

Jeffrey Mathis Inspection Service



502 Wharton St.
Washington, NC

Prepared for: Dustin Jernigan

Prepared by: Jeffrey Mathis Inspections
163 Pond Lane
Grimesland, NC 27837
163 Pond Lane
Grimesland, NC

Jeffrey Mathis Inspections

18:56 July 01, 2015

Dustin Jernigan
502 Wharton St.
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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 502 Wharton St.
City Washington State NC Zip 27889
Contact Name Amanda Hightower, United Realty

Client Information

Client Name Dustin Jernigan
Client Address 1119 Bull Hill Rd.
City Windsor State NC Zip 27903

Inspection Company

Inspector Name Jeffrey Mathis
Company Name Jeffrey Mathis Inspections
Address 163 Pond Lane
City Grimesland State NC Zip 27837
Phone 714-1809 Fax n/a
E-Mail jeffreymathis@embarqmail.com
Amount Received \$300.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 46 yrs. Entrance Faces Street
Inspection Date 7-1-15
Start Time 3:30 End Time 5:30
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 90
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single Family Garage None
Sewage Disposal Septic How Verified Visual Inspection
Water Source City How Verified Visual Inspection

General Information (Continued)



Inspection Agreement

Inspector Name: Jeffrey Mathis
Company Name: Jeffrey Mathis Inspections
Address: 163 Pond Lane
City State Zip: Grimesland, NC 27837

Client Name: Dustin Jernigan
Address: 1119 Bull Hill Rd.
City, State Zip: Windsor, NC 27903

Property Address: 502 Wharton St.
City State Zip: Washington, NC 27889

InsThe Standards of Practice of the North Carolina Home Inspection Licensure Board require all inspectors to obtain a signed agreement from their clients prior to beginning the inspection. Please assist me in conforming to state law by thoroughly reading this agreement and signing. Thank you for your cooperation.

Agreement

This company agrees to conduct an inspection at the above location for the purpose of informing the client of major deficiencies in the condition of the property. It is not meant to be a technically exhaustive evaluation. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the client.

The written report will include the following:

- structural conditions
- general interior, including walls, ceilings, floors, windows, insulation, and ventilation
- electrical, plumbing, water heater, heating and air conditioning
- kitchen and appliances
- general exterior, including roofs, gutters, chimney, drainage, and grading
- quality condition and life expectancy of major systems

It is understood and agreed that this inspection will be of readily and safely accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection. Equipment and systems will not be dismantled. Utilities will not be turned on.

Inspection Agreement (Continued)

Maintenance and other items may be discussed but are not a part of the inspection.

This report is not a compliance inspection or a certification of past or present governmental codes or regulations.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances or environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, and water or airborne hazards. We may offer or can arrange for appropriate testing as needed. Also excluded are swimming pools, wells, septic systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment other than smoke detectors and CO detectors, and security systems. The presence of rodents, termites and other pests should be evaluated by a qualified pest contractor. If we recognize an issue regarding any of the above, we will apprise the client appropriately.

Inspectors's Liability

The inspector will not be responsible for any errors and omissions unless proven to be the result of gross negligence of the said Standards of Practices of the N.C. Home Inspector Licensure Board (a copy is available upon request)

Any claim must be presented within 30 days of the date of the inspection.

The total cost of the repairs must exceed \$250.00

The repairs in question must not have been performed by another company.

Clients Claims

It is understood and agreed that should the company and/or its agents or employees be found liable or any loss or damages resulting from a failure to perform its obligations, including to, but not limited to negligence, breach of contract, or otherwise, the liability of the company shall be limited to the sum equal to the amount of the fee paid by the customer for the inspection and report.

Terms

The agreed upon fee is due and payable at the time of the inspection. That fee may be deferred to closing for up to 30 days from the date of the inspection with prior mutual agreement. Any fees not paid within 30 days are subject to a 15% interest charge.

The above terms and stipulations have been thoroughly read and understood. Jeffrey Mathis Inspection Service is hereby authorized to perform the inspection at the above property. I hereby agree to your inspection agreement here.

