JGA Inspection Services LLC

Email: jalexander3@nc.rr.com
Phone: (910) 987-4246
516 Aurora St. Stedman, NC 28391

Property Inspection Report

Client(s): NC Modernist Houses
Property address: 2614 Morganton Rd
Fayetteville NC
Inspection date: Wednesday, November 20, 2013

This report published on Wednesday, November 20, 2013 2:49:52 PM EST

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Major Defect	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Wood Destroying Organism Concerns

Concerns relating to wood destroying organisms are shown as follows:

Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at http://www.reporthost.com/glossary.asp

General information

Inspector: Jim Alexander NCHIL#2792
Structures inspected: Whole house
Type of building: Single family
Age of building: 62 yrs
Inspection Fee: $450.00
Payment method: Invoiced
Present during inspection: Property owner(s), Realtor(s)
Occupied: No, but furnishings and stored items are present
Weather conditions: Partly cloudy
Temperature: Cold
Ground condition: Dry
Front of structure faces: South
Main entrance faces: South
Foundation type: Unfinished basement, Slab on grade
The following items are excluded from this inspection: Security system

---

1) ***Safety, Repair/Replace*** - This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html

---

2) ***Safety, Comment*** - Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- The Environmental Protection Association (http://www.epa.gov)
- The Consumer Products Safety Commission (http://www.cpsc.gov)

- The Center for Disease Control (http://www.cdc.gov)

---

3) *Repair/Replace, Evaluate* - Evidence of one or more possible abandoned underground oil tanks was found (vent pipe, metal supply lines, etc.). The client(s) should determine if underground oil tank(s) exist on this property, and if tank(s) have been removed or legally decommissioned.

If the tank(s) haven't been decommissioned or removed, then the client(s) may be liable for decommission and/or cleanup of contaminated soil in the future. Recommend the following:

- Have any non-decommissioned, abandoned underground oil tanks legally decommissioned or removed as necessary.
- Have the soil tested for oil contamination.
- Have contaminated soil removed as necessary

Photo 43

---

4) *Comment* - Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Many areas couldn't be evaluated.

---

5) *Comment* - The natural gas service was turned off. As a result, some appliances such as water heater(s), forced air furnace(s), gas fireplace(s), stove(s), range(s) and/or gas supply lines weren't fully evaluated. The inspector was unable to test for gas leaks.

---

6) *Comment* - The water service wasn't turned on during the inspection. As a result, plumbing supply, drain and waste lines, fixtures, and some appliances such as water heaters weren't fully evaluated.

---

7) *Comment* - Electricity was not available during the inspection (service turned off or not fully installed, main disconnect tripped, etc.). As a result, branch circuit wiring, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as water heaters, forced air furnaces, heat pump or air conditioning units, and kitchen appliances weren't fully evaluated.

Exterior

Footing material: Not visible
Foundation material: Poured in place concrete, Brick
Apparent wall structure: Wood frame, Concrete block
Wall covering: Wood panels, Brick veneer
Driveway material: Poured in place concrete
Sidewalk material: Paving stones
Exterior door material: Solid core wood

---

8) *Safety, Repair/Replace, Evaluate* - One or more sections of wiring that weren't terminated were found around the house at old light fixtures. This is a potential safety hazard due to the risk of shock. A

qualified electrician should evaluate and repair as necessary. For example, cutting the wire to length and terminating the wire with wire nuts in a securely anchored, covered, properly sized junction box.

Photo 4

Photo 5

Photo 16

Photo 21

---

9) ***Safety, Repair/Replace*** - One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Photo 42

---

10) ***Repair/Replace, Evaluate , Damage*** - Rot was found in one or more areas on soffit boards above

the back door. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.

Photo 6

---

11) ***Repair/Replace, Evaluate , Damage*** - Rot was found in one or more areas on fascia boards. It appears that the damage was from past roof leaks A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.

Photo 2

Photo 3

Photo 12

Photo 24

---

12) ***Repair/Replace, Evaluate*** - The back storage room door and frame are damaged from age and

weather. A qualified contractor should evaluate and repair such as replacing the door frame and sealing around the door.

Photo 13

Photo 14

---

13) ***Repair/Replace, Evaluate*** - The back section of the side storage rooms is damaged from age and moisture. Recommend having a qualified contractor evaluate and replace all damaged wood.

Photo 15

Photo 23

---

14) ***Repair/Replace*** - One or more soffit vent screens are missing and/or deteriorated. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing.

