



412 Dolphin St, Sunset Beach, NC 28468

PREPARED FOR: Mark Stovall
INSPECTION DATE: Wednesday, September 1, 2021
REPORT NUMBER: 090121MS2

Prepared By: Mark Stovall Home Inspections, LLC
416 Willowbrook Dr, Cary, NC 27511
(919) 254-5132
Mark@markstovall.com

Inspector: Mark Stovall

A handwritten signature in black ink, appearing to read "Mark Stovall".

NCLHIB #3470



9/1/2021

412 Dolphin St, Sunset Beach, NC 28468

Dear Mark,

Mark Stovall Home Inspections, LLC made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of my findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

If I can be of any assistance please feel free to call me at (919) 264-5132. Thank you for allowing me to serve you.

Sincerely,

Mark Stovall

NCHILB #3470



SUMMARY

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

Safety

1. The electrical system of this home contains a what appears to be a re-branded Zinsco service panel and or a service panel with Zinsco components. Although Zinsco panels and components were innovative at the time of inception, the reliability and safety of the panel has been in question due to documented circuit breaker and busbar failures. These panels have been associated with overheating, failure to trip, fires, and other defects. A licensed electrical contractor should be consulted for a complete invasive inspection of the electrical panel to determine if repair, modification, or replacement is needed to ensure safe and reliable service.
2. The outlets at the exterior are not ground fault circuit interrupter (GFCI) outlets. For safety, all outlets on the exterior, garage, crawlspace, bathrooms and kitchen (within six feet of plumbing, except where used by permanently placed appliances) should be GFCI. Have a qualified electrical contractor convert these outlets to GFCI as required.
3. The outlets at the kitchen are not ground fault circuit interrupter (GFCI) outlets. For safety, all outlets on the exterior, garage, crawlspace, bathrooms and kitchen (within six feet of plumbing, except where used by permanently placed appliances) should be GFCI. Have a qualified electrical contractor convert these outlets to GFCI as required.
4. In this home there are smoke detectors only in each hallway. For safety we recommend a centrally located detector on each level plus one in each bedroom. Have a qualified technician install smoke detectors as recommended.
5. In the storage room, there is an open junction box. This condition presents a safety hazard. Have a qualified electrical contractor repair as required.
6. In the main electrical panel, there is one open slot where the breaker knockout is removed. This leaves open areas to live circuits. Have a qualified electrical contractor install knockout covers as required.
7. A ground-fault circuit interrupter (GFCI) outlet located downstairs hallway bathroom is defective. The device trips manually but not with the tester would not reset once tested. A defective GFCI outlet can be a safety hazard. Have a qualified electrical contractor replace the GFCI outlet and confirm safe operation.

Lot and Grade

1. At the rear of the home, there is approximately 50 lineal feet of seawall as well as a floating dock with associated small deck and gangway. The seawall is in fair to poor condition. While the wall sheathing appears to be in fair condition, the wall itself is pushed (leaning) and there are several damaged soldier pilings. It appears that the original soldier pilings have broken near the base of the wall. Further, it appears repairs were made to the wall and additional pilings were added. The "new" pilings have also cracked or broken near the base of the wall. There is no rip-rap at the base of the wall which would help in preventing undermining of the wall and further pushing. It was also noted that metal strapping on the deck connected to the seawall and gangway, has corroded in two. Have a qualified seawall contractor repair or replace the seawall and dock as necessary.

Walkways and Driveways

1. The parking pad/ slab has cracked and settled unevenly. These conditions may deteriorate further especially in freezing conditions, in the presence of moisture, and can be a tripping hazard. Have a qualified contractor evaluate and repair as required.

Deck

1. The structural integrity of the lower front and rear decks is poor. The decks were constructed with floor joists



framed at 24" on center with no joist ledger strip or joist hangers. The connecting nails are corroded and many are rusted completely in two. In many places the attachment hardware utilizes lag bolts screwed into the deck floor joists at an angle parallel to the wood grain (toe-nailed). This can and has split the joists. This hardware too is severely corroded. All of these factors have created a deck system that is sagging, separating from the home, and in danger of imminent failure. The decks should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.

2. The lower front deck relies on a nailed attachment to the framing of the home for structural support. A supporting attachment that uses only nails presents a safety hazard due to the potential for corrosion that can jeopardize the deck support and cause the deck to collapse. When a deck is supported by attachment to the structure, specific attachment schedules utilizing a combination of hot-dipped galvanized nails and bolts or approved self-drilling screw fasteners are required to ensure stability and safety. The deck should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.
3. The lower rear deck appears to rely on a lag bolt attachment to the framing of the home for structural support. A supporting attachment that uses only lag bolts presents a safety hazard due to the potential for corrosion that can jeopardize the deck support and cause the deck to collapse. When a deck is supported by attachment to the structure, specific attachment schedules utilizing a combination of hot-dipped galvanized nails and bolts or approved self-drilling screw fasteners are required to ensure stability and safety. Steps have been taken on the rear deck, in the form of lagged blocking, to arrest sagging with debatable results. The deck should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.
4. At the lower front deck, one of the girder framing members is split. This could allow for further structural movement of the deck and possible failure. The deck should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.
5. On multiple areas of the decks and steps, there are several water damaged boards. These boards will continue to deteriorate and eventually become unsafe. Have a qualified contractor repair as required.
6. The rear cantilevered steps to the rear middle deck are in poor condition. The stair system is sagging away from the home. Across the width of the steps, the stair system is sagging approximately 2 1/2 inches. If left, this condition will continue to deteriorate and the steps may fail and collapse.
7. The front upper deck has floor joists that appear to sit directly on top of the lower roof system. These joists do not appear to be attached to the roofing system. Further, as the joists are sitting on the roof shingles, this damages both the shingles and keeps the deck joists wet to the point of deterioration. These conditions could allow for roof leaks and deterioration of the deck joists to the point of structural movement and need of replacement. Have a qualified contractor repair this condition as necessary.
8. The rear top deck stairs are supported by wood members sitting directly on top of the roof shingles. This condition appears to prevent the roof from draining properly in this area and holds water against the supporting wood member. These conditions could allow for roof leaks and deterioration of the deck support to the point of structural movement and need of replacement. Have a qualified contractor repair this condition as necessary.

