

Home Inspection Report



Inspection Date:

Friday, September 14, 2018

Prepared For:

Joe Homeowner

Prepared By:

Sandpiper Home Inspection
755 W Sandpiper Ct
Corolla, NC 27927
2524550410

Report Number:

231

Inspector:

Benjamin Watson

License/Certification #:

4375

Inspector Signature:

Report Overview

Scope of Inspection

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Partly sunny with bits of rain.

Recent Rain

Past 2 days there have been multiple periods of rain.

Ground Cover

Damp

Approximate Age

41 years old.

Receipt/Invoice

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2524550410

Date: Fri. Sep. 14, 2018 9:00

Inspected By: Benjamin Watson

Property Address
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Corolla, NC 27927

Inspection Number: 231

Payment Method:

Client: Joe Homeowner

Inspection	Fee
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Total	\$0.00
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Roof

General

Visibility ☒ All
Inspected From ☒ Roof

Style of Roof

Type ☒ Hip
Pitch ☒ Medium
Roof #1 Type:
 Asphalt
 Layers:
 1 Layer
 Age: 10-15 years

Roof #2 ☒ None
Roof #3 ☒ None

Ventilation System

Type ☒ Roof
Comments Roof

Flashing

Material ☒ Galv/Alum ☒ Rubber
Condition ☒ Marginal
Photos



Flashing for the wood burning stove stack is rusted and has exposed fasteners. Recommend roofing professional repair/replace as needed.



No apron flashing on either of the skylights on the western facing side. Recommend licensed professional repair to prevent moisture intrusion.



Exposed fastener on the vent stack flashing. Recommend licensed professional repair to prevent moisture intrusion.

Valleys

Roof

Condition of Roof Coverings

Roof #1 ☒ **Marginal** ☒ Granules missing ☒ Missing Tabs/Shingles/Tiles ☒ Moss buildup
☒ Recommend roofer evaluate

Roof #2 ☒ N/A

Roof #3 ☒ N/A

Comments Roof coverings appeared overall satisfactory, but will need minor maintenance.

Photos



Moss observed on roof covering, recommend licensed professional remove with a mildewcide to extend useful life of roof covering.

Skylights

Condition ☒ **Marginal**

Comments Skylights were installed improperly - recommend a licensed contractor repair and/or replace

Photos



Skylights have a buildup of pine straw, which promotes moisture intrusion. Recommend removing.



No apron flashing on the top of both western skylights, source for water penetration. Recommend licensed roofer repair.

Plumbing Vents

Condition ☒ **Marginal**

Roof

Plumbing Vents cont.

Comments Vent fasteners visible, recommend licensed professional repair to prevent future moisture intrusion

Photos



Grounds

Service Walks

Material Other: wood

Condition ☒ **Poor** ☒ **Trip hazard**

Photos



Hole in the baseboards outside lower level sink. Trip hazard, recommend repairing by licensed professional. Additional damage of wood walkway in the same area. Repair professional should reevaluate.

Driveway/Parking

Material ☒ Concrete

Condition ☒ **Satisfactory** ☒ Typical cracks

Porch

Stoops/Steps

Material ☒ Wood

Condition ☒ **Marginal** ☒ **Safety Hazard** ☒ Rotted/Damaged

Comments

Photos



Middle railing on north side of stairs has rotted and needs to be replaced.

Grounds

Patio

Deck/Balcony

Material ☒ Wood

Condition ☒ **Marginal** ☒ Wood in contact with soil

Finish ☒ Railing loose ☒ Not Applicable

Comments Damaged wood on deck recommend repair and/or replacement.

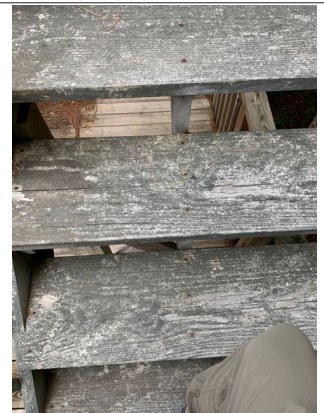
Photos



Pine needles are built up on the north side of the deck. Recommend removal to prolong the life expectancy of The deck.



Railing on steps up to top level deck not securely fashioned. Recommend repair professional repair.



Stair and railings leading to the top level deck have slippery surface buildup. Slip hazard when wet. Recommend having a licensed professional repair/replace.



