

# Jeffery Mathis Inspections

08:37 February 23, 2007

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201 Placid Way.pt5

## 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  
City Greenville State NC Zip  
Contact Name  
Phone Fax

### Client Information

Client Name  
Client Address  
City State Zip

### Inspection Company

Inspector Name Jeffrey Mathis, NC Lic. #683  
Company Name Jeffery Mathis Inspections  
Company Address PO Box 3705  
City Greenville State NC Zip 27835  
Phone 252-758-9210 Fax  
Amount Received \$250.00

### Conditions

Others Present Buyer and seller and agents Property Occupied No  
Estimated Age 40+/- Entrance Faces Street  
Inspection Date 01-25-07  
Start Time 1:00 End Time 3:00  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 50  
Weather Clear Soil Conditions Dry  
Space Below Grade Crawl Space  
Building Type Single Family Garage Carport  
Sewage Disposal City How Verified Visual  
Water Source City How Verified Visual

## Lots and Grounds

- |               |  |
|---------------|--|
| 1. Acceptable | Walks: Concrete                              |
| 2. Acceptable | Steps/Stoops: Brick                          |
| 3. Acceptable | Deck: Treated wood                           |
| 4. Acceptable | Porch: Brick and concrete                    |
| 5. Acceptable | Vegetation: Satisfactory                     |
| 6. Acceptable | Grading: Minor slope                         |
| 7. Acceptable | Swale: Adequate slope and depth for drainage |
| 8. Acceptable | Driveway: Concrete                           |
| 9. Acceptable | Fences: Chain link                           |

## Exterior Surface and Components

### All Exterior Surface

- |               |  |
|---------------|--|
| 1. Acceptable | Type: Brick veneer and vinyl siding  |
| 2. Marginal   | Trim: Painted pine There is extensive insect damage to the storage room door jamb. Repair as needed. |



- |                |  |
|----------------|--|
| 3. Acceptable  | Fascia: Aluminum   |
| 4. Marginal    | Soffits: Vinyl There is some loose soffit at the rear over the deck. It should be properly secured.  |
| 5. Defective   | Door Bell: Hard wired Does not function.   |
| 6. Marginal    | Entry Doors: Wood There is evidence of water penetration around the back door. Note the water stains in the vinyl flooring at the door. Improved weather-stripping or installation of a storm door is recommended. |
| 7. Acceptable  | Windows: Vinyl, single-hung, insulated   |
| 8. Acceptable  | Window Screens: Vinyl mesh   |
| 9. Marginal    | Exterior Lighting: Surface mount In the outside storage room, there is a ceiling light, but I did not find a switch to operate it.   |
| 10. Acceptable | Exterior Electric Outlets: 110 VAC   |
| 11. Acceptable | Hose Bibs: Rotary  |
| 12. Acceptable | Gas Meter: Exterior surface mount at side of home  |
| 13. Acceptable | Main Gas Valve: Located at gas meter   |

## Roof

All inspections are performed from the ground with binoculars unless otherwise noted.  
There was a good amount of pine straw on the rear and left side of the roof preventing a full inspection.

### All Roof Surface

1. Method of Inspection: On roof
2. Acceptable      Unable to Inspect: 0%
3. Marginal        Material: Asphalt impregnated fiberglass shingle Please note the very minimal overhang of the shingles. Water can get behind the aluminum trim. When the roof is replaced, you should require a more substantial overhang.
4. Type: Gable
5. Approx Age: 12-14 yrs.
6. Acceptable      Flashing: galvanized where visible
7. Acceptable      Valleys: Asphalt shingle

### Rear Chimney

8. Acceptable      Chimney: Metal pipe
9. Acceptable      Flue/Flue Cap: Metal
10. Not Inspected Chimney Flashing: Not visible
11. Acceptable     Plumbing Vents: Cast Iron and galvanized
12. Acceptable     Electrical Mast: Underground utilities
13. Not Present    Gutters:
14. Not Present    Downspouts:
15. Not Present    Leader/Extension:

## Garage/Carport

### Right side Garage

1. Type of Structure: Carport Car Spaces: 1
2. Acceptable      Exterior Surface: Brick veneer
3. Acceptable      Roof: Asphalt shingle
4. Acceptable      Roof Structure: Rafter
5. Acceptable      Walls: Brick
6. Acceptable      Ceiling: Painted plywood
7. Acceptable      Floor/Foundation: Poured slab
8. Marginal        Electrical: 110 VAC outlets and lighting circuits The light did not operate properly with the switch in the kitchen. Check the bulbs and evaluate further.