Siding

1. The exterior trim is water damaged in three places (these areas include, but are not limited to areas seen in photos). This is at the right side of the garage door, and at the rear gable end of the roof and at the stain glass window. If left, this will deteriorate further, attract mold and wood destroying organisms and allow moisture to penetrate structural components. Have a qualified contractor evaluate and advise regarding siding, trim, and any affected structural components, then repair as required.
2. The siding water damaged in one place (these areas include, but are not limited to areas seen in photos). If left, this will deteriorate further, attract mold and wood destroying organisms and allow moisture to penetrate structural components. Have a qualified contractor evaluate and advise regarding siding, trim, and any affected structural components, then repair as required.
3. The wood siding is cracked on the left side and at the front left gable. Moisture can infiltrate these cracks and lead to mold, mildew, and water damaged structural components. Have a qualified contractor seal the cracks.
4. At the the right side of the home, the ground cover is against the trim and lower siding. This condition will cause the wood components to rot and creates an environment attractive to wood destroying insects and fungi. Have a qualified contractor re-work the landscaping to alleviate this condition.



5. At one place the siding and trim leave a gap where water can infiltrate. This is at the upper front deck below the stain glass window. This can lead to mold and mildew and water damaged siding, trim, or structural components. Have a qualified contractor evaluate all siding and trim, advise, and then repair as required.

Windows and Doors

1. At the storage room door, the door bumps and rubs on the frame. This will accelerate wear on the door, frame, and hardware. Have a qualified contractor evaluate, and repair as required.
2. At the rear door, daylight can be seen through the weather stripping. This will waste energy and allow pests access to the home. Have a qualified contractor repair as required.
3. In this home, ALL of the windows could not be opened using reasonable force at the time of the inspection, with the exception of the two new vinyl windows. This condition could be caused by paint, obstructions or lack of use. For safety reasons, it is important that at least one window opens in each room of the home. Consult with a qualified contractor to evaluate and repair as required.
4. At the downstairs front bedroom door, the door bumps and rubs on the frame. This will accelerate wear on the door, frame, and hardware. Have a qualified contractor evaluate, and repair as required.
5. At the downstairs rear bedroom door, the door bumps and rubs on the frame. This will accelerate wear on the door, frame, and hardware. Have a qualified contractor evaluate, and repair as required.
6. Cracked glass was noted on the stained glass window. For safety and security all cracked and broken glass should be replaced. Have a qualified contractor repair or replace the window as required.

Roof

1. This roof appears to be nearing its useful, reliable lifespan. All of the shingles exhibit wear to the extent of showing the fiberglass substrate at the edges and considerable granule loss. If left, water damage can occur to structural components. Have a qualified contractor to evaluate, advise, and replace.
2. On the peak of the roof, there are several shingles that are cracked or broken. If not repaired, these may allow rain water to blow under the shingles and are more likely to become wind damaged. Have a qualified contractor repair as required.
3. There are nail heads exposed on the shingles at the ridge vent. This can allow moisture to penetrate around the nail heads and damage the roof sheathing. Have a qualified roofing contractor seal the nails as required.
4. On the roof, at the rear, the shingles have insufficient overlap at the edge. This can allow windblown rain to penetrate and damage structural components. Have a qualified roofing contractor repair as required.
5. The flashing on the roof adjacent to the rear mid-level deck is not properly installed and is pulling away from the singles and sealant. This can allow wind-blown rain to penetrate damaging interior and structural components. Have a qualified contractor repair the flashing.

Gutters

1. There were four downspouts draining at or too close to the foundation. If not moved away from the structure properly, this water can adversely affect the foundation and wood pilings. Have a qualified contractor correct this condition as required.

Garage

1. At the garage roll-up door(s), there is missing weather stripping. This could allow rain to blow into the garage or provide access for pests. Have a qualified contractor install weather stripping on this door.

Interiors

1. On the downstairs rear bedroom wall, damage to the wall paneling and evidence of repainting indicates repairs in this area. The normal wall moisture level is approximately 10% in this home. The right side of the rear window shows 22% moisture content, while the left side of the window shows a 99% measurement. This suggests that the framing or insulation behind the paneling is wet. This could allow for damage to the framing components and is attractive to wood destroying organisms. Have a qualified contractor repair this condition as necessary.



2. On the upstairs rear bedroom wall, on the left side of the sliding glass door, measurements of the moisture content levels reflect 46%. The normal wall moisture level is approximately 10% in this home. This suggests that the framing or insulation behind the paneling is wet. This could allow for rot and damage to the framing components and is attractive to wood destroying organisms. Have a qualified contractor repair this condition as necessary.

Appliances

1. In the storage room, the dryer vent pipe is the flexible ribbed type. This material will catch lint and clog easily. A clogged dryer vent is a fire safety hazard. Have a qualified contractor install 4" galvanized pipe in straight runs with minimal turns.

Attic

1. One bathroom vent fan exhaust tube is defective in the attic. This open tube can introduce excessive condensation into the attic space causing mold, wood rot, and attracting wood destroying organisms. Have a qualified contractor repair as required.

HVAC

1. The downstairs cooling system was tested during the inspection measuring the return and supply air temperature. The temperature drop observed at the time of the inspection was just 9 degrees. The expected temperature drop between the return and supply air is around 15 degrees. Consult with a qualified heating and cooling contractor to further evaluate and repair the cooling system as required.
2. On the right side of the home, at the HVAC unit(s) platform, the platform posts are rotted at ground level. This has affected the platform's structural integrity and the assembly is rocking from side to side - in danger of collapse. Have a qualified contractor repair this platform as necessary.
3. In the garage area, the ceiling is water stained and damaged due, apparently, to the condensation forming on the HVAC line sets that pass through the garage ceiling. If left, this can continue to deteriorate structural components of the ceiling/floor system. Have a qualified HVAC contractor repair this condition as necessary. Have a qualified contractor repair any structural components as necessary.

Plumbing

1. The rear outdoor faucet bonnet flange is loose from the house. A loose faucet may eventually break and leak large quantities of water. Have a qualified plumbing contractor reattach the bonnet flange to the structure.
2. The outside shower faucet leaks at the hot water valve stem. If left, this condition will deteriorate further and the fixture may fail. Have a qualified plumbing contractor repair as required.
3. This water heater is sitting directly on the floor with no drip pan. In the event of minor leaks a drip pan can protect floors and other structural components and finishes. Recommend having a qualified plumbing contractor install a drip pan here.
4. In this home, there was no expansion tank installed in the water supply system. The purpose of an expansion tank is to accommodate thermal expansion of water as it heats up in the water heater. If water pressure gets high enough it can damage valves in plumbing fixtures, joints in supply pipes and even the water heater. Have a qualified plumbing contractor install an expansion tank.
5. The downstairs hallway bathroom toilet is loose on its mounts. If left, this condition will deteriorate further and the fixture may leak. Have a qualified plumbing contractor repair as required.

Limitations

1. The garage floor and wall inspection was limited by the presence of stored equipment and material.
2. There was a limitation on inspecting the floor structure of the home. The floor structure was NOT visible due to finished ceilings under the home.