Signature: 

Inspection Date: 7-1-15

Lots and Grounds

1. Acceptable Driveway: Concrete
2. Acceptable Walks: Concrete
3. Acceptable Steps/Stoops: Brick
4. Acceptable Porch: Raised brick and concrete
5. Acceptable Grading: Minor slope
6. Acceptable Swale: Adequate slope and depth for drainage
7. Acceptable Vegetation: Satisfactory

Exterior Surface and Components

All Exterior Surface

1. Marginal Type: Brick veneer - The patched cracks are in the veneer. Brick veneer is not a structural component. But if you have any concerns, they should be addressed by a licensed engineer.



2. Acceptable Trim: Painted cedar
3. Acceptable Fascia: Aluminum
4. Acceptable Soffits: Vinyl
5. Acceptable Door Bell: Hard wired
6. Acceptable Entry Doors: Wood front, metal elsewhere
7. Acceptable Patio Door: Vinyl sliding
8. Acceptable Windows: Vinyl-double hung, insulated glass
9. Acceptable Window Screens: Vinyl mesh where present

Exterior Surface and Components (Continued)

- 10. Acceptable Exterior Lighting: Surface mount
- 11. Acceptable Exterior Electric Outlets: 110 VAC
- 12. Acceptable Hose Bibs: Sillcocks
- 13. Acceptable Gas Meter: Exterior surface mount at side of home
- 14. Acceptable Main Gas Valve: Located at gas meter

Roof

All inspections are performed from the ground with binoculars unless otherwise noted.

All age determinations are good faith estimates only.

All Roof Surface

- 1. Method of Inspection: On roof
- 2. Acceptable Unable to Inspect: 0%
- 3. Acceptable Material: Asphalt impregnated fiberglass shingle
- 4. Type: Gable
- 5. Approx Age: 10 yrs.
- 6. Acceptable Flashing: Galvanized steel where visible
- 7. Acceptable Plumbing Vents: Cast Iron
- 8. Acceptable Electrical Mast: Underground utilities

Right side Chimney

- 9. Acceptable Chimney: Metal pipe
- 10. Acceptable Flue/Flue Cap: Metal
- 11. Acceptable Chimney Flashing: Metal

Electrical

- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper and aluminum
- 5. Acceptable Aluminum Wiring: Not present in 110 volt circuits
- 6. Acceptable Conductor Type: Non-metallic sheathed cable
- 7. Acceptable Ground: Rod in ground only.
- 8. Acceptable Smoke Detectors: Present near the bedrooms

Back closet Electric Panel

Electrical (Continued)

9. Marginal Manufacturer: Square D - The panel was only partially accessible due to the shelving installed. An electrical distribution box should be fully accessible for maintenance and examination.



10. Max Capacity: 200 Amps
11. Acceptable Main Breaker Size: 200
12. Acceptable Breakers: CU
13. Acceptable GFCI protection At the required locations
14. Is the panel bonded? Yes



Structure

1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Brick curtain wall on concrete footings
3. Acceptable Differential Movement: No movement or displacement noted
4. Acceptable Beams: Solid wood 4x8 beams
5. Not Inspected Bearing Walls: Frame - The wall framing is not accessible for inspection.
6. Acceptable Joists/Trusses: 2x10 #2 yellow pine
7. Acceptable Piers/Posts: Concrete block
8. Acceptable Subfloor: Plywood - Under the hall bath tub, there is evidence of previous leaking and some deteriorated sheathing. The damaged area does not compromise the structure, but suitable repairs are recommended.



