

# WILMINGTON INSPECTION GROUP

PO Box 1567 Wrightsville Beach, NC 28480

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Name: John Sample  
Address: \_\_\_\_\_  
\_\_\_\_\_  
E-Mail: [john@inspectilm.com](mailto:john@inspectilm.com)  
Inspection Ordered by: Client  
Property Address: 123 Wilmington Lane  
Age: 2015  
Square Footage: 1234+  
Date Performed: 1234+  
Reason for the Inspection: Prepurchase

Statement of Services for the Above Named Property:      \$0

Paid in Full on:

Check #:

Thank you.

I inspected the above property address on the date listed.

John M. Pollard

North Carolina Home Inspector's License # 2409  
North Carolina Unlimited Licensed General Contractor #69952  
HERS Rater  
NAHB Green Building Verifier  
BPI Rated Energy Auditor

## I. Foundation, Basement and Structure

**Foundation Type:**     Concrete     Block     Brick     Other: Piling  
                                   Basement     Crawlspace     Slab

**Thickness:** 4 inches

**Pier Type:**             Block             Brick             Steel             Other: Piling  
                                   NA-Slab         NA-Basement Construction

**Method used to observe under floor crawlspaces:** NA-Slab

S = Satisfactory    U = Unsatisfactory    O = Operating    NA = Not Applicable    NV = Not Visible

	Checkpoint	Rating	Comments
1	Grade at Foundation	U/O	recommend pulling yard grade back away from trim board at front flowerbed
2	Walks/Driveway	O	large area
3	Retaining Walls	NA	
4	Foundation Walls	O	
5	Sill Plate	NA	
6	Footing Drain Pipe	NA	
7	Floor Joists	NA	Long spans, bounce to upstairs floors
8	Sub-flooring	NA	
9	Beam Supports	O	Above grade view only
10	Insulation	NA	Slab
11	Cracks	NV	
12	Ventilation	NA	
13	Prior Water Infiltration	NV	
14	Vapor Barrier	NA	
15	Sump Pump	NA	
16	Chimney Foundation	NA	
17	Dist. 1st Wood to Ground	NA	

**Comments:**

**\*Recommend client place termite bond on structure at all times moving forward \*Client Awareness Comment**



Front View



Back View





Side View



Side view

## II. Exterior: Siding, Windows, Doors, and Other Elements

Wall Structure Type: Masonry Frame Wood Steel

Wall Cover Material: Cedar Shingle

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	Checkpoint	Rating	Comments
1	Siding Condition	U/O	See Summary Page
2	Cracks (Masonry)	NV	
3	Windows	U/O	See Summary Page Some original, some updated
4	Doors	U/O	See Summary Page
5	Trim work	O	
6	Paint & Caulk	U/O	See Summary Page
7	Storm Doors & Windows	Y	See Summary Page
8	Porch	U/O	See Summary Page
9	Decks	U/O	See Summary Page
10	Steps	U/O	See Summary Page
11	Balconies	NA	
12	Railings	U/O	See Summary Page
13	Attached Shed	O	multiple
14	Carport	O	
15	Garage	NA	
16	Garage Door Rev. Mech.	NA	

### Comments:



Majority of exterior door hinges on subject home doors need replacement due to salt air corrosion and heavy usage





Exterior stair stringer support boards that tie into band joist at deck platform framing need ledger strip or joist hanger supports added to properly support stairs runs on home \*Old code compliant





- \*Client should anticipate corrosion repair of nails and fasteners to deck supports moving forward due to salt air corrosion exposure, repair as needed moving forward
- \*All decks today must have band joists lag bolted to structure, lag bolt connections were not required when homes was permitted, client may want to consider adding moving forward, nails used when homes was built tend to break down over time due to corrosion from salt air exposure



Plank walk boards at back patio are in need of repair \*multiple



Full evaluation of dock, bulkhead, and boat slip/lift conditions is recommended by a qualified marine contractor, view of above is of corroded deck support fastener under deck walk boards leading to gazebo





Gazebo to floating dock transition needs securing repairs by contractor





View of rusted out fastener nails and loose railing pickets observed on 2<sup>nd</sup> floor main house deck railing



All deck overhang rain water diverters need to be replaced on all deck underpinning on sound side of home



Multiple exterior doors are showing signs of moisture exposure to door slats and need hinge and weather stripping adjustments



View of original cedar siding observed on exterior cladding of subject home, note numerous past nail securing repairs have had to be added to secure loose shingles over the years





View of missing side yard bathroom vent fan cap, also note window shifted shingles and weathering of original tabs



View of moisture exposure/damage at sound side porch 3<sup>rd</sup> floor framing detail



Top floor sound side deck boards are in poor condition and need repairs soon by a qualified contractor