End of Summary

Exterior

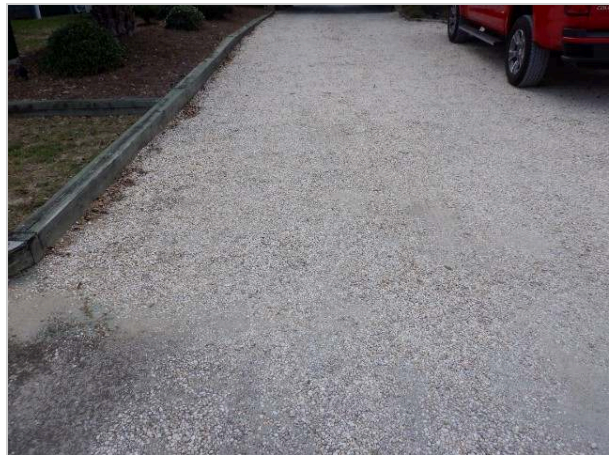
Lot and Grade

Mark Stovall Home Inspections visually assesses the lot and grading around the home to make sure the soil is sloped away from the house to prevent water penetration. There were concerns observed with the vegetation/grading around the home.

At the rear of the home, there is approximately 50 lineal feet of seawall as well as a floating dock with associated small deck and gangway. The seawall is in fair to poor condition. While the wall sheathing appears to be in fair condition, the wall itself is pushed (leaning) and there are several damaged soldier pilings. It appears that the original soldier pilings have broken near the base of the wall. Further, it appears repairs were made to the wall and additional pilings were added. The "new" pilings have also cracked or broken near the base of the wall. There is no rip-rap at the base of the wall which would help in preventing undermining of the wall and further pushing. It was also noted that metal strapping on the deck connected to the seawall and gangway, has corroded in two. Have a qualified seawall contractor repair or replace the seawall and dock as necessary.

Walkway and Driveway

Walkways and driveways are inspected for potential trip hazards and major cracking/spalling. Minor cracking and spalling in walkways and driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no concerns observed in the walkway and/or driveway.



Deck

There are five deck areas on the home. The underside of the decks were accessible. There did appear to be significant deterioration of the wood. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were major visual defects observed on the visible portions of the deck or support structure.

The structural integrity of the lower front and rear decks is poor. The decks were constructed with floor joists framed at 24" on center with no joist ledger strip or joist hangers. The connecting nails are corroded and many are rusted completely in two. In many places the attachment hardware utilizes lag bolts screwed into the deck floor joists at an angle parallel to the wood grain (toe-nailed). This can and has split the joists. This hardware too is severely corroded. All of these factors have created a deck system that is sagging, separating from the home, and in danger of imminent failure. The decks should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.



Joists 24" on center



Joists 24" on center



No ledger strip or hanger



No ledger strip or hanger



Corroded nails



Corroded nails



Corroded nails and separation



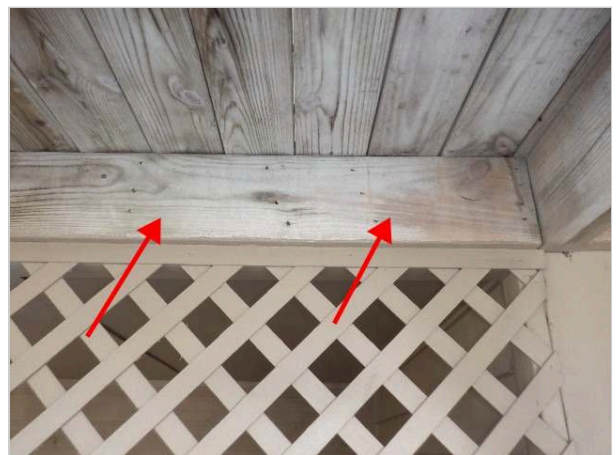
Deck separation



No hanger



The lower front deck relies on a nailed attachment to the framing of the home for structural support. A supporting attachment that uses only nails presents a safety hazard due to the potential for corrosion that can jeopardize the deck support and cause the deck to collapse. When a deck is supported by attachment to the structure, specific attachment schedules utilizing a combination of hot-dipped galvanized nails and bolts or approved self-drilling screw fasteners are required to ensure stability and safety. The deck should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.





The lower rear deck appears to rely on a lag bolt attachment to the framing of the home for structural support. A supporting attachment that uses only lag bolts presents a safety hazard due to the potential for corrosion that can jeopardize the deck support and cause the deck to collapse. When a deck is supported by attachment to the structure, specific attachment schedules utilizing a combination of hot-dipped galvanized nails and bolts or approved self-drilling screw fasteners are required to ensure stability and safety. Steps have been taken on the rear deck, in the form of lagged blocking, to arrest sagging with debatable results. The deck should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.



Blocking



Blocking

At the lower front deck, one of the girder framing members is split. This could allow for further structural movement of the deck and possible failure. The deck should be repaired by a licensed general contractor, if the repair is beyond the scope of the building code a licensed professional engineer should be consulted.



On multiple areas of the decks and steps, there are several water damaged boards. These boards will continue to deteriorate and eventually become unsafe. Have a qualified contractor repair as required.



Example



Example



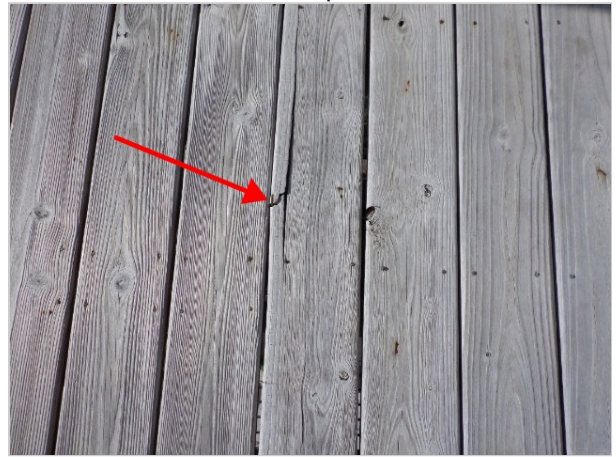
Example



Example



Example



Example

The rear cantilevered steps to the rear middle deck are in poor condition. The stair system is sagging away from the home. Across the width of the steps, the stair system is sagging approximately 2 1/2 inches. If left, this condition will continue to deteriorate and the steps may fail and collapse.





The front upper deck has floor joists that appear to sit directly on top of the lower roof system. These joists do not appear to be attached to the roofing system. Further, as the joists are sitting on the roof shingles, this damages both the shingles and keeps the deck joists wet to the point of deterioration. These conditions could allow for roof leaks and deterioration of the deck joists to the point of structural movement and need of replacement. Have a qualified contractor repair this condition as necessary.