Photo 18 **Photo 22**

---

15) *Repair/Replace* - There are several corners of the house that have windows butted together and sealed with caulk. Caulk is a temporary fix and a qualified contractor should evaluate and fix the design flaw.

Photo 19

---

16) *Repair/Replace* - The back exterior door is damaged and a qualified contractor should replace the door.

Photo 7

---

17) *Repair/Replace* - Because of the design of the house there are areas where the roof water is flowing of the flat roofs and down to window sills and veneered areas. Splashing water back toward wood framed areas can damage building components. The clients may want to have gutters installed.

Photo 11

Photo 17

---

18) ***Repair/Maintain*** - Soil is in contact with or less than six inches from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Soil should be graded and/or removed as necessary so there are at least six inches of space between the siding and trim and the soil below.

Photo 20

Photo 39

---

19) ***Repair/Maintain*** - Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

---

20) ***Maintain*** - The exterior finish in some areas is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.

Photo 40

---

21) ***Comment*** - A back sun room window is missing. The clients may want the window replaced.

Photo 10

Roof

Roof inspection method: Traversed
Roof type: Shed, Flat
Roof covering: Asphalt or fiberglass composition shingles Rubber membrane
Estimated age of roof: 5-7 yrs Flat roof, & 20 shed roof
Gutter & downspout material: None
Roof ventilation: Unable to determine (no access to attic spaces)

---

22) ***Major Defect, Evaluate*** - The shed roof surface material appears to be near the end of its service life and will likely need replacing in the near future, even with repairs. The client(s) should budget for a replacement roof surface, and may want to have a qualified roofing contractor evaluate and attempt to issue a "5 year roof certificate".

---

23) ***Repair/Replace, Evaluate*** - One or more sections of flashing at the base of the chimney are deteriorated and/or substandard. Leaks may occur as a result. A qualified roofing contractor should evaluate and repair as necessary.

Photo 44

---

24) ***Repair/Replace, Evaluate*** - One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

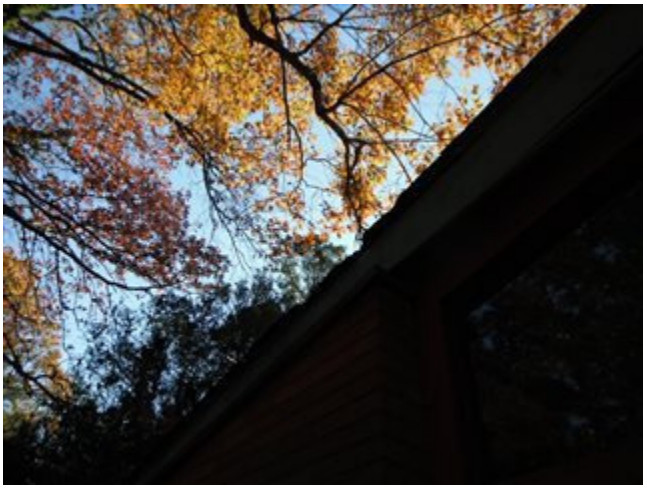

Photo 41

---

25) ***Repair/Replace, Evaluate*** - Standing water was found on the flat roof. It should evaporate within 48 hours after it rains. If standing water remains after 48 hours, then the roof installation is likely substandard. A qualified roofing contractor should evaluate and repair if necessary to prevent prolonged standing water.

Photo 38

---

26) *Maintain, Monitor* - One or more roof surface sections slope down towards flat roof surface sections. Debris such as leaves or needles are more likely to accumulate in this area than rest of the roof. Leaks may occur as a result. Recommend monitoring such areas for accumulated debris in the future and cleaning as necessary.

---

27) *Maintain* - Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. Leaks may occur as a result. Debris should be cleaned from the roof now and as necessary in the future.

Photo 33

---

28) *Maintain* - Moss is growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. This is a conducive condition for wood destroying insects and organisms. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically. For information on various moss treatment products and their pros and cons, visit http://bryophytes.science.oregonstate.edu/page24.htm

Photo 35

---

29) *Maintain* - Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.

Photo 37

---

30) ***Comment*** - The roof was partially obscured by accumulated debris and couldn't be fully evaluated.

