRUCTURE:
5.2	BEAMS, JOISTS, AND FLOORS (Structural)			X			CONCRETE SLAB
5.3	WATER ENTRY (Report signs of abnormal or harmful water penetration into foundation areas.)			X			WOOD JOISTS
5.4	SUMP PUMP					X	PLYWOOD DECKING
5.5	SUPPLEMENTAL/GENERAL INFORMATION	X					WOOD BOARDS
							WOOD BEAMS
							WOOD MUD PLATE/BAND SILL
							FOUNDATION:
							BASEMENT
							MASONRY BLOCK
							COLUMNS OR PIERS:
							STEEL COLUMNS
							SPECIAL LIMITATIONS:
							Structural Components Below
							Grade
							Floor coverings


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

Comments:

5.0 Damaged CMU at the rear left side corner.



5.0 Picture 1

 **5.1 (1)** Wood columns were added for support at the outside foundation walls of the basement. The majority of these supports have areas of deterioration at base floor/wall contact. Recommend further investigation and repair/replacement recommendations as deemed necessary by a qualified engineer. The repair/replacement should be completed by a licensed contractor to the engineers satisfaction.



5.1 Picture 1




5.1 Picture 2

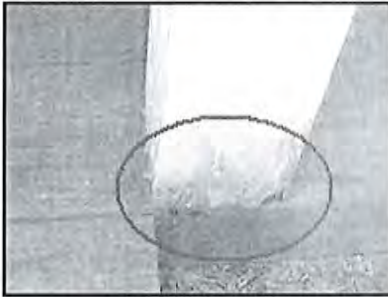


5.1 Picture 3



5.1 Picture 4


 (2) Evidence of deterioration at/near the bottom of the columns at the front porch overhang and rear porch/deck. Recommend replacement of damaged columns by a licensed contractor to ensure proper structural support of the framing above.



5.1 Picture 5



5.1 Picture 6


 **5.2** Damaged and or deteriorated sill noted at a few areas including front left, Recommend further investigation and repair/replacement recommendations as deemed necessary by a qualified engineer. The repair/replacement should be completed by a licensed contractor to the engineers satisfaction.



5.2 Picture 1



5.2 Picture 2

 **5.3** Evidence of water/moisture present inside the basement foundation area at various areas. This water/moisture entry needs to be eliminated to reduce dampness in the structure/foundation that may lead to deterioration of the building components. Recommend further investigation and corrective action by a licensed foundation moisture control contractor.



5.3 Picture 1



5.3 Picture 2



5.3 Picture 3

5.5 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. Most buildings have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Moisture / Vapor Barriers - Generally, a moisture barrier should be provided over dirt crawl space floors to minimize rising dampness. Care should be taken to install it in such a way to prevent any accumulation on top of the barrier.

Surface/Foundation Drainage - Any perimeter drainage system that may have been installed with the original construction or added at a later date should help minimize water seepage concerns. These systems, however, can collapse, become clogged, or be over burdened; consequently, monitoring of conditions and a periodic check of flow is advised.

Sump Pump - A sump pump may be added out of necessity or as a precautionary measure. Regardless, if present, it should be regularly checked for proper operation and discharge and maintained accordingly. Pump operation may change seasonally, due to rainfall or other factors. If an ongoing concern exists, consideration should be given to having a backup generator and/or battery energy source for emergency situations. The discharge adequacy/location of underground lines cannot be checked.

Sump Pump Discharge - Sump pump discharge should be directed away from the foundation to minimize any back flow and recurring seepage or damage. Discharge to a public waste line or private sewage system is generally unacceptable and may be subject to a fine. Redirect to the exterior where appropriate or required.

Soil Conditions - Soils such as expansive clays may require regular maintenance programs to ensure stable soil moisture levels and minimize movement of any structural component. If fill was used, the soil may continue to compact over time and affect the structure

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
6.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					SERVICE GROUND: GROUND ROD
6.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN, AND DISTRIBUTION PANELS	X					PANEL TYPE: CIRCUITS BREAKERS
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					BRANCH WIRE 15 and 20 AMP: COPPER
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				WIRING METHODS: ROMEX CONDUIT
6.5	SMOKE/FIRE SAFETY EQUIPEMENT		X				RECEPTACLE TYPE: 3 PRONG OUTLETS
6.6	SMOKE AND CARBON MONOXIDE ALARM/S					X	SPECIAL LIMITATIONS: Furnishings / Storage Items
6.7	SUPPLEMENTAL/GENERAL INFORMATION	X					
		I	A	R	NI	NP	

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

Comments:

6.1 Main electric panel box is located in the basement, and the main turn off breaker is located in the main panel (for your info).