The rear top deck stairs are supported by wood members sitting directly on top of the roof shingles. This condition appears to prevent the roof from draining properly in this area and holds water against the supporting wood member. These conditions could allow for roof leaks and deterioration of the deck support to

the point of structural movement and need of replacement. Have a qualified contractor repair this condition as necessary.



Patio

There was a stone patio on the rear side of the home. There were no visual defects in the patio.



Siding

The property's exterior siding consisted of wood. Trim materials at the home consisted of wood. There were concerns observed on the visible portions of the siding, trim, eaves, soffits, and/or fascias.

The exterior trim is water damaged in three places (these areas include, but are not limited to areas seen in photos). This is at the right side of the garage door, and at the rear gable end of the roof and at the stain glass window. If left, this will deteriorate further, attract mold and wood destroying organisms and allow moisture to penetrate structural components. Have a qualified contractor evaluate and advise regarding siding, trim, and any affected structural components, then repair as required.



The siding water damaged in one place (these areas include, but are not limited to areas seen in photos). If left, this will deteriorate further, attract mold and wood destroying organisms and allow moisture to penetrate structural components. Have a qualified contractor evaluate and advise regarding siding, trim, and any affected structural components, then repair as required.



The wood siding is cracked on the left side and at the front left gable. Moisture can infiltrate these cracks and lead to mold, mildew, and water damaged structural components. Have a qualified contractor seal the cracks.



Left side



Left side



Daylight at front gable

At the the right side of the home, the ground cover is against the trim and lower siding. This condition will cause the wood components to rot and creates an environment attractive to wood destroying insects and fungi. Have a qualified contractor re-work the landscaping to alleviate this condition.





At one place the siding and trim leave a gap where water can infiltrate. This is at the upper front deck below the stain glass window. This can lead to mold and mildew and water damaged siding, trim, or structural components. Have a qualified contractor evaluate all siding and trim, advise, and then repair as required.



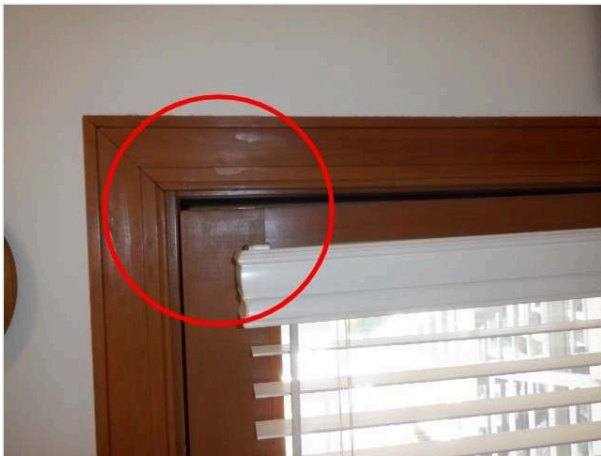
Exterior windows and doors

All entry doors were inspected to determine fit and seal and general condition. All windows are inspected from the exterior to determine fit, any breakage, and trim condition. Fogging and/ or condensation between dual pane windows has many causes and can occur under changing climatic conditions. The loss of insulating value of the window due to a thermal seal failure is minimal, and therefore considered a cosmetic condition. There were concerns observed on the exterior/entry doors and exterior window surfaces.

At the storage room door, the door bumps and rubs on the frame. This will accelerate wear on the door, frame, and hardware. Have a qualified contractor evaluate, and repair as required.



At the rear door, daylight can be seen through the weather stripping. This will waste energy and allow pests access to the home. Have a qualified contractor repair as required.



Exterior columns and piers

Columns and piers located around the outside of the house were wood. There were no concerns observed on columns/piers.

Roof

The roof was a gable design covered with asphalt shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed from the ground with the aid of binoculars. Inspectors are not required to get on the roof, and will only walk on surfaces that are determined by the inspector to be safe and accessible. Roof flashings are not fully visible and may be concealed in areas. Client may wish to review further if adverse conditions are observed. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be maintained for the life of the roof. There were concerns observed on the roof and/or roof penetrations.

This roof appears to be nearing its useful, reliable lifespan. All of the shingles exhibit wear to the extent of showing the fiberglass substrate at the edges and considerable granule loss. If left, water damage can occur to structural components. Have a qualified contractor to evaluate, advise, and replace.



On the peak of the roof, there are several shingles that are cracked or broken. If not repaired, these may allow rain water to blow under the shingles and are more likely to become wind damaged. Have a qualified contractor repair as required.



There are nail heads exposed on the shingles at the ridge vent. This can allow moisture to penetrate around the nail heads and damage the roof sheathing. Have a qualified roofing contractor seal the nails as required.



On the roof, at the rear, the shingles have insufficient overlap at the edge. This can allow windblown rain to penetrate and damage structural components. Have a qualified roofing contractor repair as required.



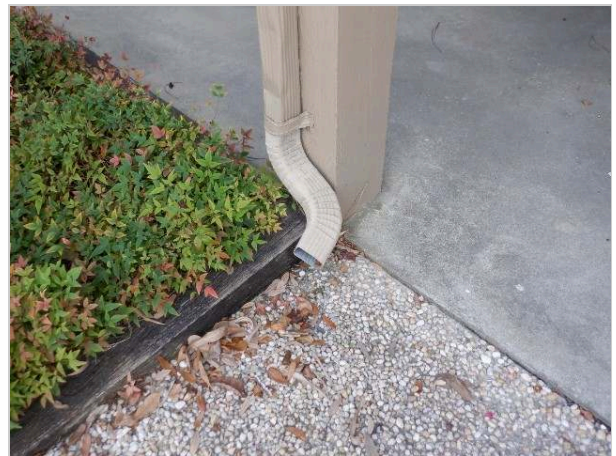
The flashing on the roof adjacent to the rear mid-level deck is not properly installed and is pulling away from the shingles and sealant. This can allow wind-blown rain to penetrate damaging interior and structural components. Have a qualified contractor repair the flashing.



Gutters

Gutters and downspouts are visually inspected. Mark Stovall Home Inspections, LLC cannot determine the draining capabilities of gutter systems, but will look for visible signs of any issues. Gutters and downspouts should receive routine maintenance to prevent premature failure. Downspouts and splash blocks should be positioned to discharge water away from the foundation to reduce the possibility of water intrusion into the home, crawl space, or basement. There were concerns observed on the visible portions of the gutters or downspouts.

There were four downspouts draining at or too close to the foundation. If not moved away from the structure properly, this water can adversely affect the foundation and wood pilings. Have a qualified contractor correct this condition as required.