**III. Roof**

**Type of Roof:**  Flat  Shed  Gambrel  Gabled  Hip

**Method used to observe Roof Surface:** Visual and Walk-on

**Materials:**  Asphalt  Asbestos  Ceramic  Slate  
 Wood  Metal-decks  Fiberglass  Composite Material

**Layers:**  Original  One Layer  Two Layers

**Rain Gutters:**  Galvanized  Aluminum  Copper  Vinyl  None

**Attic Access Method:** Walk-in

**Attic Ventilation:**  Soffit Vents  Ridge Vents  Gable Vents  
 Power Fan  Wind Turbine  Vent Caps

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	Checkpoint	Rating	Comments
1	Condition of Shingles	U/O	See Summary Page *Original
2	Flashing & Joints	O	minimal around windows and doors , no flashing observed between deck band joist and hose connection
3	Soffits & Fascias	O	
4	Skylights	Yes	
5	Vent Pipes	U/O	See Summary Page
6	Chimney	NA	
7	Gutters	No	recommend adding
8	Downspouts	No	
9	Attic Ventilation	O	
10	Attic Water Infiltration	Y	
11	Attic Insulation	Y	
12	Attic Wood Condition	O	limited visual due to vaulted ceiling
13	Joists & Rafters	O	limited visual due to vaulted ceiling
14	Sheathing	O	limited visual due to vaulted ceiling
15	Trusses	NA	

**Comments:**





Original shingle tabs were observed on subject home roof, shingles are older and showing signs of weathering and mat granule loss due to age/weather exposure. Some limited life expectancy observed but future shingle updates should be budgeted for in the future



Multiple damaged shingle tabs were observed on roofline by fascia of top floor deck



View of mildew/microbial growth exposure was observed on the back of top floor attic access doors





Walk on roof view-Original shingle tabs





Both plumbing vent stacks on roofline needs flashing/caulk repairs, not non professional patch job attempts (caulking) in above view

## IV. Plumbing System

**Water Supply:** Municipal

**Supply Piping:** Copper

**Distribution Piping:** Copper

**Waste Disposal:** Municipal

**Waste Piping:** PVC

**Hot Water Heater:** Electric

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	Checkpoint	Rating	Comments
1.	Condition & existence of vent pipe system to exterior	O	See Summary Page
2.	Water Pressure (Functional Flow)	O	
3.	Functional Drainage	O	
4.	Condition of water piping	O	See Summary Page
5.	Main Water Shut Off Valve	U/O	located in right hand side yard
6.	Plumbing Fixtures Connectors including Faucets & Traps	O	
7.	Interior Drain, Sewer and Vent Piping	O/NV	in slab and wall cavity
8.	Water Heaters	O	
9.	Bathroom Plumbing Fixtures	U/O	See Summary Page *Original
10.	Bathroom Tile, Grout, & Caulk	U/O	See Summary Page
11.	Shower Pans	Yes	See Summary Page
12.	Whirlpool Tub	U/O	See Summary Page
13.	Bar Sinks	U	See Summary Page
14.	Exposed Water Storage Tanks	NA	
15.	Septic System and Well System	NA	
16.	Condensate Pump	NA	
17.	Drainage Ejector Pump	NA	

### Comments:



View of leaking/corroded water line turn off handle observed at carport side shed



View of broken water meter box observed at right hand side yard water meter turn off meter/handle \*Trip Hazard





A good majority of the homes original plumbing operation handles leak at fixture gaskets when operated, see summary page comments



View of dirty fixture water was emitting from homes plumbing (copper vs. lack of use)



2<sup>nd</sup> floor Whirlpool jets kept tripping breaker in carport breaker panel box at time of inspection



View of plumbing leak observed at 2<sup>nd</sup> floor front guest bedroom ceiling sheetrock coming from 3<sup>rd</sup> floor plumbing fixture





Majority of homes fixture to handle water line connections or showing signs of corrosion from heavy use and salt air exposure (Common at beach) repair as needed basis or change out with new plastic by plumber



View of leaking handle and corroded handle observed at boiler room plumbing fixture at time of inspection