Handrail missing from south side of crows nest. Railings all around the crows nest are also a safety hazard, as they are not properly supported and are loose. Recommend licensed professional repair/replace.



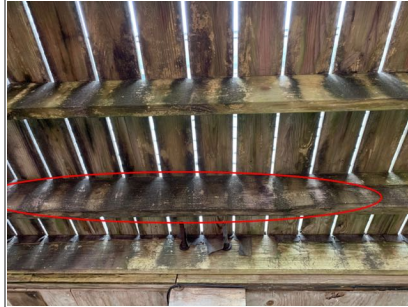
Multiple unfastened balusters around crows nest. Safety hazard. Recommend repair by licensed professional.



Multiple joist hangers throughout the deck system are rusted, and while still functioning, are past their useful lifespan. Recommend replacing by a deck specialist.



Ledger board flashing has deteriorated. Recommend deck specialist re-evaluate for repairs.



Water damage at one or more joists around especially the south and east facing deck system. No rain diverted system has been installed, which is contributing to the joists decay. Recommend deck specialist re-evaluate.



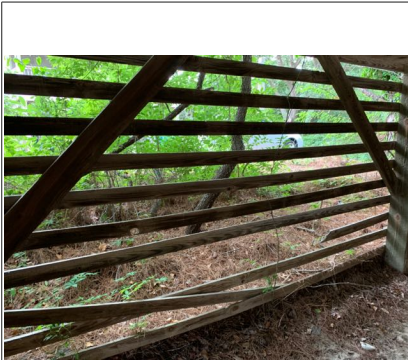
Corrugated pvc installed beneath joists of deck over the outdoor Shower. Excessive buildup of organic material located between pvc and deck, causing breaks in the pvc. It also serves to divert large amounts of water on specific wooden members below, reducing their life expectancy. Recommend repair professional re-evaluate for repair.

Deck/Patio/Porch Covers

Condition ☒ Marginal ☒ Posts/Supports need Repair ☒ Earth to wood contact

Recommend ☒ Metal Straps/Bolts/Nails/Flashing

Photos



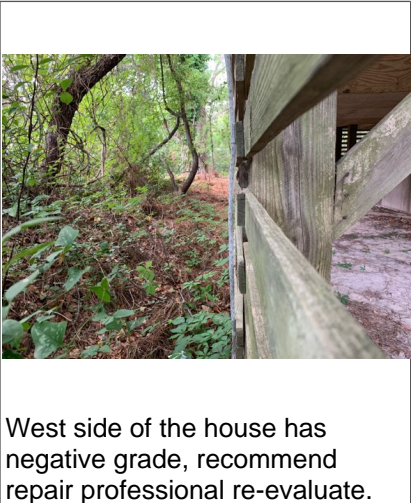
Multiple deck border planks are damaged and/or missing. Many are also in direct contact with the ground, which lessens the useful lifespan.

Fence/Wall

Landscaping affecting foundation

Negative Grade ☒ West ☒ North ☒ Trim back trees/shrubberies

Photos



Retaining wall

Hose bibs

Operable ☒ No

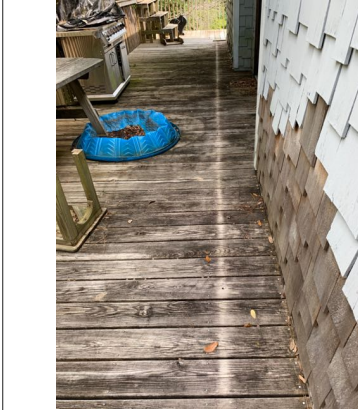
Comments Unable to inspect hose bibs, no water flow present. Unable to verify if there is a problem with piping going to hose bibs, or if the water was turned of to them.

Exterior

Chimney(s)

Gutters/Scuppers/Eavestrough

Photos



Not having a water diversion system, resulting in staining of the wood and potential cause of damage for the wood siding.