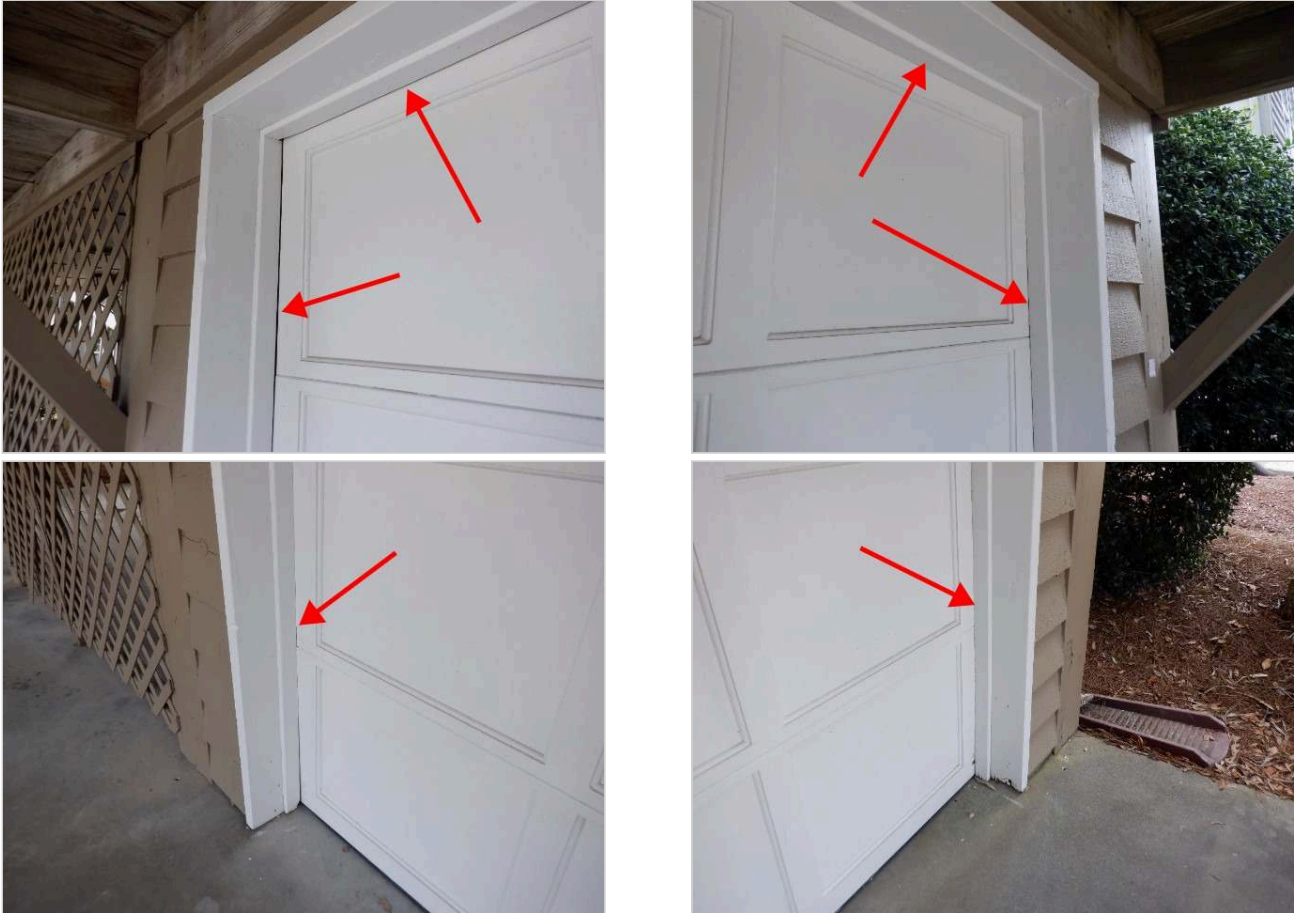
Attached Garage

There was an attached garage at the house. The garage door was tested using installed controls, and tested for reversal when met with reasonable resistance and when the electronic eye (if installed) is broken. The functionality of remote transmitters, keyless entry, or other opening devices are not tested during the home inspection. The concrete garage floor was in good condition. The garage floor had no visual settling or shrinkage cracks. There were visual defects observed in the garage or the door mechanisms. There were concerns observed in the garage.



At the garage roll-up door(s), there is missing weather stripping. This could allow rain to blow into the garage

or provide access for pests. Have a qualified contractor install weather stripping on this door.



The garage floor and wall inspection was limited by the presence of stored equipment and material.



Electric Service

Inspection of the electrical system of the house includes: service entrance conductors and equipment, grounding equipment, main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors and compatibility of their ampacities, operation of a representative number of lighting fixtures/switches/outlets inside house,

garage, and exterior walls, polarity and grounding of all receptacles within 6 feet of plumbing fixtures, operation of GFCI devices, inspection of visible wiring and presence of smoke and carbon monoxide detectors. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

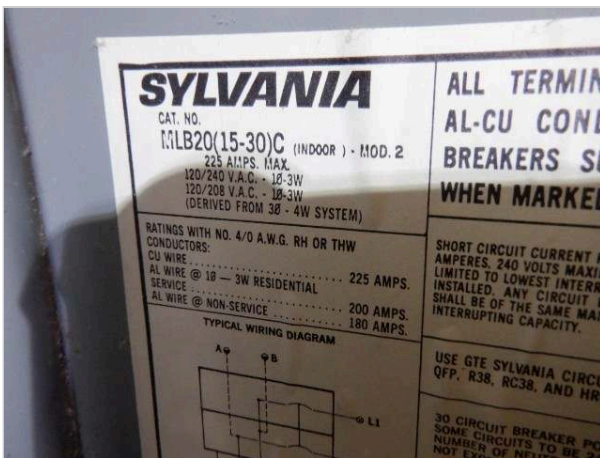
Electric service Entrance

The underground electric service wire(s) entered outside of the home on the right side wall. The service entrance cable was aluminum with an estimated amperage of 200 amps. Typical grounding methods were inspected and evaluated. Grounding wires/rods are concealed and not visible in some areas.



Electric main panel

The main service panel is located on the utility closet with a 225 amp and 110/220 volt rated capacity. The main service disconnect switch was located in the main panel. 110 volt circuit wires in this panel are copper. 220 volt circuit wires in this panel are copper and aluminum. These branch circuits were attached to breakers. There were concerns observed within the main panel.



The electrical system of this home contains a what appears to be a re-branded Zinsco service panel and or a service panel with Zinsco components. Although Zinsco panels and components were innovative at the time of inception, the reliability and safety of the panel has been in question due to documented circuit breaker and busbar failures. These panels have been associated with overheating, failure to trip, fires, and other defects. A licensed electrical contractor should be consulted for a complete invasive inspection of the electrical panel to determine if repair, modification, or replacement is needed to ensure safe and reliable service.



