

# Home Inspection Report



1300 St Mary Street unit 207, Raleigh , NC 27605

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**Inspection Date:**

Monday July 23, 2018

**Prepared For:**

Brandon Alexander

**Prepared By:**

Mitchell Dale Duncan Home Inspector # 3942 ( DBA Start To Finish Home Inspections)

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**Report Number:**

90012

**Inspector:**

Mitchell Dale Duncan

# Report Summary

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

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## Items Not Operating

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## Major Concerns

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1) Efflorescence on the surface of the concrete. Efflorescence is caused by vapor migration through the slab bringing salts to the surface of the concrete. Recommend licensed professional to evaluate this area. Also recommend the buyer and agent to speak with the property manager to see if they were aware of this situation.

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## Potential Safety Hazards

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## Deferred Cost Items

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1) Recommend licensed HVAC to evaluate system and service check.

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## Improvement Items

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1) Patio door screen does not stay on track. Recommend repair or replace roller. The screen will help keep insects out of the living area.

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## Items To Monitor

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# Report Overview

## Scope of Inspection

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only. According to North Carolina Standards of Practice.

## Main Entrance Faces

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North

## State of Occupancy

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Vacant

## Weather Conditions

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Sunny

## Recent Rain

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No

## Ground Cover

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Dry

## Approximate Age

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2 Years

# Grounds

Service Walks

Driveway/Parking

Porch

Stoops/Steps

Patio

Deck/Balcony

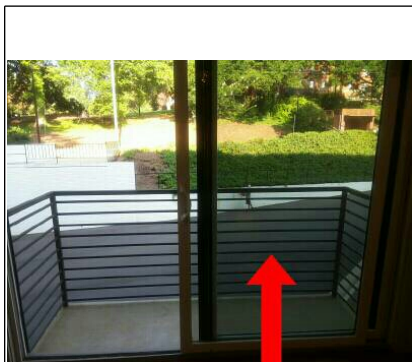
Material  Metal

Condition  Satisfactory

Finish  Painted/Stained Other: Concrete

Comments Concert pad.  
Appears to be to be satisfactory.  
Patio door screen will continue to come off track. Recommend repair or replace.  
Metal grade to hold cement well paint and sealed from the weather.

## Photos



Patio door and balcony.



Continues to come off track.



Metal grade under balcony.

Deck/Patio/Porch Covers

Fence/Wall

Landscaping affecting foundation

Retaining wall

Hose bibs

# Roof

General

Style of Roof

Ventilation System

Flashing

Valleys

Condition of Roof Coverings

Skylights

Plumbing Vents

# Exterior

## Chimney(s)

## Gutters/Scuppers/Eavestrough

## Siding

**Material** Other: Stone tile

**Condition**  Satisfactory

**Comments** Stone tile with metal flashing over patio doors. Along with extension fiber cement siding. Appears to be satisfactory.

## Photos



## Trim

**Material**  Fiberboard

**Condition**  Satisfactory

## Soffit

## Fascia

## Flashing

## Caulking

**Condition**  Satisfactory

## Windows/Screens

**Condition**  Satisfactory

**Material**  Aluminum/Vinyl clad

**Screens**  Satisfactory

**Comments** All windows appears to be satisfactory.

## Storms Windows

## Slab-On-Grade/Foundation

**Foundation Wall**  Poured concrete

**Condition**  Satisfactory

**Concrete Slab**  Satisfactory

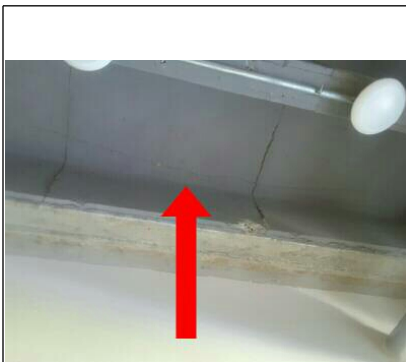
**Comments** Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated. Typical hairline cracks in slab. In ceiling living and master bedroom.

## Photos

# Exterior



Settling crack.  
Also possible leak due to the efflorescence on the surfaces.



Settling crack.

## Service Entry

**Location**  Underground

**Condition**  Satisfactory

**Exterior receptacles**  Yes Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor

**GFCI present**  Yes Operable:  Yes  No

## Building(s) Exterior Wall Construction

### Exterior Doors

**Main Entrance**  N/A Door condition:  Satisfactory  Marginal  Poor

**Patio**  N/A Door condition:  Satisfactory  Marginal  Poor

## Exterior A/C - Heat pump #1

**Unit #1** Location: Roof top.  
Brand: Goodman  
Model #: GSZ130181AG  
Serial #: 141204  
Approximate Age: 2 years.

**Condition**  Satisfactory

**Energy source**  Electric

**Unit type**  Heat pump

**Outside Disconnect**  Yes

**Level**  Yes

**Condenser Fins**  Satisfactory

**Insulation**  Yes

**Improper Clearance (air flow)**  No

**Comments** Recommend licensed HVAC to evaluate system and service check. HVAC systems need to be serviced twice a year once in the winter and summer. This will allow the system to function properly. Heating and cooling system appears to be satisfactory. Note check with your property management and see if they have or will have this system done. Also recommend the return air supply be clean of the dust by the air filter.