6.4 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).

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

6.6 Recommend installing a carbon monoxide alarm per county ordinance.

6.7 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all buildings, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for buildings with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most buildings,

particularly if fuel burning units are present.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard building inspection.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

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	Styles & Materials
7.0	WATER SUPPLY AND DISTRIBUTION SYSTEMS (Interior visible piping)	X					WATER SOURCE: PUBLIC
7.1	DRAIN, WASTE, AND VENT SYSTEMS (Interior visible piping)	X					PLUMBING SUPPLY: COPPER
7.2	WATER HEATERS, CONTROLS, CHIMNEYS, FLUES, AND VENTS		X				PLUMBING DISTRIBUTION: COPPER
7.3	SINKS, FIXTURES AND TOILETS	X					PLUMBING VENTS / WASTE: PVC
7.4	BATHROOM VENTILATION		X				WATER HEATER POWER SOURCE: ELECTRIC
7.5	SUPPLEMENTAL/GENERAL INFORMATION	X					WATER HEATER CAPACITY: 40 GAL
		I	A	R	NI	NP	

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

Comments:

7.2 View of water heater(s) in basement (for your info). This is a GE model # GE40M06AAG built in 2010.



7.2 Picture 1

7.5 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard building inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of back flow preventers is advised,

and in many areas now required, to prevent possible contamination of the water supply condition.

Lead Piping/Lead-in-Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

Auxiliary Systems - A standard building inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, back flow preventers (anti-siphon devices), fire sprinklers or similar systems.

Pressure Regulators - Pressure regulator valve malfunction can result in excessively high or low water pressure. If adjustment of the pressure regulator does not improve conditions, repair or replacement may be required. Excessively high pressures can be detrimental to plumbing system and appliance components. Generally 80 psi is the maximum acceptable.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard building inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120°F (48°C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Safety Glazing - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

Low Flow Toilets - Low flow units are now required in many areas to conserve water. In some cases, multiple flushes may be required to dispose of solid waste.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

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 DISTRIBUTION SYSTEMS (Ductwork, air flow, air filters, and registers)	X					ENERGY SOURCE: GAS
8.2	CHIMNEYS, FLUES, AND VENTS			X			NUMBER OF HEAT SYSTEMS (excluding wood): ONE
8.3	NORMAL OPERATING CONTROLS	X					DUCTWORK: FLEX DUCT - SHEET METAL DUCT - INSULATED
8.4	AUTOMATIC SAFETY CONTROLS (Observed, not tested/operated)	X					CHIMNEYS/FLUES: METAL
8.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X			FILTER TYPE: DISPOSABLE
8.6	SUPPLEMENTAL/GENERAL INFORMATION	X					SPECIAL LIMITATIONS: Internal Components
		I	A	R	NI	NP	

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

Comments:

8.0 View of heating/cooling system air handler(s) in the basement (for your info). This is a Rudd model # RGPS-10EPGR built in 2012. The furnace was viewed for visible concerns. However, the furnace could not be operated/fired/tested, due to the high outside temperature. The furnaces should be turned on prior to closing and the furnaces operated/check by a properly qualified tradesman.



8.0 Picture 1

8.2 The following heating system concerns were noted during the inspection. Recommend review and repair as deemed appropriate: Metal flue pipe shows moderate signs of rust and corrosion at its joints/connections, this evidence typically indicates that excessive moisture is present in the flue and that the system may not be burning/operating properly. Also a smaller pipe enters a much larger flue pipe, unable to determine if proper flue size is maintained through out the run.




8.2 Picture 1

8.5 (1) The main fuel cut off is at the gas meter located at the left side of the building. It may be cut off by

turning the valve 90 degrees to the pipe.



8.5 Picture 1

 (2) CSST gas piping noted in the furnace cabinet. Typically CSST cannot be used in a furnace cabinet unless a protective bushing is installed at entry point to prevent possible abrasion of the gas line on the furnace cabinet wall. Typically when a bushing is not installed rigid gas piping is used inside the furnace cabinet. Recommend repairs by a licensed HVAC or gas appliance tech.



8.5 Picture 2

8.6 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. It is suggested that all air conditioning and heating systems and duct work be maintained, serviced, cleaned and sanitized prior to moving into a newly purchased property, due to possible visible and non-visible health concerns from contaminants and or fungal type growth, each person responds to certain contaminants and or fungi type growth differently. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Auxiliary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Blower/Filter - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a

potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the building air.

Unit/Vent Clearance - Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.