## Electrical

1. Service Size Amps: 200 Volts: 110-240 VAC
  2. Acceptable      Service: Aluminum
  3. Acceptable      110 VAC Branch Circuits: Copper
  4. Acceptable      220 VAC Branch Circuits: Copper and aluminum
  5. Acceptable      Aluminum Wiring: Not present in 110 volt circuits
  6. Acceptable      Conductor Type: Cloth bound and romex
  7. Acceptable      GFCI: At GFCI receptacles only in the kitchen
  8. Acceptable      Ground: Plumbing and rod in ground.
  9. Acceptable      Smoke Detectors: Present near bedrooms only
- outside storage Electric Panel
10. Acceptable     Manufacturer: Cutler-Hammer
  11. Max Capacity: 200 amp

## Electrical (Continued)

sub-panel

- 12. Not Inspected Main Breaker Size: 200 at exterior disconnect box
- 13. Acceptable Breakers: CU/AL
- 14. Is the panel bonded? No
- At meter Electric Panel \_\_\_\_\_
- 15. Acceptable Manufacturer: Cutler-Hammer
- 16. Max Capacity: 200 Amps
- 17. Not Inspected Main Breaker Size: 200 The panel at the meter is not accessible due to the meter set-up.



## Structure

- 1. Acceptable
- 2. Acceptable
- 3. Marginal

Structure Type: Wood frame

Foundation: Masonry units on unknown footings

Differential Movement: Crack with displacement At the carport storage room door and along the right side of the storage room there is visible settling. It is not within the scope of a standard home inspection to evaluate the causes or implications of structural cracks. If they are a concern, you must consult a structural engineer.



- 4. Marginal

Beams: Laminated 2x10 There is visible evidence of a previous termite infestation in much of the bands and girders at the center to right side of the crawl space and as seen from in the storage room behind the water heater and return duct.

Some of the damage is substantial enough to warrant further consideration. The nature of termite activity is that tubes and surface damage may not undermine the structural integrity of the structure, but further invasive probing would be required. Excess deterioration was noted in the outer bands along the right side. (photos)

## Structure (Continued)

Beams: (continued)



5. Marginal

**Bearing Walls: Frame** There is evidence of some termite activity in the studs in the storage room. The visible activity does not appear to be structurally significant.

6. Marginal

**Joists/Trusses: 2x10** At the right side of the house from the front door to the right corner, there is evidence of termite activity and some significant deterioration. Further evaluation and repair by a qualified structural repair contractor is recommended.



7. Acceptable

**Piers/Posts: Concrete block and brick**

8. Marginal

**Subfloor: 3/4 pine boards** Under the rear bathroom toilet, there is some deteriorated flooring and damage in the adjacent joists due to an on-going or recently corrected leak at the toilet. The damage is visible, but structural implications may be minimal.



## Attic

### All Attic

- 1. Method of Inspection: In the attic areas
- 2. Defective      **Unable to Inspect:** 0% Please be aware of the attic stairs. 2 treads are pulled out of the stringer and needs repair prior to extensive use.
- 3. Acceptable      **Roof Framing:** 2x6 Rafter
- 4. Marginal        **Sheathing:** 3/4 pine boards In the storage room at the back, there is deteriorated roof sheathing that had 29% to 35% moisture content at the time of inspection. That should be considered an active leak and should be repaired. Check the metal chimney flashing on the roof. (Photograph failed)
- 5. Acceptable      **Ventilation:** Gable and soffit vents
- 6. Marginal        **Insulation:** Fiberglass batts Recommend additional insulation be installed
- 7. Marginal        **Insulation Depth:** 3" Recommended modern standards are R-30 to R-38. The present values are around R-7
- 8. Defective       **Attic Fan:** Direct drive Inoperative at time of inspection. You should research the value of attic fans prior to any action.
- 9. Marginal        **Moisture Penetration:** Ongoing water penetration noted see above
- 10. Not Present    **Bathroom Fan Venting:**



## 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. At this residence, a moisture control system has been installed in the crawl space. You should familiarize yourself with the installation and operation.