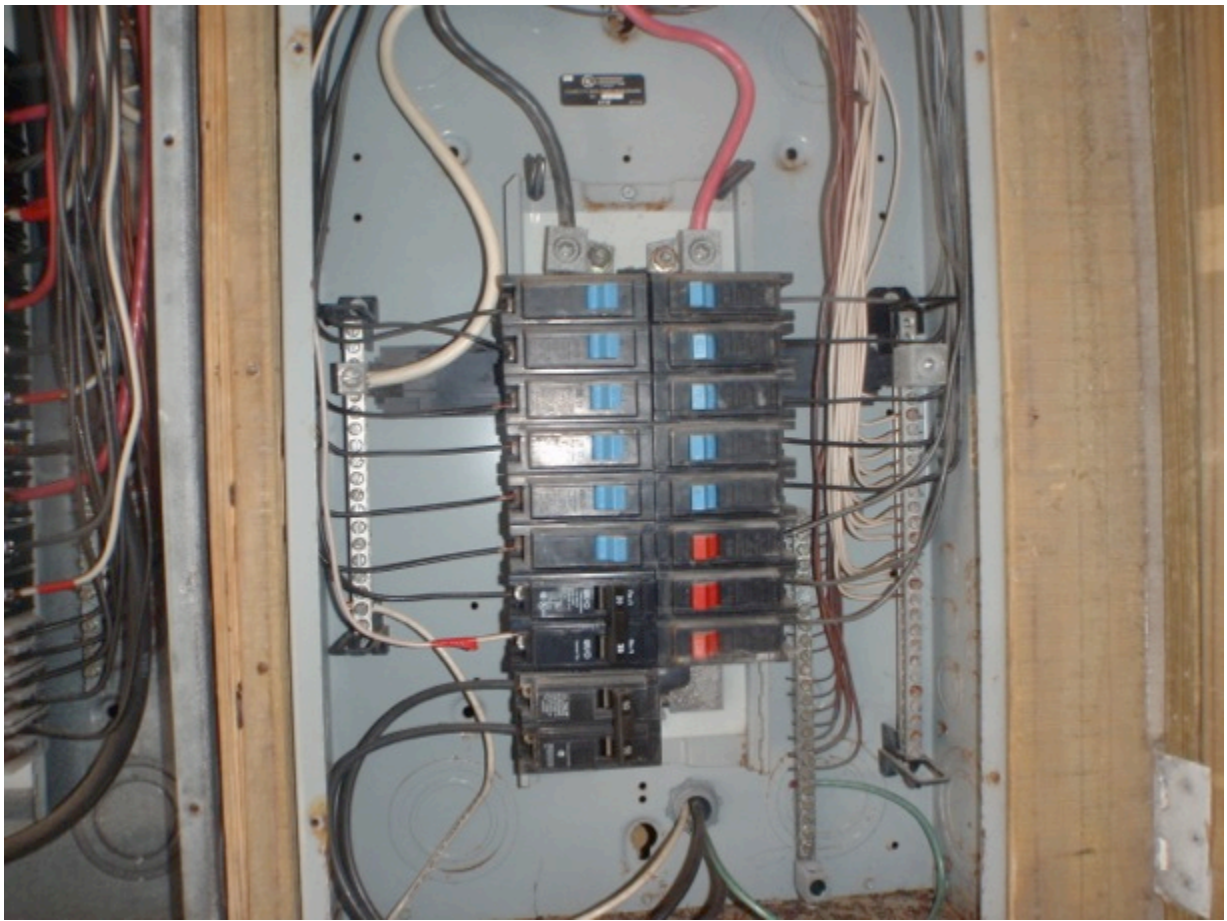
## V. Electrical System

**Main Service Capacity:** [400+] Amps     110 Volts     110/220 Volts  
**Service Entry Conductor Type:**  Copper     Aluminum  
**Location of Main Panel:** outside     Overhead     Underground  Seal Intact  
**Weatherproofing of service entrance:**  Satisfactory     Unsatisfactory  
**Main Panel Box Type:**     Breakers     Fuses  
**Additional Spaces Available:**  Yes     No  
**Number of Disconnects to cut all power:** [3] (6 max.)  
**House Wiring:**     Copper     Aluminum     Copper-Clad Aluminum  
**Other: Receptacles:**  Grounded     Un-Grounded  
**Polarity:**     Satisfactory     Unsatisfactory  
**Ground Fault Circuit Interrupters (GFCI):**  Yes     No    **Operating:**  Yes     No  
**Location of Distribution & Sub Panels:** carport  
**Distribution of Receptacles:**  Adequate     Marginal