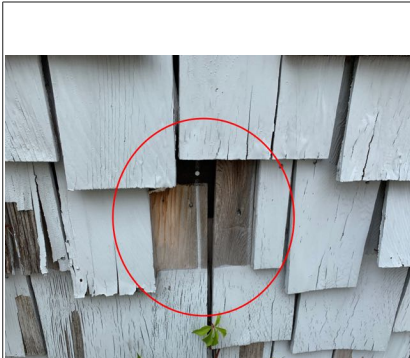
Siding

Material ☒ Wood ☒ Peeling paint ☒ Wood rot ☒ Loose/Missing/Holes

Condition ☒ **Poor**

Comments Siding had some damage, recommend repairing/replacing damaged sections

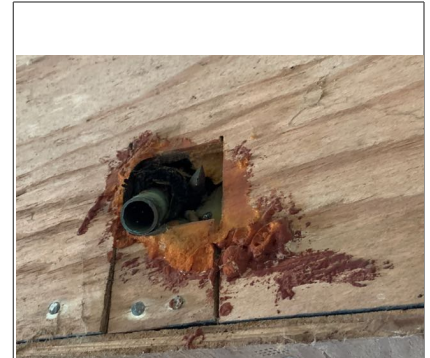
Photos



Multiple spots of missing shingles throughout the siding. Recommend siding professional re-evaluate siding.



Vacuum port no longer in use.



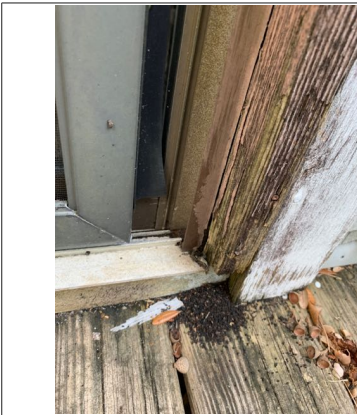
Open entry spot into the storage room, on the western side of the carport siding. Recommend repair professional repair to restrict animals from possible entry.



Multiple spots of foam sealant that is passed its useful lifespan. Recommend licensed professional repair/replace as needed throughout the underside of the home.

Trim

Material ☒ Wood ☒ Damaged wood
Condition ☒ Poor
Photos



Trim around west facing slider door damaged, refined. Repair/replace by a licensed professional.



Damage at the base of multiple pieces of trim throughout the exterior. Recommend repair professional repair as needed

Soffit

Comments

Fascia

Material ☒ Wood ☒ Damaged wood
Condition ☒ Poor

Flashing

Caulking

Condition ☒ Satisfactory

Windows/Screens

Comments (null)

Exterior

Storms Windows

Slab-On-Grade/Foundation

Foundation Wall Other: Pilings ☒ Wood

Condition ☒ Satisfactory

Concrete Slab ☒ Satisfactory

Service Entry

Location ☒ Underground

Condition ☒ Satisfactory

Exterior receptacles ☒ Yes Operable: ☒ Yes Condition: ☒ Satisfactory

GFCI present ☒ No Operable: ☒ Yes ☒ Safety Hazard ☒ Recommend GFCI Receptacles

Comments There is no GFCI (ground fault circuit interrupter) protection for any outside receptacles . For an increased margin of safety, i recommend the installation of a GFCI receptacle.

Building(s) Exterior Wall Construction

Type ☒ Framed

Condition ☒ Satisfactory

Comments The framing was satisfactory in the storage room area.

Unable to inspect and comment on the framing on the main floor, as wall coverings prohibited view.

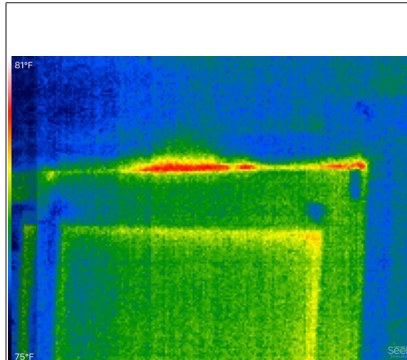
Exterior Doors

Main Entrance Weatherstripping: ☒ Poor Door condition: ☒ Marginal

Photos



Storage room door is delaminating and showing signs of moisture staining organism. Recommend repair professional re-evaluate.



Damaged weatherstripping at the top of the front door. Recommend repair by a licensed professional to ensure efficiency of the building envelope.

Exterior A/C - Heat pump #1

Unit #1 Location: East side exterior

Brand:
American Standard

Model #: 4twr3036A1000aa

Exterior

Exterior A/C - Heat pump #1 cont.