In the main electrical panel, there is one open slot where the breaker knockout is removed. This leaves open areas to live circuits. Have a qualified electrical contractor install knockout covers as required.



Electrical outlets, switches, fixtures

A representative number of lighting fixtures, switches and outlets inside the house, garage (when present), and exterior walls, are checked during the inspection. Also, the presence and operation of ground-fault interrupter (GFCI) outlets, where recommended, are confirmed. There were concerns observed with the switches, receptacles and fixtures.

The outlets at the exterior are not ground fault circuit interrupter (GFCI) outlets. For safety, all outlets on the exterior, garage, crawlspace, bathrooms and kitchen (within six feet of plumbing, except where used by permanently placed appliances) should be GFCI. Have a qualified electrical contractor convert these outlets to

GFCI as required.

The outlets at the kitchen are not ground fault circuit interrupter (GFCI) outlets. For safety, all outlets on the exterior, garage, crawlspace, bathrooms and kitchen (within six feet of plumbing, except where used by permanently placed appliances) should be GFCI. Have a qualified electrical contractor convert these outlets to GFCI as required.

In the storage room, there is an open junction box. This condition presents a safety hazard. Have a qualified electrical contractor repair as required.



A ground-fault circuit interrupter (GFCI) outlet located downstairs hallway bathroom is defective. The device trips manually but not with the tester would not reset once tested. A defective GFCI outlet can be a safety hazard. Have a qualified electrical contractor replace the GFCI outlet and confirm safe operation.



Electric wiring

Where visible, the electrical wiring and junction boxes were inspected. There were no concerns observed with the electrical wiring or junction boxes.

Smoke/Carbon Monoxide detectors

All smoke detectors and carbon monoxide monitors found in house were tested during the inspection. Further, the absence of smoke detectors or CO monitors, where needed, is noted. For safety reasons, the alarms should be tested



again upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. There were concerns found in the smoke detectors and/or carbon monoxide monitors in the house.

In this home there are smoke detectors only in each hallway. For safety we recommend a centrally located detector on each level plus one in each bedroom. Have a qualified technician install smoke detectors as recommended.

Interior

Interior floors, walls, and ceilings

Mark Stovall Home Inspections, inspects the interior for visible areas of concern and safety. The condition of cosmetic items such as: paint, wall coverings, carpeting, window treatments, blinds, etc., are not addressed. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted/covered. Inspections are often limited in the interior by storage/belongings/furniture, wall paper, area rugs, and any occupied rooms. Mark Stovall Home Inspections, LLC does not move furniture or personal belongings during the inspection. The structural components of the walls and ceilings were not inspected as they were not visible due to wall/ceiling coverings (drywall, etc.). Asbestos was commonly used in the material makeup of the "Popcorn Ceiling Texturing" until 1978 when it was banned. Some homes built in the early eighties still have this material due to the ban allowing for the depletion of the inventory that contractors had back then. This form of asbestos is considered safe as long as it is not scraped or otherwise broken loose which would allow for the asbestos fibers to be released into the air. Most of these ceilings have been painted by now which means the asbestos is encapsulated and therefore safe. If you are concerned about the possibility of having the asbestos type materials, you should have the material sampled and tested by a reputable environmental company. We suggest that if you paint the ceilings that you spray paint them rather than brush or roll to prevent breaking it off. If you plan to remove the texture, you should have the material tested before proceeding and if it does contain asbestos, you should consult the testing company for removal. There were concerns observed at the interior floors, walls or ceilings.

On the downstairs front bedroom wall, damage to the wall paneling and evidence of repainting indicates repairs in this area. The normal wall moisture level is approximately 10% in this home. The right side of the rear window shows 22% moisture content, while the left side of the window shows a 99% measurement. This suggests that the framing or insulation behind the paneling is wet. This could allow for rot and damage to the framing components and is attractive to wood destroying organisms. Have a qualified contractor repair this condition as necessary.



On the upstairs rear bedroom wall, on the left side of the sliding glass door, measurements of the moisture content levels reflect 46%. The normal wall moisture level is approximately 10% in this home. This suggests that the framing or insulation behind the paneling is wet. This could allow for rot and damage to the framing components and is attractive to wood destroying organisms. Have a qualified contractor repair this condition as necessary.



Interior Windows and Doors

A representative number of interior doors were inspected to determine fit and general condition. A representative number of windows were inspected from the interior to determine fit and function, any thermal seal failure, any breakage and trim condition. Fogging and/ or condensation between dual pane windows has many causes and can occur under changing climatic conditions. The loss of insulating value of the window due to a thermal seal failure is minimal, and therefore considered a cosmetic condition. There were concerns observed on the interior doors and/or the interior window surfaces.

In this home, ALL of the windows could not be opened using reasonable force at the time of the inspection, with the exception of the two new vinyl windows. This condition could be caused by paint, obstructions or lack of use. For safety reasons, it is important that at least one window opens in each room of the home. Consult with a qualified contractor to evaluate and repair as required.

At the downstairs front bedroom door, the door bumps and rubs on the frame. This will accelerate wear on the door, frame, and hardware. Have a qualified contractor evaluate, and repair as required.



At the downstairs rear bedroom door, the door bumps and rubs on the frame. This will accelerate wear on the door, frame, and hardware. Have a qualified contractor evaluate, and repair as required.



Cracked glass was noted on the stained glass window. For safety and security all cracked and broken glass should be replaced. Have a qualified contractor repair or replace the window as required.





Bathrooms

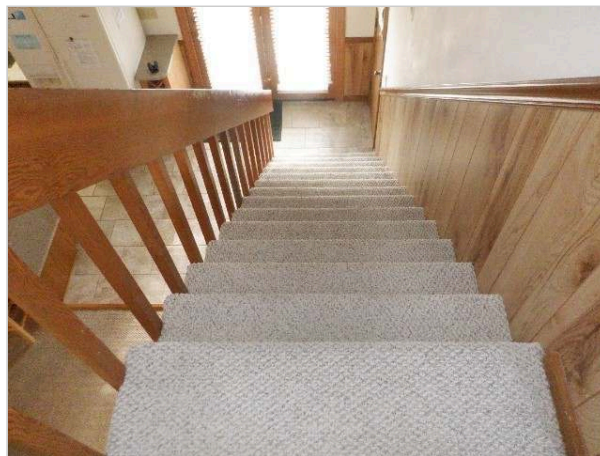
The bathroom(s) of the home were inspected for functional flow and drainage, presence of hot/cold water, proper installation of piping/fixtures, any visible leaks and proper ventilation. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent, or intermittent plumbing issues may not be apparent during the testing period. The bathroom(s) were vented by exhaust fan(s). There were no issues of concern in the bathroom(s).