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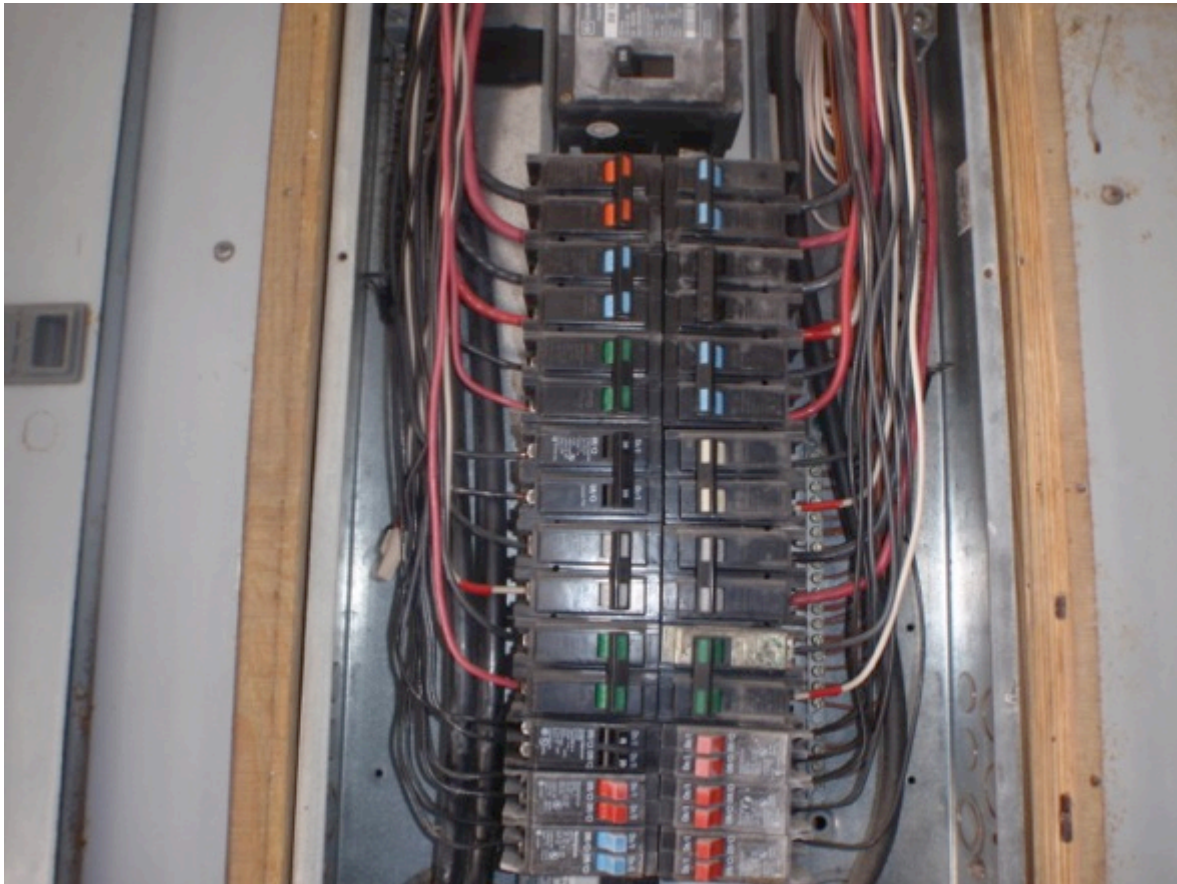
	Checkpoint	Rating	Comments
1	Service Ground and Bonding Wires	O	
2	Main Service Cable Attached to House	NA	Underground
3	Service Panel Box	U/O	See Summary Page
4	Breaker/Fuse Condition	O	
5	Interior House Wiring	O	located in wall cavity, not visible-wiring was operating at inspection
6	Receptacles, Switches, & Fixtures	U/O	See Summary Page
7	Wiring to Central Heat/AC Systems	O	
8	Wiring to other Major Electrical Equipment	O	See Summary Page
9	Outside Receptacles and Fixtures	U	See Summary Page

### Comments:



View of homes electrical panel with cover off





View of homes electrical panel with cover off

## VI. Central Heating System

**Type:** Heat Pump (5)

**Brand:** Trane

**Condition:** Recommend spring service call tune up

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	Checkpoint	Rating	Comments
1	Flue Pipes	U/O	See Summary Page
2	Chimneys	NA	
3	Slope	NA	
4	Joints	NA	
5	Oil Tank	NA	
6	Oil Tank Vent	NA	
7	Draft Device	NA	
8	Heat Exchanger	NA	
9	Furnace	NA	
10	Carbon Monoxide Detector	No	Use of a Carbon Monoxide Detector is recommended
11	Thermostat	O	
12	Heat Pump	U/O	See Summary Page 1 Original 4 updated in the 2000's
13	Emergency/Aux. Heat Strips	O	
14	Coil	NV	
15	Evaporator	NV	
16	Refrigerant Lines	O	
17	Outside Fan	O	
18	Air Ducts	O	
19	Supply / Return Plenums	O	
20	Inside Fan	O	
21	Fireplaces	Yes	See Summary Page ventless gas models observed
22	Gas Piping / Connection	Yes	gas fireplaces

**Comments:**



4 out of five HVAC heat pumps were updated in the 2000's, one is original



MFG date is taken from upper right corner date on exterior and interior equipment to determine age of HVAC units





View of original HVAC unit observed for subject home, only one out of four systems has not been updated



Vent less gas logs sets observed for subject home, client should have log set up serviced yearly