Unit #1 cont. Serial #: 73031uu1F

Approximate Age: 12 years

Condition ☒ Marginal

Energy source ☒ Electric

Unit type ☒ Heat pump

Outside Disconnect ☒ Yes Maximum fuse/breaker rating (amps): 35
Fuses/Breakers installed (amps): 30

Level ☒ Yes

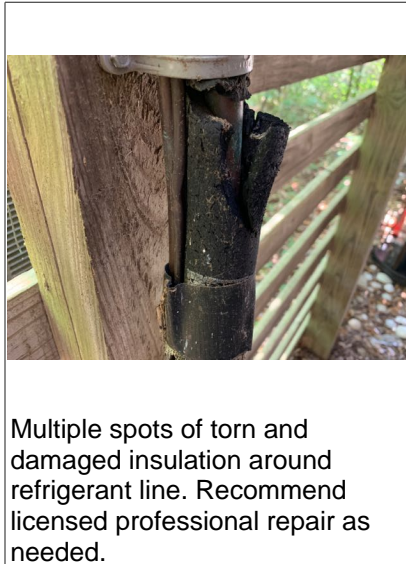
Condenser Fins ☒ Need cleaning

Insulation ☒ Yes

Improper Clearance (air flow) ☒ Yes

Comments Outside condenser unit coils dirty recommend cleaning.

Photos



Exterior A/C - Heat pump #2

Unit #2 ☒ N/A

Exterior Photos



Fascia board damage at E side of the house. Recommend licensed professional repair/replace as needed.



Active moisture location detected at the southern end of the carport ceiling. There is an access to this exact spot cut out of the ceiling, suggesting prior issues in this area. Recommend licensed repair professional re-evaluate.

Garage/Carport

Type

Type ☒ Carport

Photos



Rusted junction box at underside of carport ceiling, recommend licensed electrician replace.

Automatic Opener

Safety Reverse

Roofing

Gutters/Eavestrough

Siding

Trim

Floor

Sill Plates

Overhead Door(s)

Exterior Service Door

Electrical Receptacles

Fire Separation Walls & Ceiling

Kitchen

Countertops

Condition ☒ Satisfactory

Photos



Underneath the sink and around the southern edge on the base of the cabinets, there is water staining that doesn't currently have any moisture. Unable to determine what was the original cause.

Cabinets

Condition ☒ Satisfactory

Plumbing

Faucet Leaks ☒ No

Pipes leak/corroded ☒ Yes

Sink/Faucet ☒ Satisfactory

Functional drainage ☒ Satisfactory

Functional flow ☒ Satisfactory

Photos



S trap is being used at the kitchen sink. Known to be problematic. Recommend plumber replace.



Staining observed underneath the sink base floor. Water drainage tested and no evidence of an active leak at this time. Also no moisture observed on the floor.

Kitchen

Walls & Ceiling

Condition ☒ Satisfactory

Heating/Cooling Source

☒ Yes

Floor

Condition ☒ Sloping

Photos



Floor is sloping towards the SE corner of the kitchen. Unable to determine cause, however there was dry water staining in the corner behind the refrigerator. Recommend licensed professional re-evaluate.

Appliances

Disposal Operable: ☒ Yes

Oven Operable: ☒ Yes

Range Operable: ☒ Yes

Dishwasher Operable: ☒ Yes

Trash Compactor ☒ N/A

Exhaust fan Operable: ☒ Yes

Refrigerator Operable: ☒ Yes

Microwave Operable: ☒ Yes

Dishwasher airgap ☒ No

Dishwasher drain line looped ☒ No

Receptacles present ☒ Yes Operable: ☒ Yes

GFCI ☒ Yes Operable: ☒ Yes

Open ground/Reverse polarity: ☒ No

Photos



Drain line is not looped,
recommend repair by licensed
professional to prevent cross
contamination from sink to the
dishwasher.

Laundry Room

Laundry

Pipes leak ☒ Not Visible

Cross connections ☒ No

Heat source present ☒ No

Room vented ☒ Yes

Dryer vented ☒ Wall

Electrical Open ground/reverse polarity: ☒ No

GFCI present ☒ Yes Operable: ☒ No

Appliances ☒ Washer ☒ Dryer ☒ Water heater

Washer hook-up lines/valves ☒ Corroded

Bathroom

Bath

Location Master bath
Sinks Faucet leaks: ☒ No Pipes leak: ☒ No
Tubs ☒ N/A
Showers Faucet leaks: ☒ No Pipes leak: ☒ No
Toilet Bowl loose: ☒ No Operable: ☒ Yes ☒ Cracked bowl
Whirlpool ☒ No GFCI: ☒ Yes
Shower/Tub area Other: tile Condition: ☒ Satisfactory ☒ Poor
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ Yes ☒ Walls
Doors ☒ Marginal
Receptacles present ☒ Yes Operable: ☒ Yes
GFCI ☒ Yes
Open ground/Reverse polarity ☒ No
Heat source present ☒ Yes
Exhaust fan ☒ Yes Operable: ☒ Yes
Comments Toilet handle is operable, but is not properly installed. Recommend repair By licensed professional to ensure toilets sustainable use.