Insulation at unfinished spaces

It is vital that a home be properly insulated, not only for energy efficiency but also to prevent unwanted condensation at surfaces due to temperature differentials at floor/crawlspace, ceiling/attic and wall/exterior surfaces. Temperature differentials across these surfaces can create condensation leading to mold, mildew and wood rot. All visible unfinished spaces at conditioned surfaces were insulated.

Stairway

The stairway was inspected and there were no defects or visual safety concerns observed with the steps, stairways or handrails.



Kitchen

The visible portions of the kitchen cabinets and counter tops were in good condition. The built-in appliances were turned

on to check operational function only. Inspector did not check the functionality of any clocks or timers. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.



refrigerator

There was an operating refrigerator in this kitchen

dishwasher

The dishwasher was run through a normal cycle and operated as expected

disposal

There was no disposal in this home.

range

There was an electric range. The unit operated normally and as expected.

kitchen exhaust

The kitchen exhaust consisted of a microwave integrated exterior venting fan. The system was operable.

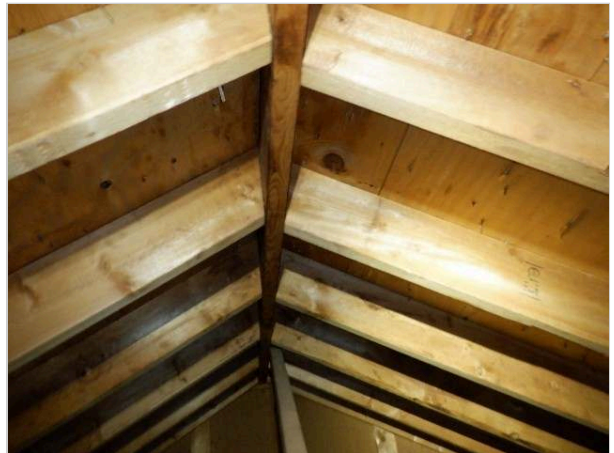
microwave

There was a permanently mounted microwave in the kitchen that operated normally. Only permanently installed microwaves are tested during inspection.

Attic

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length

of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks. The attic was inspected with a flashlight and camera. The attic above the living space was insulated with batt insulation. Ventilation throughout the attic was provided by soffit and ridge vents. An attic fan is not present. The roof was framed with rafters and trusses and plywood sheathing. There were concerns observed in the attic or roof structure.





One bathroom vent fan exhaust tube is defective in the attic. This open tube can introduce excessive condensation into the attic space causing mold, wood rot, and attracting wood destroying organisms. Have a qualified contractor repair as required.



Foundation

The house was built on a slab type foundation. There were concerns noted with the foundation system.

The parking pad/ slab has cracked and settled unevenly. These conditions may deteriorate further especially in freezing conditions, in the presence of moisture, and can be a tripping hazard. Have a qualified contractor evaluate and repair as required.



Floor Structure

The floor structure was NOT visible due to finished ceilings under the home.

There was a limitation on inspecting the floor structure of the home. The floor structure was NOT visible due to finished ceilings under the home.

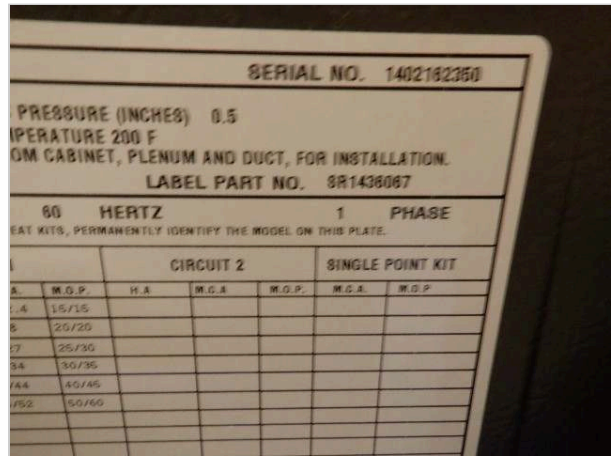
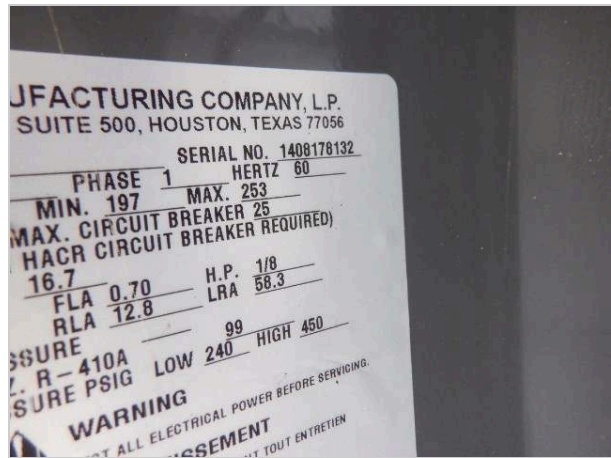
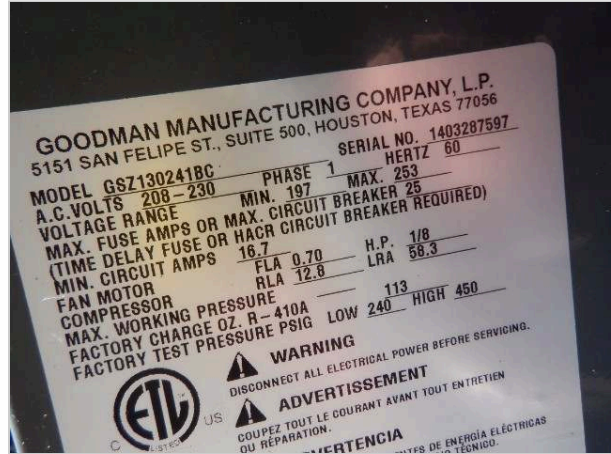
HVAC System

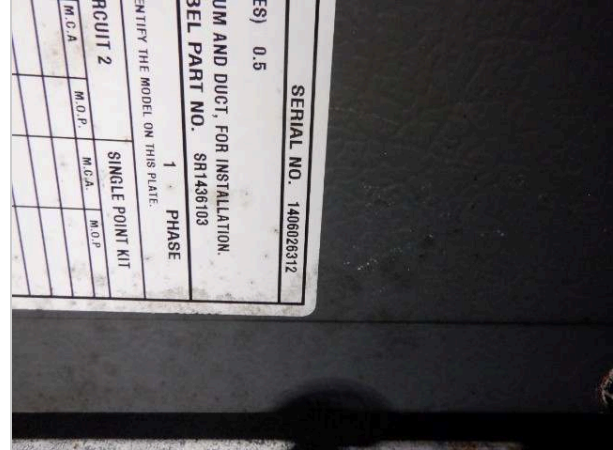
The heating and cooling system was evaluated by Mark Stovall Home Inspections, LLC. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational evaluation of the system is described below:

The home was heated and cooled downstairs by a Goodman electric heat pump and air conditioner split system. These units are located outside and in the utility closet of the home. These units are approximately 7 years old.