### 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. Acceptable      **Insulation:** Fiberglass-R-19
- 7. Acceptable      **Vapor Barrier:** Partial plastic

## Air Conditioning

### Gas pack at rear AC System

1. Not Inspected A/C System Operation: Not tested To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. If you have any concerns, they should be addressed by a qualified HVAC technician.
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: American Standard
4. Model Number: YCC024F1L0NBG Serial Number: R5212DK2H
5. Area Served: Whole building Approximate Age: 6 yrs.
6. Fuel Type: 220-240 VAC Temperature Differential: n/a
7. Type: Central A/C Capacity: 2 tons
8. Acceptable Visible Coil: Aluminum
9. Acceptable Refrigerant Lines: Low pressure and high pressure, Serviceable condition
10. Acceptable Electrical Disconnect: Pull

## 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.

### Gas pack at the rear Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: American Standard
3. Model Number: YCC024F1L0NBG Serial Number: R5212DK2H
4. Type: Gas pack Capacity: 48,000 Btu
5. Area Served: Whole building Approximate Age: 6 yrs.
6. Fuel Type: Natural gas
7. Not Inspected Heat Exchanger: Not accessible with normal inspection procedures
8. Unable to Inspect: 100%
9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
10. Acceptable Distribution: Insulflex duct
11. Acceptable Draft Control: Automatic
12. Acceptable Flue Pipe: at unit
13. Acceptable Thermostats: Single
14. Marginal Fuel Tank: Sub-surface oil tank You should research the current regulations regarding sub-surface oil tanks.
15. Tank Location: Rear yard
16. Not Present Suspected Asbestos:

## Plumbing

The well had a broken pipe and there was no water on at the time of inspection. No judgment is rendered regarding any fixture operation or any leaking.

- 1. Acceptable      Service Line: Copper
- 2. Acceptable      Main Water Shutoff: At the meter
- 3. Acceptable      Water Lines: Copper
- 4. Acceptable      Drain Pipes: Cast iron
- 5. Acceptable      Service Caps: adequate
- 6. Acceptable      Vent Pipes: Cast iron and galvanized
- 7. Acceptable      Gas Service Lines: Cast iron

### Out storage Water Heater

- 8. Acceptable      Water Heater Operation: Functional at time of inspection Please note that the water heater is not grounded. That circuit is an older 2-wire circuit. You may wish to up-grade to a grounded wire.
- 9. Manufacturer: Enviro-temp
- 10. Model Number: E2E50RD045V      Serial Number: 9603160766
- 11. Type: Electric      Capacity: 50 gallons
- 12. Approximate Age: 11 yrs.      Area Served: Whole building
- 13. Marginal      TPRV and Drain Tube: none Missing drain tube

## 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.

### Hall Bathroom

- 1. Acceptable      Ceiling: Plaster
- 2. Acceptable      Walls: Drywall
- 3. Acceptable      Floor: Ceramic tile
- 4. Acceptable      Doors: Hollow wood
- 5. Acceptable      Windows: Vinyl, single-hung, insulated
- 6. Acceptable      Electrical: 110 VAC outlets and lighting circuits
- 7. Acceptable      Counter/Cabinet: Laminate and wood
- 8. Acceptable      Sink/Basin: Cast iron
- 9. Acceptable      Faucets/Traps: Faucet and trap
- 10. Marginal      Tub/Surround: Cast iron and tile The shower splitter knob leaks against the wall when the shower is used. That can let water into the wall cavity and should be repaired.
- 11. Acceptable      Toilets: china
- 12. Acceptable      HVAC Source: Heating system register
- 13. Acceptable      Ventilation: Window