## VII Air Conditioning System

**Type:** Central Air Conditioner (5)

**Brand:** Trane -Original

**Condition:** Needs service call tune up/servicing

**Tested System:** Yes

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	Checkpoint	Rating	Comments
1	Filters	U/O	air return filters need to be changed monthly
2	Controls	O	
3	Fan	O	
4	Coil Fins	O	
5	Condensation Drain	U/O	See Summary Page
6	Temperature Drop Test 15 - 25 Degrees = normal	U/O	<p>4 out of 5 units have been updated in the 2000s, 1 unit is original</p> <p>All units need to be evaluated, tuned up and serviced by a licensed HVAC contractor</p> <p>*Original unit remaining needs to be evaluated for future life expectancy</p> <p>*Drop test performed over cooling coils at time of inspection were 5-15 degrees at time of inspection</p>

**Comments:**



View of attic HVAC air handler in above view



## VIII. Interior: Walls, Ceilings, Floors, Windows, & Doors

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	Checkpoint	Rating	Comments
1	Walls	O	*Interior needs paint **
2	Ceilings	O	*Cosmetic sheetrock repairs and paint should be anticipated in the future
3	Floors	U/O	**Very long support beam spans observed on 3rd and 4th level living room floors, lots of bounce observed to floors and some minor settlement observed
4	Stairways	O	
5	Steps	O	
6	Closets	O	
7	Railings	U/O	See Summary Page
8	Windows	U/O	See Summary Page window screens missing
9	Doors	O	
10	Trim work	O	
11	Insulation	O	Batt
12	Kitchen & Bath Cabinets	O	
13	Kitchen Counter Tops	O	
14	Locks	O	
15	Fire Alarms/Smoke Detector	U/O	See Summary Page *Need to update to new, over 10 years old, out of warranty
16	Ceiling Fans	O	

### Comments:



View of missing smoke detector observed on 2<sup>nd</sup> level of home, see summary page comments concerning homes smoke detectors



2<sup>nd</sup> floor interior view



Top floor interior view





Top unit floor spans supports run a long ways length wise, some bounce/play observed in flooring, some settlement appears to have occurred over the years