Attic

Overhead Attic

1. Method of Inspection: In the attic
 2. Acceptable Unable to Inspect: 20%
 3. Acceptable Roof Framing: 2x6 rafters, 2x8 ceiling joists, 2x4 Trusses over the converted garage
 4. Marginal Sheathing: Plywood - The dark plywood is a result of insufficient venting of the attic and the bath fan ducting into the attic. That creates excessive moisture and discoloration of the plywood.
- 
5. Marginal Ventilation: Ridge vents and soffit vents - The venting in this attic is insufficient. The gable louvers are small and the soffit venting is minimal. The fan will run excessively and the dark roof sheathing is a by-product of bad venting. Consider adding more venting both low and high.
 6. Acceptable Insulation: Fiberglass batts - The insulation levels are well below current recommended levels. You should consider having additional insulation installed.
 7. Acceptable Insulation Depth: 4" average
 8. Acceptable Attic Fan: Direct drive
 9. Acceptable Wiring/Lighting: 110 VAC lighting circuit
 10. Acceptable Moisture Penetration: None noted
 11. Marginal Bathroom Fan Venting: Ducts to the exterior - Bathroom improperly vents into attic and may cause moisture damage to the insulation
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Crawl Space

All comments regarding bulk water or moisture intrusion are based on the visual observations that are valid only at the time of this inspection. Further observations may be necessary.

All Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable Unable to Inspect: 0%
3. Acceptable Access: Wood door
4. Acceptable Moisture Penetration: No standing water at the time of inspection
5. Acceptable Ventilation: Vents
6. Not Present Insulation:
7. Marginal Vapor Barrier: 6 mil polyethylene plastic - The vapor barrier is damaged and incomplete. A full and clean ground cover is a part of a good crawl space moisture control process.

Air Conditioning

Condenser at rear AC System

1. Acceptable A/C System Operation: Adequate
2. Acceptable Condensate Removal: PVC tubing
3. Acceptable Exterior Unit: Goodman
4. Model Number: CKL42-1L Serial Number: 0504231620
5. Area Served: Whole building Approximate Age: 10 yr.
6. Fuel Type: 220-240 VAC Temperature Differential: 18
7. Type: Central A/C Capacity: 3.5 tons
8. Acceptable Visible Coil Aluminum
9. Acceptable Electrical Disconnect: Pull

Fireplace/Wood Stove

All inspections of chimneys are made from the firebox only.
Any concerns should be addressed by a qualified chimney technician prior to use.

Den Fireplace

1. Marginal Fireplace Construction: Prefabricated fireplace system - Not functional.
2. Type: Vented gas logs installed.
3. Acceptable Smoke Chamber: Metal
4. Acceptable Hearth: Raised

Heating System

This is a visual inspection only and no guarantee or warranty is implied or given. The inspection is valid for the above date only.

Laundry room Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Goodman
3. Model Number: GCH950703BXAD Serial Number: 1307302607
4. Type: Gas furnace Capacity: 70,000 Btu
5. Area Served: Whole building Approximate Age: 2 yrs.
6. Fuel Type: Propane gas
7. Acceptable Heat Exchanger: 3 Burner
8. Unable to Inspect: 50%
9. Acceptable Blower Fan/Filter: Direct with disposable filter
10. Acceptable Distribution: Metal and flex duct
11. Acceptable Draft Control: Automatic
12. Acceptable Flue Pipe: PVC power vent
13. Acceptable Thermostats: Single
14. Not Present
15. Suspected Asbestos: No

Plumbing

1. Not Inspected Service Line: Unknown
2. Acceptable Main Water Shutoff: At the meter
3. Acceptable Water Lines: Mix of copper, PEX, and galvanized steel
4. Acceptable Drain Pipes: Cast iron and PVC plastic - Most of the right front bathroom plumbing is not accessible for inspection.
5. Acceptable Service Caps: accessible
6. Acceptable Vent Pipes: PVC
7. Not Inspected Gas Service Lines: Copper

Laundry room Water Heater

8. Acceptable Water Heater Operation: Functional at time of inspection
9. Manufacturer: Whirlpool
10. Model Number: EE3J50RD045V Serial Number: 0806T438582
11. Type: Electric Capacity: 50 gallons
12. Approximate Age: 7 yrs. Area Served: Whole building
13. Acceptable TPRV and Drain Tube: CPVC

Bathroom

We do not fill tubs up to or past the over-flow valves. Many older installations may leak due to worn gaskets. Some will leak due to poor installation. If this is a concern, you may wish to check further.