Main door is difficult to close and reopen. Recommend rapid professional re-evaluate.

Photos



Caulk/grouting needed to prevent moisture intrusion. Recommend licensed professional repair/replace.

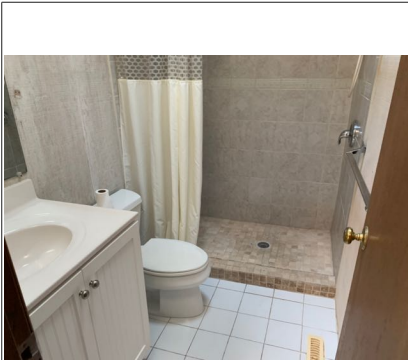


Water damage at wood trim around skylight. Active water detected within wood. This coincides with the lack of apron flashing observed on the roof around the skylight. Recommend licensed roofer repair.

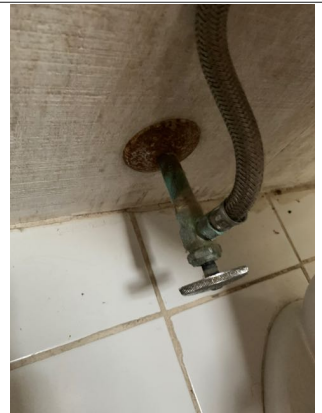
Bathroom (1)

Bath

Location NW bathroom
Sinks Faucet leaks: ☒ No Pipes leak: ☒ No
Tubs ☒ N/A
Showers Faucet leaks: ☒ No Pipes leak: ☒ Not Visible
Toilet Bowl loose: ☒ No Operable: ☒ Yes
Whirlpool Operable: ☒ Yes GFCI: ☒ Yes
Shower/Tub area Other: tile Condition: ☒ Satisfactory Caulk/Grouting needed: ☒ No
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Satisfactory
GFCI ☒ Yes Operable: ☒ Yes
Heat source present ☒ Yes
Exhaust fan ☒ Yes Operable: ☒ Yes
Photos



Stopper does not operate in the sink. Recommend repair by licensed professional.



Corrosion at the water supply piping for the toilet. Recommend licensed professional repair/replace as needed.

Room

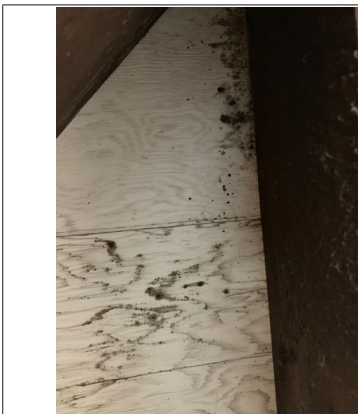
Room

Location SW
Type MASTER BEDROOM
Walls & Ceiling ☒ Marginal
Moisture stains ☒ Yes
Floor ☒ Satisfactory
Ceiling fan ☒ Recommend repair/replace
Electrical Switches: ☒ Yes Receptacles: ☒ Yes
Heating source present ☒ Yes
Doors ☒ Satisfactory
Windows ☒ Marginal ☒ Broken/Missing hardware
Comments

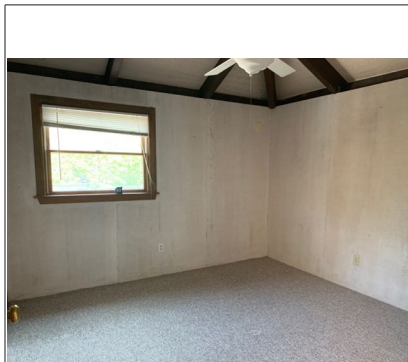
Ceiling fan is wobbling, recommend repair.

Window blind doesn't operate properly. Recommend repair/replace by a licensed professional

Photos



Organic growth observed on ceiling between beams. Recommend licensed professional re-evaluate.