The home was heated and cooled upstairs by a Goodman electric heat pump and air conditioner split system. These units are located in the attic and outside of the home. These units are approximately 7 years old.

Heat and cooling were distributed through the home by a duct system.





On the right side of the home, at the HVAC unit(s) platform, the platform posts are rotted at ground level. This has affected the platform's structural integrity and the assembly is rocking from side to side - in danger of collapse. Have a qualified contractor repair this platform as necessary.



Heat Pump

Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. The electric heating elements can and will fail. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, or installation compliance check. The heat

pumps were tested and evaluated for proper functions including: operation under normal operating controls, check of automatic safety controls, distribution systems, and presence or absence of heat and cooling source in each habitable space. The access panel(s) were not removed. There were no concerns observed with the heat pumps.

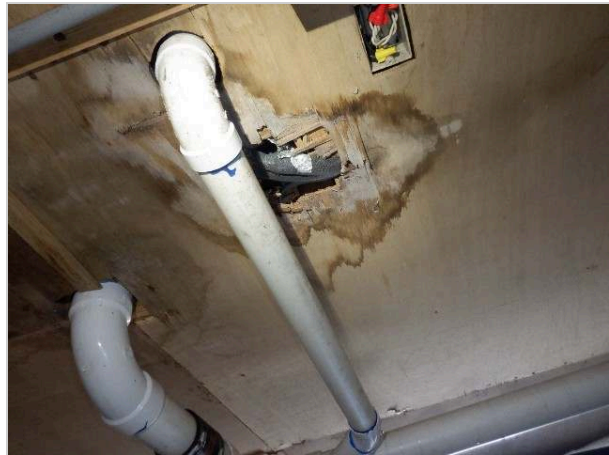
Air Conditioning

NOTE: Air conditioning systems are not operated if the outdoor temperature is below 65 degrees Fahrenheit at the time of the inspection. Operating an air conditioning system in lower ambient temperatures may result in damage to the system.

The cooling systems were visually evaluated for defects and operated. If operated (using normal operating controls), the inspector also visually evaluated distribution system, and checked for the presence or absence of cooling in each habitable space. Periodic preventive maintenance is recommended to keep these units in good working condition. The home inspection does not include a cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation. The access panel(s) were not removed. There were concerns observed in the cooling system.

The downstairs cooling system was tested during the inspection measuring the return and supply air temperature. The temperature drop observed at the time of the inspection was just 9 degrees. The expected temperature drop between the return and supply air is around 15 degrees. Consult with a qualified heating and cooling contractor to further evaluate and repair the cooling system as required.

In the garage area, the ceiling is water stained and damaged due, apparently, to the condensation forming on the HVAC line sets that pass through the garage ceiling. If left, this can continue to deteriorate structural components of the ceiling/floor system. Have a qualified HVAC contractor repair this condition as necessary. Have a qualified contractor repair any structural components as necessary.





Ductwork

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection. The air filters should be replaced or cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. There were no concerns observed with the ductwork in the house.



Plumbing

Plumbing supply lines

The home was connected to a public water system. The water lines throughout the home were copper and PEX. Water shutoff valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection. There were no concerns observed in the plumbing supply and distribution.

Plumbing waste lines

The home was connected to a public sewer system. The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The underground drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual home inspection. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home. There were no concerns observed in the plumbing drain waste pipes.

Main water shutoff

The main water shutoff valve for the home was located at the street. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. This is for your information.

Plumbing fixtures and water pressure

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested XXXXXXXXX and found to be pounds per square inch. The typical municipal water pressure is between 60 and 80 psi. The typical well water pressure is 40 psi. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were defects observed in the visible portions of the plumbing system.

The rear outdoor faucet bonnet flange is loose from the house. A loose faucet may eventually break and leak large quantities of water. Have a qualified plumbing contractor reattach the bonnet flange to the structure.



The outside shower faucet leaks at the hot water valve stem. If left, this condition will deteriorate further and

the fixture may fail. Have a qualified plumbing contractor repair as required.



The downstairs hallway bathroom toilet is loose on its mounts. If left, this condition will deteriorate further and the fixture may leak. Have a qualified plumbing contractor repair as required.



Washer/ Dryer

Washer and dryer units are not inspected or operated as part of a standard home inspection. A visual inspection of connections, vents, and visible leaks are made when possible.

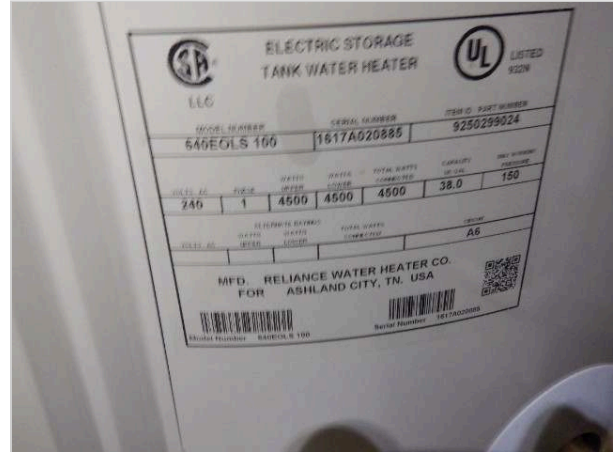


In the storage room, the dryer vent pipe is the flexible ribbed type. This material will catch lint and clog easily. A clogged dryer vent is a fire safety hazard. Have a qualified contractor install 4" galvanized pipe in straight runs with minimal turns.



Water Heater

There was a 38 gallon electric water heater located in the utility closet. The water heater was manufactured by Reliance, and appeared to be 5 years old. Client should note that water temperature greater than 120 degrees presents a scalding/burn concern. A temperature and pressure relief valve (TPRV) is not tested as part of a standard home inspection as leakage from valve can occur from testing. Your safety depends on the presence of a TPRV valve and an overflow leg terminating close to the floor. There were concerns observed with the hot water heater.



This water heater is sitting directly on the floor with no drip pan. In the event of minor leaks a drip pan can protect floors and other structural components and finishes. Recommend having a qualified plumbing contractor install a drip pan here.



In this home, there was no expansion tank installed in the water supply system. The purpose of an expansion tank is to accommodate thermal expansion of water as it heats up in the water heater. If water pressure gets high enough it can damage valves in plumbing fixtures, joints in supply pipes and even the water heater. Have a qualified plumbing contractor install an expansion tank.