### Photos

# Exterior



Quick disconnect to HVAC unit.

Exterior A/C - Heat pump #2



# Kitchen

## Countertops

Condition  Satisfactory

## Cabinets

Condition  Satisfactory

## Plumbing

Faucet Leaks  No

Pipes leak/corroded  No

Sink/Faucet  Satisfactory

Functional drainage  Satisfactory

Functional flow  Satisfactory

## Walls & Ceiling

Condition  Satisfactory

## Heating/Cooling Source

Yes

## Floor

Condition  Satisfactory

## Appliances

Disposal Operable:  Yes  No

Oven Operable:  Yes  No

Range Operable:  Yes  No

Dishwasher Operable:  Yes  No

Exhaust fan Operable:  Yes  No

Refrigerator Operable:  Yes  No

Microwave Operable:  Yes  No

Other Operable:  Yes  No

Dishwasher airgap  No

Dishwasher drain line looped  Yes

Receptacles present  Yes Operable:  Yes  No

GFCI  Yes Operable:  Yes  No

Open ground/Reverse polarity:  No

# Laundry Room

## Laundry

Laundry sink  N/A

Pipes leak  No

Cross connections  No

Heat source present  No

Room vented  No

Dryer vented  Wall

Electrical Open ground/reverse polarity:  Yes  No

GFCI present  No Operable:  Yes  No

Appliances  Washer  Dryer

Washer hook-up lines/valves  Satisfactory

Gas shut-off valve  N/A

Comments Appears to be satisfactory

## Photos



# Bathroom (1)

## Bath

**Location** Second floor bath

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No

**Shower/Tub area**  Ceramic/Plastic  Fiberglass Condition:  Satisfactory  Marginal  Poor  Rotted floors

**Drainage**  Satisfactory

**Water flow**  Satisfactory

**Moisture stains present**  No

**Doors**  Satisfactory

**Window**  None

**Receptacles present**  Yes Operable:  Yes  No

**GFCI**  Yes Operable:  Yes  No

**Open ground/Reverse polarity**  No

**Heat source present**  Yes

**Exhaust fan**  Yes

# Interior

Fireplace

Stairs/Steps/Balconies

Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present Operable:  Yes  No  Not tested  Recommend additional

**CO Detector**  Present Operable:  Yes  No  Not tested  Recommend additional

**Comments** Recommend changing smoke detectors batteries every 6 months

Attic/Structure/Framing/Insulation

# Plumbing

## Water service

**Main shut-off location** Outside at curbside

**Water entry piping**  Not Visible

**Lead other than solder joints**  No

**Visible water distribution piping**  Copper

**Condition**  Satisfactory

**Flow**  Satisfactory

**Pipes Supply/Drain** Cross connection:  Yes  No  Safety Hazard  Satisfactory

**Drain/Waste/Vent pipe**  PVC

**Condition**  Satisfactory

**Support/Insulation**  N/A

**Traps proper P-Type**  Yes

**Drainage**  Satisfactory

**Interior fuel storage system**  N/A

**Fuel line**  N/A

**Condition**  N/A

**Comments** Main shut off at street. And in side closet beside front entry door.  
Also note pvc swer gas pipeline vent to roof top.  
Also dry vent galvanized type vent along master room ceiling you exterior.

## Photos



Main shut off for unit.

## Main fuel shut-off location

## Well pump

## Sanitary/Grinder pump

## Water heater #1

**General** Brand Name: Rheem  
Serial #: 0271639191 Model: PROE36S2RH95  
Capacity: 40  
Approx. age: 2 year

**Type**  Electric

**Combustion air venting present**  No

# Plumbing

## Water heater #1 cont.

Seismic restraints needed  No

Relief valve  Yes Extension proper:  Yes  No  Missing  Recommend repair  Improper material

Vent pipe  N/A

Condition  Satisfactory

Comments Recommend cleaning out water pan.

### Photos



Water pressure system.  
Quick disconnect to water heater.

## Water heater #2

## Water softener

# Heating System

Heating system

Boiler system

Other systems

# Electric/Cooling System

## Main panel

## Sub panel(s)

**Location(s)** Location 1: Master bedroom behide door.

**Branch wire**  Copper Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No

**Condition**  Satisfactory

**Comments** 200 am services  
Disconnect is right side the meter box

## Photos



Subject panel appears to be satisfactory behide master bedroom door.



Appears to be satisfactory the Sud panel box liableing.



All neutral and ground are isolated on the bus bar.



Quick disconect to meter box.

## Evaporator Coil Section Unit #1

## Evaporator Coil Section Unit #2



# Living Room

## Living Room

**Location** Second floor  
Living room.

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

# Dining Room

Dining Room