Room (1)

Room (2)

Room

Location NE

Type BEDROOM

Walls & Ceiling ☒ Satisfactory

Floor ☒ Satisfactory

Electrical Switches: ☒ Yes Receptacles: ☒ Yes

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Water staining observed. Not currently holding any moisture at this time. Recommend monitoring, as siding at that spot on the exterior siding has recently been replaced.



Missing cover plate for Ethernet cable jack. Safety hazard, recommend repair by licensed electrician.



Interior

Fireplace

Location(s) Living room

Type ☒ Solid fuel burning stove

Material ☒ Metal (pre-fabricated)

Miscellaneous Operable: ☒ Yes

Damper modified for gas operation ☒ N/A

Hearth extension adequate ☒ Yes

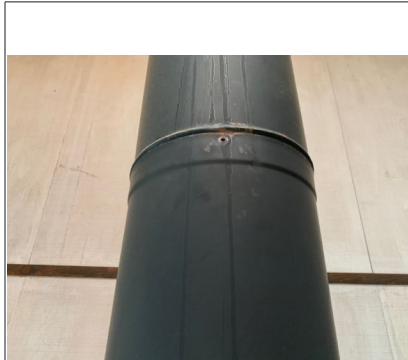
Mantel ☒ N/A

Physical condition ☒ Marginal ☒ Recommend having flue cleaned and re-examined

Photos



Exhaust stack has rusting throughout. Recommend licensed roofer re-evaluate.



Wood burning stove exhaust is not properly attached, missing screws to attach each segment of pipe. Safety hazard. Recommend licensed professional repair/replace as needed.

Stairs/Steps/Balconies

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present Operable: ☒ Yes ☒ Safety Hazard

CO Detector ☒ Not Present ☒ Safety Hazard

Comments Smoke detector present in living room. It is recommend that a licensed professional install smoke detectors in each bedroom, the kitchen, and the storage room on the ground level (where the mechanical systems are operating).

Attic/Structure/Framing/Insulation

Access ☒ No Access

Access limited by:

Vaulted ceiling throughout the home, no attic to observe.

Structural problems observed ☒ No

Ceiling joists ☒ Not Visible

Evidence of condensation ☒ No

Evidence of moisture ☒ No

Evidence of leaking ☒ No

Interior

Attic/Structure/Framing/Insulation cont.

Electrical ☒ No apparent defects

Comments Unable to view the insulation and or anything between the ceiling and the attic because of the ceiling style.

Plumbing

Water service

Water entry piping ☒ Copper/Galv.

Lead other than solder joints ☒ No

Visible water distribution piping ☒ Copper ☒ PEX Plastic

Condition ☒ Satisfactory

Flow ☒ Satisfactory

Pipes Supply/Drain Cross connection: ☒ No

Drain/Waste/Vent pipe ☒ ABS

Condition ☒ Satisfactory

Support/Insulation Type:

Traps proper P-Type ☒ Yes

Fuel line ☒ N/A

Condition ☒ N/A

Main fuel shut-off location

Well pump

Sanitary/Grinder pump

Water heater #1

General Brand Name: Ruud

Capacity: 50 gallons

Approx. age: 10 years old

Type ☒ Electric

Combustion air venting present ☒ N/A

Seismic restraints needed ☒ No

Relief valve ☒ Yes Extension proper: ☒ No

Vent pipe ☒ N/A

Condition ☒ Satisfactory

Comments No disconnect visible the water heater. Recommend electrician install to ensure safety when operating device.

Photos



Temperature pressure relief valve doesn't terminate within 4" of the ground. Recommend plumber repair.



Rusting at the base of the water heater. Have plumber re-evaluate before closing agreement.



No handle for operating the discharge valve. Recommend plumber repair.

Water heater #2

Water softener

Electric/Cooling System

Main panel

Sub panel(s)

Evaporator Coil Section Unit #1

General ☒ Central system

Secondary condensate line/drain Present: ☒ Yes

Evaporator Coil Section Unit #2

General ☒ Central system

Location: Storage room, ground floor

Age: 6 years

Evaporator coil ☒ Not Visible

Refrigerant lines ☒ Insulation missing

Condensate line/drain ☒ To exterior

Secondary condensate line/drain Present: ☒ No Needed: ☒ No

Operation Differential: 20 degrees

Condition ☒ Satisfactory

Comments Unable to inspect the evaporator coil, couldn't see it from the removable access panel. Recommend licensed HVAC technician re-evaluate.