## Kitchen

### Rear Kitchen

- |                     |  |
|---------------------|--|
| 1. Acceptable       | <b>Cooking Appliances:</b> Hot Point electric cook top and wall oven   |
| 2. Marginal         | <b>Ventilator:</b> Ducted hood Note the gap between the vent pipe and the hood in the cabinet over the range. That can be a fire hazard and should be properly sealed. |
| 3. Not Present      | <b>Disposal:</b>   |
| 4. Acceptable       | <b>Dishwasher:</b> Frigidaire The front cover came off when I opened the door. Check with the seller regarding repairs.  |
| 5. Air Gap Present? | Yes  |
| 6. Acceptable       | <b>Refrigerator:</b> Frigidaire  |
| 7. Marginal         | <b>Sink:</b> Stainless steel Leaking in the cabinet at the dishwasher hose connection.   |
| 8. Acceptable       | <b>Electrical:</b> 110 VAC outlets and lighting circuits   |
| 9. Marginal         | <b>Plumbing/Fixtures:</b> Delta fixtures with a PVC trap The spray fixture does not function. Replace as needed.   |
| 10. Acceptable      | <b>Counter Tops:</b> Laminate  |
| 11. Acceptable      | <b>Cabinets:</b> Pre-fabricated wood   |
| 12. Acceptable      | <b>Ceiling:</b> Plaster  |
| 13. Acceptable      | <b>Walls:</b> Drywall  |
| 14. Acceptable      | <b>Floor:</b> Vinyl floor covering   |
| 15. Acceptable      | <b>Windows:</b> Vinyl, single-hung, insulated  |
| 16. Marginal        | <b>HVAC Source:</b> Heating system register The kick plate register cover is missing.  |

## Bedroom

### Left rear Bedroom

- |               |  |
|---------------|--|
| 1. Acceptable | <b>Closet:</b> Single                                    |
| 2. Acceptable | <b>Ceiling:</b> Plaster                                  |
| 3. Acceptable | <b>Walls:</b> Drywall                                    |
| 4. Acceptable | <b>Floor:</b> Carpet                                     |
| 5. Acceptable | <b>Doors:</b> Hollow wood                                |
| 6. Acceptable | <b>Windows:</b> Vinyl, single-hung, insulated            |
| 7. Acceptable | <b>Electrical:</b> 110 VAC outlets and lighting circuits |
| 8. Acceptable | <b>HVAC Source:</b> Heating system register              |

### Left front Bedroom

- |                |  |
|----------------|--|
| 9. Acceptable  | <b>Closet:</b> Single                                    |
| 10. Acceptable | <b>Ceiling:</b> Plaster                                  |
| 11. Acceptable | <b>Walls:</b> Drywall                                    |
| 12. Acceptable | <b>Floor:</b> Carpet                                     |
| 13. Acceptable | <b>Doors:</b> Hollow wood                                |
| 14. Acceptable | <b>Windows:</b> Vinyl, single-hung, insulated            |
| 15. Acceptable | <b>Electrical:</b> 110 VAC outlets and lighting circuits |
| 16. Acceptable | <b>HVAC Source:</b> Heating system register              |

### Right front Bedroom

- |                |   |
|----------------|---|
| 17. Marginal   | <b>Closet:</b> Single Closet door did not close and latch       |
| 18. Acceptable | <b>Ceiling:</b> Plaster   |
| 19. Acceptable | <b>Walls:</b> Drywall   |
| 20. Acceptable | <b>Floor:</b> Carpet  |
| 21. Marginal   | <b>Doors:</b> Hollow wood Door did not close and latch properly |
| 22. Acceptable | <b>Windows:</b> Vinyl, single-hung, insulated                   |

## Bedroom (Continued)

- 23. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 24. Acceptable HVAC Source: Heating system register

## Living Space

### Breakfast Living Space

- 1. Acceptable Ceiling: Plaster
- 2. Acceptable Walls: Drywall
- 3. Marginal Floor: Vinyl floor covering Please note the water stains in the floor at the rear door. That is a sign of water penetration under the vinyl.
- 4. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 5. Acceptable HVAC Source: Heating system register