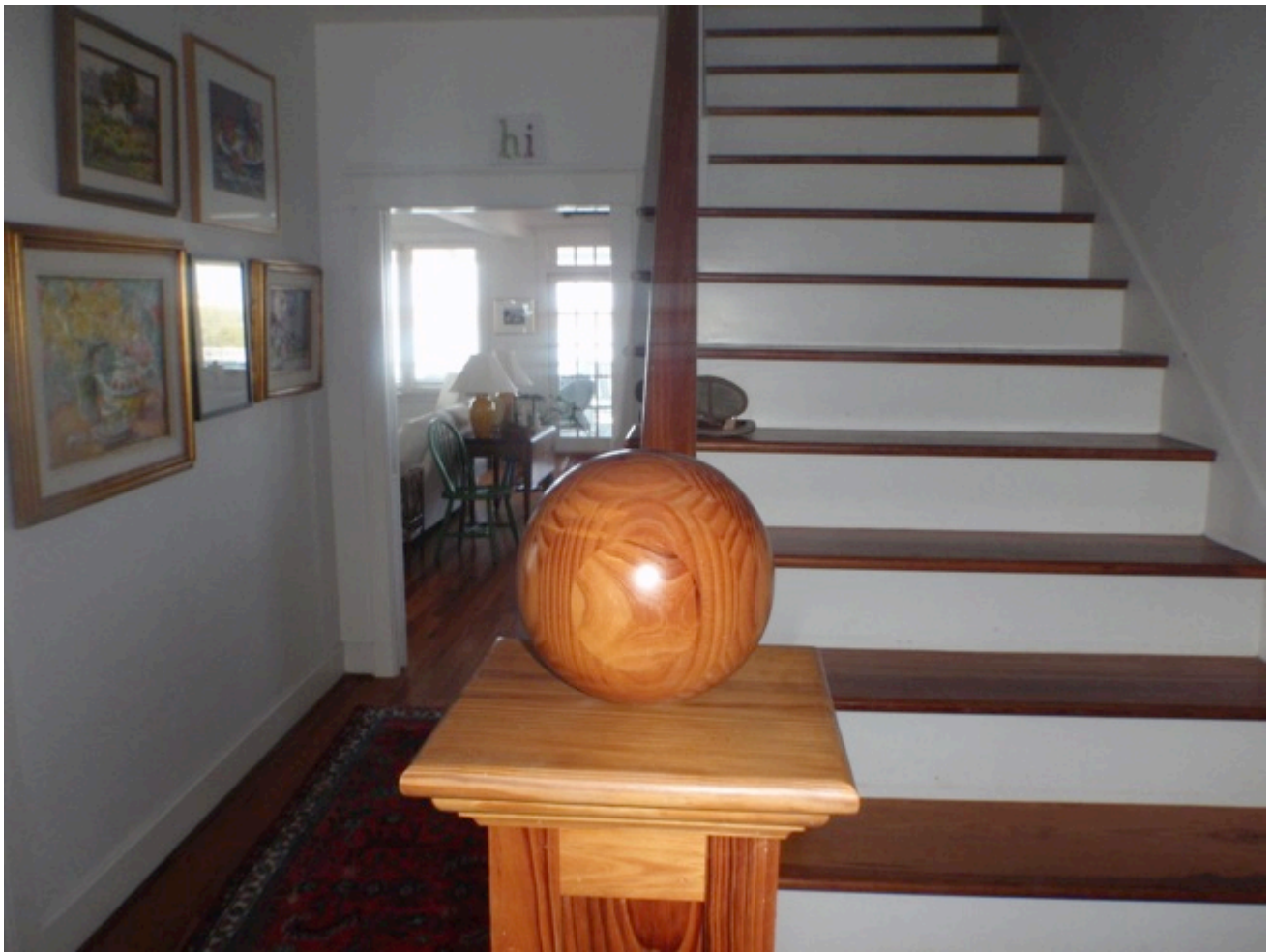


View of microbial growth presence observed on 2<sup>nd</sup> floor hall bathroom behind toilet and ceiling sheetrock by fan above toilet



2<sup>nd</sup> level flooring needs to be repainted and some moisture damaged boards observed in front of laundry room

\*Two different colors due to area rug coverage



Top floor stair railing is loose and need securing repair for safety



## IX. Kitchen Appliances

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	Checkpoint	Rating	Comments
1	Sinks	U/O	See Summary Page
2	Dishwasher	O	original
3	Range	O	original
4	Oven	O	original
5	Microwave	O	original
6	Fan/Hood	U/O	Clean for safety
7	Central Vacuum System	NA	

### Comments:



Both kitchen sink faucet handles leak at fixture gaskets during operation

## **Summary Sheet for: 123 Sample Dr**

This summary page is only a portion of the home inspection report for the above named property. It lists items that do not function as intended or adversely affect the habitability of the structure as well as items that may require further investigation. The complete report consists of this summary sheet and a nine part detailed home inspection checklist. The preceding checklist may include additional information of concern to the client such as testing and evaluation conditions and preventative maintenance suggestions. If certain materials are found present in the structure, a listing of items for further investigation may follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required. **It is strongly recommended that the client read the entire report.**

*This property was not inspected by WILMINGTON INSPECTION GROUP for the presence or absence of health-related molds, mildew or fungi. WILMINGTON INSPECTION GROUP is not qualified, authorized, nor licensed to inspect for health-related molds, mildew or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing.*

It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals.

### **Items Considered to be Unsatisfactory**

#### **I. Foundation**

- 1. Recommend a licensed pest inspection company perform a termite inspection on subject home and advise client. An active termite bond always needs to be present on subject home moving forward to ensure adequate pest control on structure.**
- 2. Wood to grade contact was observed at front flower bed area of home, recommend pulling flower bed grade back so no wood to grade contact exists at subject location.**
- 3. At right hand side yard of home, water meter cover is broken and is causing a trip hazard, recommend replacing damaged weather meter box.**

#### **II. Exterior**

- 1. Dock and dock walkway of subject home is in need of repair by a qualified contractor. Railing height and picket spacing is not to current code and need repair. Numerous dock walk boards need repair and 2<sup>nd</sup> floor deck supports all need joist hanger supports added. Deck ramp that leads to lower dock where boats are located also needs to be evaluated and repaired for safety. Under dock walkway support bolts are rusted out and appear to need replacement due to long term exposure to salt air. It is recommended a qualified licensed marine contractor evaluate and advise client on repairs to make safe. Pilings, fasteners, bulk head, dock, and boat lift need to be evaluated in third party marine contractor inspection.**
- 2. A qualified contractor needs to evaluate back patio area 1<sup>st</sup> floor walk board planks on sound side of home. Corroded fasteners from salt air and individual board replacement of multiple water damaged boards should be anticipated.**
- 3. Back patio/bulkhead area hand railings are in poor shape (all) and need to be replaced by a qualified contractor.**
- 4. All subject home window screens are missing and need to be replaced.**