Insufficient insulation on storage room ceiling, multiple spots have exposed sheathing visible from the floor above. Recommend licensed professional re-evaluate insulation system.

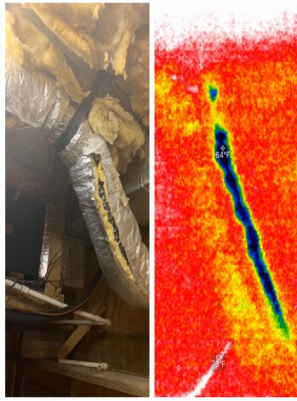
Photos



Condensate drain line is discharging too close to the house, causing damage to the siding of the north side of the storage room exterior. Recommend plumber repair.



Improperly sealed flex duct connection. Recommend licensed professional repair to achieve intended efficiency.



Duct insulation is damaged. Recommend licensed professional repair to achieve full efficiency of the duct.



Flex duct is crimped in multiple places throughout the storage room area. This restricts airflow and increases air friction. Recommend licensed professional re-evaluate and repair as needed for the visible flex duct in the storage room area.



Not properly supported flex duct work. flex duct should be secured every 4ft, and without having an extreme or bent direction. This flex duct is not supported within 4ft, and bends at an angle that restricts airflow. Recommend licensed professional repair as needed.



Insulation has fallen from multiple areas throughout the storage room ceiling. Recommend repair to



Missing insulation around the air handler, recommend licensed professional repair.



Exposed wires in front of the air handler. Safety hazard, recommend licensed electrician put in a junction box.



Evaporator cool fins have a buildup of debris. Recommend licensed HVAC professional clean to ensure system runs as intended.

Living Room

Living Room

Location Central living area

Walls & Ceiling ☒ Marginal

Moisture stains ☒ No

Floor ☒ Marginal ☒ Squeaks ☒ Slopes

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes Receptacles: ☒ Yes Open ground/Reverse polarity: ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

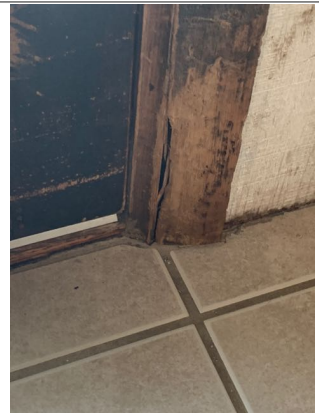
Photos



Cracked register on the southern side of the living room.



Exposed wiring at the southern wall above the main door. Recommend licensed electrician repair.



Damaged wood trim around the front door. Recommend repair as needed.



Organic growth around the skylight. Recommend a licensed specialist re-evaluate.

Living Room Photos



Organic growth around the skylight.
Recommend licensed professional
re-evaluate.

Dining Room

Dining Room

Heating System

Heating system

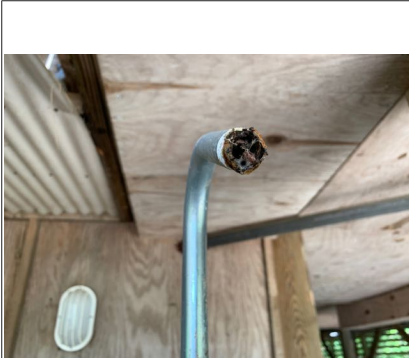
Boiler system

Other systems

Outdoor Shower

Outdoor Shower Condition

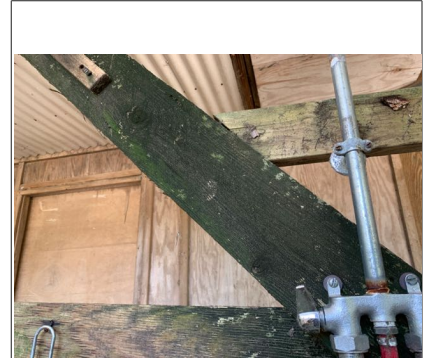
Photos



Missing shower head.
Recommend replacing for
intended proper usage.



Damage to wood siding around
the shower area. Recommend
replacing for proper intended use.



Harmful organic growth at
multiple spots on the interior of
the of the shower enclosure.
Recommend repair/replace as
needed by a licensed
professional.