Combustion Air - All fuel-burning units require adequate air supply for proper combustion and to prevent back drafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducts from the exterior.

Heat Exchanger - If a limited assessment of the exchanger indicates signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

Gas Lines/Valves - Any possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut-off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

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. AIR CONDITIONING



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 type 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
9.0	COOLING AND AIR HANDLER EQUIPMENT		X			
9.1	COOLING AND AIR HANDLER EQUIPMENT	X				
9.2	TEMPERATURE DIFFERENTIAL (TD, is the difference between the intake air temp. and the output air temp. ideally 14 - 22 degrees)	X				
9.3	NORMAL OPERATING CONTROLS	X				
9.4	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				
9.5	SUPPLEMENTAL/GENERAL INFORMATION	X				

I A R NI NP

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

Styles & Materials

COOLING EQUIPMENT TYPE:
CENTRAL AIR (Forced Air)

DUCTWORK:
FLEX DUCT - SHEET METAL
DUCT - INSULATED

COOLING EQUIPMENT
ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR
MANUFACTURER:
RHEEM
Model #: 13AJN48A01, Built in
2012

NUMBER OF A/C UNITS:
ONE

SPECIAL LIMITATIONS:
Under / Around Appliance
Under / Around Insulation
Furnishings / Storage Items
Wall / Floor / Ceiling Coverings
Internal Components

Comments:

9.0 View of cooling system outside condenser (for your info).



9.0 Picture 1

9.5 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, refrigerant leakage or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection in most air handler. It is suggested that all air conditioning and heating systems and duct work be maintained, service, cleaned and sanitized prior to moving into a newly purchased property, due to possible visible and non-visible health concerns from contaminants and or fungal type growth, each person responds to certain contaminants and or fungi type growth differently. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Cool/Cold Weather Factors - Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for inspection when temperatures are above approximately 60 degrees F (15 degrees C) for several days.

Pre-Test Power to System - According to standard manufacturer guidelines, the electric power to a cooling or heat pump system (whether controlled by fuse or breaker) needs to be on 12-24 hours prior to activation/inspection. Lack of confirmation of pre-test power for this time period precludes the ability to inspect the system.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Condensate Removal - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Window/Portable Units - These units are generally not inspected within the scope of a standard inspection. As with all appliances, units to remain after title transfer should be checked by a qualified service company if condition assessment is required or desired.

NOTE: Regular cooling system maintenance is important. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind filters, service door or dismantling that would otherwise reveal something only a licensed/qualified HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling 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 also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. 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.

10. 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	Styles & Materials
10.0	CEILINGS		X				CEILING MATERIALS: DRYWALL
10.1	WALLS		X				WALL MATERIAL: DRYWALL
10.2	FLOORS		X				PANELING
10.3	DOORS (Representative number)		X				FLOOR COVERING(S): UNFINISHED
10.4	STEPS, STAIRWAYS, AND RAILINGS			X			VINYL WOOD
10.5	CABINETS AND COUNTER TOPS (Representative number)		X				SPECIAL LIMITATIONS: Furnishings / Cabinets
10.6	SUPPLEMENTAL/GENERAL INFORMATION	X					
		I	A	R	NI	NP	

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

Comments:

 **10.4** The upper 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 recommended safety upgrade.



10.4 Picture 1

10.6 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Molds - All buildings are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, out gassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A building inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the building are noted, it should

be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

Building Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Auxiliary Systems - A standard building inspection does not include evaluation of any auxiliary component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Security/Safety Systems - A standard inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Lead-Based Paints - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 buildings. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

Ceiling Materials - Acoustical tile and other finish surfaces, particularly textured ceiling surfaces on pre-1980 buildings, may possibly contain asbestos. If the surface is undamaged and painted or coated, potential concerns related to airborne asbestos are reduced; however, if it becomes damaged, bulk and/or air sampling may be required to determine if there is a concern. Independent testing can be arranged if needed.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from pest infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept inside, there are likely some resultant conditions or residue.

Walls/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

Moisture/Condensation - Moisture/condensation conditions can have numerous causes including those related to: mechanical equipment; venting; bath; and kitchen venting; attic and/or crawlspace ventilation. Consideration should also be given to the presence of an adequate vapor retarder and insulation when investigating possible concerns.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

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.

11. 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	Styles & Materials
11.0	ATTIC INSULATION				X		ATTIC INSULATION: UNKNOWN
11.1	FLOOR INSULATION					X	WALL INSULATION: UNKNOWN
11.2	WALL INSULATION				X		

I A R NI NP

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

Comments:

11.0 Ceiling system not visible, we could not determine if ceiling system is insulated.

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

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.

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