Right front Bathroom

1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Drywall
3. Acceptable Floor: Ceramic tile
4. Acceptable Doors: Flush wood
5. Acceptable Windows: Vinyl-double hung, insulated glass
6. Acceptable Electrical: 110 VAC outlets and lighting circuits
7. Acceptable Counter/Cabinet: Cultured Marble and wood
8. Acceptable Sink/Basin: Cultured marble
9. Acceptable Faucets/Traps: Faucet and PVC trap
10. Marginal Tub/Surround: Fiberglass tub/shower unit - The tub was slow to drain. If this is a concern, have a licensed plumber evaluate and repair.
11. Acceptable Toilets: China
12. Acceptable HVAC Source: Heating system register
13. Acceptable Ventilation: Electric ventilation fan

Hall Bathroom

14. Acceptable Ceiling: Drywall
15. Acceptable Walls: Drywall
16. Acceptable Floor: Ceramic tile
17. Acceptable Doors: Flush wood
18. Acceptable Windows: Vinyl-double hung, insulated glass
19. Acceptable Electrical: 110 VAC outlets and lighting circuits
20. Acceptable Sink/Basin: Pedestal type
21. Acceptable Faucets/Traps: Faucet and PVC trap, Faucet and chrome trap
22. Acceptable Tub/Surround: Cast iron and tile
23. Acceptable Toilets: China
24. Acceptable HVAC Source: Heating system register, Electric resistance heat in ceiling fan
25. Acceptable Ventilation: Electric ventilation fan

Kitchen

Rear Kitchen

1. Marginal Cooking Appliances: Whirlpool electric range - I did not get the cook-top elements to come on. Have the seller show you how it works or have an appliance technician evaluate.
2. Acceptable Ventilator: Recirculating
3. Acceptable Dishwasher: Maytag
4. Air Gap Present? Yes
5. Acceptable Refrigerator: Whirlpool
6. Acceptable Sink: Stainless steel
7. Acceptable Electrical: 110 VAC outlets and lighting circuits
8. Acceptable Plumbing/Fixtures: Faucet and PVC trap
9. Acceptable Counter Tops: Laminate
10. Acceptable Cabinets: Pre-fabricated wood
11. Acceptable Ceiling: Drywall
12. Acceptable Walls: Drywall
13. Acceptable Floor: Laminate
14. Acceptable Windows: Vinyl, single-hung, insulated glass
15. Acceptable HVAC Source: Heating system register

Bedroom

Left front Bedroom

1. Acceptable Closet: Single
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Carpet
5. Acceptable Doors: Flush wood
6. Acceptable Windows: Vinyl-double hung, insulated glass
7. Acceptable Electrical: 110 VAC outlets and lighting circuits
8. Acceptable HVAC Source: Heating system register

Left rear Bedroom

9. Acceptable Closet: Single
10. Acceptable Ceiling: Drywall
11. Acceptable Walls: Drywall
12. Acceptable Floor: Carpet
13. Acceptable Doors: Flush wood
14. Acceptable Windows: Vinyl-double hung, insulated glass
15. Acceptable Electrical: 110 VAC outlets and lighting circuits
16. Acceptable HVAC Source: Heating system register

Right front Bedroom

17. Acceptable Closet: Single
18. Acceptable Ceiling: Drywall
19. Acceptable Walls: Drywall
20. Acceptable Floor: Carpet
21. Acceptable Doors: Flush wood

Bedroom (Continued)

- 22. Acceptable Windows: Vinyl-double hung, insulated glass
- 23. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 24. Acceptable HVAC Source: Heating system register

Living Space

Living Room Living Space

- 1. Acceptable Closet: Single
- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Laminate
- 5. Acceptable Doors: Solid wood
- 6. Acceptable Windows: Vinyl-double hung, insulated glass
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Heating system register