5. **Moisture exposure/damage was observed at bottom of first floor entry door into property, 3<sup>rd</sup>/4<sup>th</sup> floor sound side deck exit doors and hinge adjustment weather stripping exit door repair is needed on 2<sup>nd</sup> floor sound side door. Recommend a qualified contractor repair.**
6. **Almost all exit doors of subject home were observed with rusted out door hinges and need to be updated by a qualified contractor.**
7. **Exterior doors (sound side porch doors and front entry doors) are showing signs of age with moisture exposure/delamination at bottom door slats and 2<sup>nd</sup> floor sound side door needs adjustment and weather stripping improvements are recommended on all doors of subject home.**
8. **Exterior hurricane shutter system needs evaluation and all component parts and accessories need to be available and ready for need on all exterior openings of subject structure, recommend a qualified contractor advise.**
9. **Top floor sound side deck boards are in poor condition and need significant board replacement repairs to ensure safety. \*Boards under planter and additional planter weight need to be evaluated to safely carry load of planter, cover boards can deteriorate quickly is boards cannot be dried out by sun properly.**
10. **2<sup>nd</sup> floor sound side railings need attention. Multiple loose railing pickets are corroded nails from salt air exposure observed, recommend contractor evaluate, identify and repair.**
11. **\*Client Awareness Comments- The way the side entryway step railings were constructed was a common construction practice is the 1990's. Today, bottom handrail railings boards under pickets are constructed over end step riser/run so no gap exist like current railing set up.**
12. **All sound side decks (all levels) need a qualified contractor to replace underlayment-corrugated weather shields that catch rain water thru decks need to be replaced. Corrosion and holes observed, recommend a qualified contractor advise.**
13. **Grown up yard vegetation needs to cut back off of home at left hand side yard of home where HVAC units are located, growth needs to be cut back off equipment so proper breathing can occur.**
14. **Exterior cedar shake siding on exterior cladding of subject home is original. Southern exposure siding shakes at front view of home are showing signs of age/exposure to weather and majority of siding shakes at right hand side yard of home have had past securing repairs performed by contractor in the past. (thru nails) Multiple wind blown shingle movements have occurred on individual siding shakes on all four sides of home. Shingles original paint/sealing has deteriorated due to age also. Caulk lines around windows also need re caulking at all exterior window and door locations. It is recommended that a qualified siding professional evaluate further and advise client on repairs/improvements of exterior cedar siding shakes.**
15. **Front door handle is loose and needs securing repair.**
16. **Recommend adding ledger strip or joist hanger support to all exterior stair stringer connections to landing band joists of subject home. Nailed only right now.**
17. **Exterior of home needs to be cleaned/pressure washed. Salt build up was observed heavy in places on exterior cladding. Deck boards and patio boards are slick and need to be pressure washed also. \*Client needs to have home professionally power washed annually to help life expectancy of components on exterior of home due to constant salt air exposure from being a beach house.**

**III. Roof**

1. Subject home roof shingles are original. Damaged shingle tab problem was observed at top floor gable end shingles over porch. Granule loss to shingle mats were observed and client needs to budget for re shingle of homes roofline in the future. It is recommended a qualified roofer evaluate shingle repairs on roof as well as future life expectancy of shingles and advise client.
2. 2 plumbing vent stacks and boots and roof were observed with multiple past repair attempts to re seal boot on homes roofline. Recommend a qualified roofer repair flashing on two plumbing vent stacks observed on roof.
3. Water stain observed on ceiling sheetrock in kitchen observed, recommend roofer evaluate and advise if a repair is needed at this time.

**IV. Plumbing**

1. Plumbing leak observed at 2<sup>nd</sup> floor front bedroom ceiling from 3<sup>rd</sup> floor plumbing area. Note big water stain on ceiling sheetrock on 2<sup>nd</sup> floor front guest bedroom ceiling. Recommend a qualified plumber evaluate and repair.
2. All exterior shower handles leak at fixture gaskets when operated. Recommend a qualified plumber replace all exterior shower fixture handles.
3. Both kitchen sink faucet handles (2<sup>nd</sup> and 3<sup>rd</sup> floor) need repair. Handles leak as gaskets during faucet operation, recommend plumber repair.
4. Top floor bar sink is not operational, recommend a qualified plumber repair.
5. Top floor master bathroom sink faucet handles (all) are in need of repair. Non-operating sink fixture handles and leaking fixture handles all observed, recommend a qualified plumber repair.
6. 2<sup>nd</sup> floor hall bathroom toilet tank is cracked and needs replacement, recommend repair by a plumber.
7. Exterior steps ½ bath toilet sill and flange are broken, toilet needs to be replaced or rest by a qualified plumber. Fixture handles also leak at handle gaskets and need repair by a plumber.
8. Two heavily corroded and leaking water line turn off handles were observed in 1<sup>st</sup> floor boiler room plumbing and carport closet by side steps. Recommend a qualified plumber repair leaks and replace shut off handles with new.
9. Majority of homes fixture turn off/on handles under sinks and toilets were observed with corrosion issues with turn off handles extension piping that carries water from handle to fixture. Recommend plumber update to plastic on all fixture handle extension piping at interior fixtures at subject home. \*Common at the beach.
10. Yellow painted guest bathroom fixture handles leak at gaskets during operation, recommend a qualified plumber repair.
11. Pedestal sink (with bright colored tile flooring) handles leak at gaskets during operation, recommend a qualified plumber repair.
12. Top floor tile shower needs to be cleaned and tile transitions and grout lines re caulked. Older tile floor pans like this one can leak if not maintained due to age/wear/tear.