---

31) - There are damaged ceiling areas under the roof where the shed roof connects to the flat roof. It appears that the transition area was not sealed properly and leaks have occured. Recommend having a roofing contractor evaluate and repair

Photo 28

Photo 36

Electric service

Primary service type: Overhead
Primary service overload protection type: Circuit breakers, Fuses
Service amperage (amps): 200
Service voltage (volts): 3 phase, 4 wire, 120/208
Location of main service switch: Laundry room
Location of main disconnect: Side of panel
Service entrance conductor material: Copper
System ground: Ground rod(s) in soil, Cold water supply pipes
Main disconnect rating (amps): 200
Branch circuit wiring type: Copper, Aluminum multi-strand
Solid strand aluminum branch circuit wiring present: No
Smoke detectors present: No

---

32) ***Safety, Major Defect, Repair/Replace, Evaluate*** - The main service panel uses older style fuses. This type of fuse allows anyone to install incorrectly rated fuses, possibly resulting in damage to wiring.

Based on the age and/or appearance of the panel(s) using fuses, and/or deterioration of the panels or components inside, recommend having a qualified electrician replace this panel with a modern panel and circuit breakers. If the panel isn't replaced, then a qualified electrician should evaluate and make repairs as necessary.

Photo 29

---

33) ***Safety, Repair/Replace*** - The service drop wires are in contact with trees or vegetation. Recommend having a qualified tree service company or arborist prune or remove trees as necessary to prevent straining or abrading the service drop wires.

---

34) ***Safety, Minor Defect*** - One or more knockouts have been removed inside the main service panel where no wires and bushings are installed, and no cover(s) have been installed to seal the hole(s). This is a safety hazard due to the risk of fire. A qualified electrician should install knockout covers where missing.

Photo 31

---

35) ***Safety, Minor Defect*** - One or more screws are missing from the main service panel cover and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

Water heater

Estimated age: 12 yrs
Type: Tank
Energy source: Electricity

Capacity (in gallons): 80
Manufacturer: Rheem
Model: 81V80D

---

36) ***Safety, Repair/Replace*** - The covers over the thermostats and elements are missing on the water heater. This is a shock hazard and a plumbing contractor should install protective covers.

---

37) ***Major Defect, Comment*** - The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

---

38) ***Repair/Replace, Evaluate*** - Corrosion was found in one or more areas on the water heater. The water heater may be failing. A qualified plumbing contractor should evaluate and replace or repair water heater if necessary.

Photo 26

Heating and cooling

Estimated age: 15 yrs
Primary heating system energy source: Electric
Primary heat system type: Heat pump
Primary A/C energy source: Electric
Primary Air conditioning type: Split system, Heat pump
Distribution system: Sheet metal ducts
Manufacturer: Bryant
Filter location: Behind return air grill

Plumbing and laundry

Location of main water meter: Front yard
Location of main fuel shut-off: Gas meter in front yard
Water service: Public
Service pipe material: Not visible
Supply pipe material: Copper, Polybutylene Pex
Vent pipe material: Galvanized steel, Cast iron
Drain pipe material: Plastic, Galvanized steel, Cast iron
Waste pipe material: Not visible

---

39) ***Safety, Repair/Replace*** - The mechanical venting device for the kitchen sink and laundry room is broken. This can allow sewer gas into the house and a plumbing contractor should replace the damaged device.

Photo 32

---

40) ***Safety, Comment*** - Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply.

For more information visit:
http://www.cpsc.gov/CPSCPUB/PUBS/5056.html
http://www.epa.gov/safewater/lead/index.html

---

41) ***Evaluate, Monitor, Comment*** - Polybutylene plumbing supply lines (PB) are installed in this house. PB was used as water distribution piping in many homes built from the mid 1980s until the mid 1990s. The piping and associated fittings have had a failure rate and subsequent leakage sufficient to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. The piping in this house has Brass/Copper fittings. You may wish to have the plumbing system evaluated by a licensed plumbing contractor.

---

42) ***Comment*** - A sump pump is installed on the premises in the basement. This may indicate that water accumulates inside or below the structure. Recommend asking the property owners how often the sump pump operates and for how long at different times of the year. Also, the clients should be aware that the service life of most sump pumps is between five and seven years, and that the pump may need replacing soon depending on its age and how much it operates.

Fireplaces, woodstoves and chimneys

Fireplace type: Masonry
Chimney type: Masonry

---

43) ***Safety, Repair/Replace, Evaluate*** - A significant amount of creosote (1/8 inch or more) is visible in the fireplace flue. A qualified chimney service contractor should inspect, clean, and repair if necessary now and annually in the future.

---

44) ***Safety, Repair/Replace, Evaluate*** - A significant amount of creosote (1/8 inch or more) is visible in the woodstove flue. A qualified chimney service contractor should inspect, clean, and repair if necessary now and annually in the future.