Dining Room Living Space

- 9. Acceptable Ceiling: Drywall
- 10. Acceptable Walls: Paneling
- 11. Acceptable Floor: Laminate
- 12. Acceptable Windows: Patio door
- 13. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 14. Acceptable HVAC Source: Heating system register

Den (converted garage) Living Space

- 15. Acceptable Closet: Three
- 16. Acceptable Ceiling: Drywall
- 17. Acceptable Walls: Paneling
- 18. Acceptable Floor: Carpet, Ceramic tile
- 19. Acceptable Doors: Flush wood
- 20. Acceptable Windows: Vinyl-double hung, insulated glass
- 21. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 22. Acceptable HVAC Source: Heating system register

Laundry Room/Area

Right side Laundry Room/Area

1. Acceptable Ceiling: Drywall
2. Acceptable Walls: Drywall
3. Acceptable Floors: Vinyl sheet goods
4. Acceptable Doors: Flush wood
5. Acceptable Electrical: 110 VAC outlets and lighting circuits
6. Not Present HVAC Source:
7. Acceptable Washer Hose Bib: sillcocks
8. Acceptable Washer and Dryer Electrical: 110-240 VAC
9. Acceptable Dryer Vent: Metal flex



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

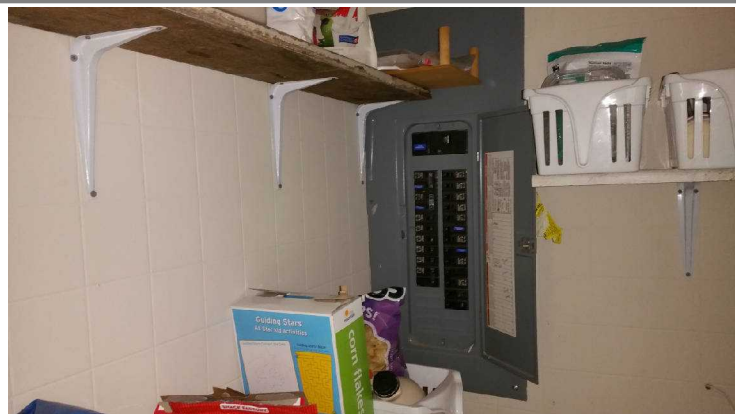
Exterior Surface and Components

1. All Exterior Surface Type: Brick veneer - The patched cracks are in the veneer. Brick veneer is not a structural component. But if you have any concerns, they should be addressed by a licensed engineer.



Electrical

2. Back closet Electric Panel Manufacturer: Square D - The panel was only partially accessible due to the shelving installed. An electrical distribution box should be fully accessible for maintenance and examination.



Marginal Summary (Continued)

Attic

3. Overhead Attic Sheathing: Plywood - The dark plywood is a result of insufficient venting of the attic and the bath fan ducting into the attic. That creates excessive moisture and discoloration of the plywood.



4. Overhead Attic Ventilation: Ridge vents and soffit vents - The venting in this attic is insufficient. The gable louvers are small and the soffit venting is minimal. The fan will run excessively and the dark roof sheathing is a by-product of bad venting. Consider adding more venting both low and high.
5. Overhead Attic Bathroom Fan Venting: Ducts to the exterior - Bathroom improperly vents into attic and may cause moisture damage to the insulation



Crawl Space

6. All Crawl Space Vapor Barrier: 6 mil polyethylene plastic - The vapor barrier is damaged and incomplete. A full and clean ground cover is a part of a good crawl space moisture control process.

Fireplace/Wood Stove

7. Den Fireplace Fireplace Construction: Prefabricated fireplace system - Not functional.

Bathroom

8. Right front Bathroom Tub/Surround: Fiberglass tub/shower unit - The tub was slow to drain. If this is a concern, have a licensed plumber evaluate and repair.

Kitchen

9. Rear Kitchen Cooking Appliances: Whirlpool electric range - I did not get the cook-top elements to come on. Have the seller show you how it works or have an appliance technician evaluate.