13. Bathroom flooring with white tile was observed with cracked floor tiles at multiple locations, recommend repair.

**V. Electrical**

1. Immediate evaluation by a licensed electrician is warranted concerning dock power connections especially section lying in water and wiring run under dock ramp. Recommend a licensed electrician and or marine contractor evaluate and advise client.
2. Inspector could not find a GFI outlet protection for exterior step ½ bath outlet, recommend a licensed electrician evaluate further and/or add.
3. Exterior light switch that controls carport exterior shower area lights is broken, recommend a qualified electrician repair.
4. 2<sup>nd</sup> floor Jacuzzi motor GFI breaker kept tripping during jet operation at exterior panel in carport, recommend a licensed electrician replace bad GFI breaker at homes breaker panel for 2<sup>nd</sup> floor.
5. Exterior far right carport area breaker panel is showing signs of corrosion form salt air on front cover panel, recommend replacing panel cover with new.
6. Annual elevator inspections are expected on homes elevator by a licensed elevator contractor annually moving forward, recommend 2015 inspection be performed on subject unit. \*For safety, landline phone should always be available in carriage cart due to emergency.

**VI. Heating and Air**

1. All laundry room dryer vents/piping need to be cleaned, lint debris build up observed, (potential hazard). Exterior dryer vent cap was also observed missing at right hand side yard of home. Recommend repair/cleaning.
2. HVAC units at subject home consist of 5 split level electric heat pumps. Four units were updated in the 2000's and one unit is original to 1997. All units need to have spring service and tune up evaluation performed on equipment so units are working at peak performance for summer season wear and tear. All condensation drain lines need to be blown out and all filters changed also. HVAC professional needs to evaluate original unit and advise client on future life expectancy of dated component.

**VII. Interior**

1. **Missing and several non operable smoke detectors were observed at subject home. Smoke detectors are also original and out of manufactories warranty. It is recommended a licensed electrician evaluate and update to new all subject home smoke detectors with hardwired battery back up new models for safety.**
2. **No carbon monoxide detection was observed for subject home, recommend adding detectors on all floors \*Plug in outlet models recommended.**
3. **A significant safety concern was observed at top floor child's playroom area side windows of home. Window openings are low to floor (less than 36"), recommend making windows non operable or replacing windows with smaller fixed models for safety.  
\*\*Safety Comment**
4. **Flooring on 2<sup>nd</sup> level is different colors due to long term area rug exposure and it appears a past leak may have occurred and warped several flooring boards in front of laundry room. Recommend a qualifed contractor evaluate and repair/refinish.**
5. **3<sup>rd</sup> to 4<sup>th</sup> floor interior stair handrail is loose and needs securing repair for safety.**
6. **Pocket door lock broken at 2<sup>nd</sup> floor bathroom tub, recommend repair.**
7. **Top floor shower enclosure and door needs adjustment and repair. Door/frame has been knock out of square, recommend contractor repair.**
8. **Presence of microbial growth issues were observed on top floor attic closet doors, (backside of door) 2<sup>nd</sup> floor toilet area and ceiling sheetrock by fan. Recommend further evaluation and cleaning by a qualified professional.**
9. **Several of units older interior bedroom windows need adjustments. Several window sashes are loose and will not stay in the upright position when operated.**

**VIII. Appliances**

1. **2<sup>nd</sup> floor oven light does not work, recommend repair.**

**\*\*Recommend client obtain last 12 months worth of water and power bills for subject home to ensure no irregularities exist with subject home municipalities.**

- \*\*Recommend agent and/or client read ENTIRE inspection report before submitting list; items that do not directly affect the habitability of the structure (i.e. cosmetic issues) will not be listed on the summary page but in the appropriate section of the report.
- \*\*For the structural part of this home inspection to be complete, a termite bond needs to be in place or a satisfactory extermination inspection needs to take place before escrow.
- \*\*Client Awareness Comment- The home inspection was performed to try to determine the visible conditions, the day of the inspection only, for the above subject property. Conditions are subject to change; this inspection is not a guarantee or warranty but a generalization of the homes conditions.
- \*\*Recommend client purchase a 1 year home warranty for subject property
- \*\*Any questions call John Pollard/President –WILMINGTON INSPECTION GROUP @ 910-279-4146