---

45) ***Safety, Repair/Replace, Evaluate*** - The inspector was unable to determine if the woodstove and flue are installed safely, and in accordance with the manufacturers' specifications. The manufacturer's

information label(s) were illegible and/or missing. Recommend having a qualified stove and/or chimney service contractor evaluate to determine if the woodstove and flue are in installed in accordance with the manufacturers' specifications, and make repairs and/or modifications if necessary.

---

46) ***Safety, Repair/Replace*** - One or more chimney flues do not have a screened cover installed. Screened covers prevent the following:

- Fire hazard from wood fire sparks and embers exiting flues
- Wildlife (birds, rodents, raccoons, etc.) entering flues
- Rainwater entering flues and mixing with combustion deposits, creating caustic chemicals which can corrode flues
- Rainwater entering flues and causing damage to terracotta flue tiles from freeze-thaw cycles

A qualified chimney service contractor should install screened cover(s) where missing. Screens should have holes 1/4 inch or larger.

Photo 34

---

47) ***Repair/Replace, Evaluate*** - The masonry chimney crown is deteriorated (cracked or broken) and needs repairs or replacement. The crown is meant to keep water off of the chimney structure. The chimney can be damaged by wet masonry going through freeze-thaw cycles. A properly constructed chimney crown should:

- Be constructed using either pre-cast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2-1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), and this gap should be filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

A qualified chimney service contractor or mason should evaluate and repair or replace the crown as necessary.

Basement

Pier or support post material: Masonry
Beam material: Not visible
Floor structure above: Not visible

---

48) ***Safety, Repair/Replace, Evaluate*** - Non-metallic sheathed wiring is routed in one or more areas so it is subject to damage, such as on wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it and/or it being repeatedly moved. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary. For example, rewire using conduit, or re-routing through wall cavities.

Photo 27

---

49) ***Safety, Repair/Replace, Comment*** - Trip hazard(s) exist at stairs due to non-uniform riser heights. Standard building practices call for riser heights not to vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should evaluate and repair or replace stairs so all riser heights are within 3/8 inch of each other.

---

50) ***Safety, Repair/Replace, Comment*** - Stairs are unsafe due to a non-standard configuration, such as too-high riser heights and/or too-narrow tread depths. Standard building practices call for riser heights not to exceed eight inches and tread depths to be at least nine inches but preferably 11 inches. Riser heights should not vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should repair or replace stairs so they conform to standard building practices.

---

51) ***Safety, Repair/Replace*** - One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Kitchen

---

52) ***Repair/Replace, Evaluate*** - The dishwasher drain line is not configured with a "high loop". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

---

53) ***Comment*** - One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.

Interior rooms

---

54) ***Safety, Repair/Replace, Evaluate*** - One or more open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

---

55) ***Safety, Repair/Replace*** - No smoke alarms are visible. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices (functioning one exists in hallways leading to bedrooms, and in each bedroom, etc.). For more information, visit http://www.cpsc.gov/cpscpub/pubs/5077.html

---

56) ***Safety, Repair/Replace*** - One or more bedroom windows have inadequate egress in the event of a fire due to the opening size being too small and/or being unable to open. Bedroom windows should be easy to open, stay open by themselves, and have:

- A minimum width of opening of 20 inches
- A minimum height of opening of 24 inches
- A minimum net clear opening of 5.7 square feet (5 square feet for ground floor).

Recommend having a qualified contractor make modifications as necessary, such as moving or replacing window(s) to comply with these recommendations. For more information, visit http://www.taunton.com/finehomebuilding/pages/h00100.asp

---

57) ***Repair/Replace, Evaluate*** - Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to roof leaks. A qualified contractor should evaluate and repair as necessary.

Photo 25

---

58) ***Repair/Replace, Evaluate*** - Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

Photo 8

Photo 9

---

59) ***Repair/Replace*** - All of the air supply registers are missing. The air flow cannot be controlled as a result. Registers should be installed where missing.

---

60) ***Repair/Replace*** - One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

---

61) ***Repair/Replace*** - Glass in one or more windows is broken. A qualified contractor should replace glass where necessary.

---

62) ***Evaluate*** - There is a large crack in the kitchen masonry wall above the laundry room door. The crack could be from settlement or there could be structural issues at this location. Recommend having a structural engineer evaluate.

Photo 30

The inspection was in accordance with the "standards and practice and the code of ethics" of the NC Home Inspector Licensure Board. The inspection was visual in nature and not technically exhaustive. The inspector did not dismantle and/or move equipment, systems, furniture, appliances, floor covers, finished surfaces or components, personal property or other items to conduct this inspection. The inspection and report are not a guarantee or warranty that the items inspected are defect free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection, or are hidden from a general visual inspection.