### Living Room Living Space

- 6. Acceptable Ceiling: Plaster
- 7. Acceptable Walls: Drywall
- 8. Acceptable Floor: Carpet
- 9. Acceptable Windows: Vinyl, single-hung, insulated
- 10. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 11. Acceptable HVAC Source: Heating system register

## Laundry Room/Area

### Off kitchen Laundry Room/Area

- 1. Acceptable Ceiling: Plaster
- 2. Acceptable Walls: Drywall
- 3. Acceptable Floors: Vinyl floor covering
- 4. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 5. Acceptable HVAC Source: Heating system register
- 6. Not Inspected Washer Hose Bib: Rotary Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.
- 7. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 8. Acceptable Dryer Vent: Rigid metal
- 9. Acceptable Washer Drain: Wall mounted drain

## 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. **Trim: Painted pine** There is extensive insect damage to the storage room door jamb. Repair as needed.



2. **Soffits: Vinyl** There is some loose soffit at the rear over the deck. It should be properly secured.
3. **Entry Doors: Wood** There is evidence of water penetration around the back door. Note the water stains in the vinyl flooring at the door. Improved weather-stripping or installation of a storm door is recommended.
4. **Exterior Lighting: Surface mount** In the outside storage room, there is a ceiling light, but I did not find a switch to operate it.

### Roof

5. **All Roof Surface Material: Asphalt impregnated fiberglass shingle** Please note the very minimal overhang of the shingles. Water can get behind the aluminum trim. When the roof is replaced, you should require a more substantial overhang.

### Garage/Carport

6. **Right side Garage Electrical: 110 VAC outlets and lighting circuits** The light did not operate properly with the switch in the kitchen. Check the bulbs and evaluate further.

### Structure

7. **Differential Movement: Crack with displacement** At the carport storage room door and along the right side of the storage room there is visible settling. It is not within the scope of a standard home inspection to evaluate the causes or implications of structural cracks. If they are a concern, you must consult a structural engineer.



8. **Beams: Laminated 2x10** There is visible evidence of a previous termite infestation in much of the bands and girders at the center to right side of the crawl space and as seen from in the storage room behind the water heater and return duct. Some of the damage is substantial enough to warrant further consideration. The nature of termite activity is that tubes and surface damage may not undermine the structural integrity of the structure, but further invasive probing would be required.

Excess deterioration was noted in the outer bands along the right side. (photos)

## Structure (Continued)

Beams: (continued)



9. **Bearing Walls:** Frame There is evidence of some termite activity in the studs in the storage room. The visible activity does not appear to be structurally significant.
10. **Joists/Trusses:** 2x10 At the right side of the house from the front door to the right corner, there is evidence of termite activity and some significant deterioration. Further evaluation and repair by a qualified structural repair contractor is recommended.



11. **Subfloor:** 3/4 pine boards Under the rear bathroom toilet, there is some deteriorated flooring and damage in the adjacent joists due to an on-going or recently corrected leak at the toilet. The damage is visible, but structural implications may be minimal.



## Attic

12. **All Attic Sheathing:** 3/4 pine boards In the storage room at the back, there is deteriorated roof sheathing that had 29% to 35% moisture content at the time of inspection. That should be considered an active leak and should be repaired. Check the metal chimney flashing on the roof. (Photograph failed)
13. **All Attic Insulation:** Fiberglass batts Recommend additional insulation be installed
14. **All Attic Insulation Depth:** 3" Recommended modern standards are R-30 to R-38. The present values are around R-7
15. **All Attic Moisture Penetration:** Ongoing water penetration noted see above

## Heating System

16. **Fuel Tank:** Sub-surface oil tank You should research the current regulations regarding sub-surface oil tanks.

## Plumbing

17. **Out storage Water Heater TPRV and Drain Tube:** none Missing drain tube

## Marginal Summary (Continued)

### Bathroom

18. **Hall Bathroom Tub/Surround:** Cast iron and tile The shower splitter knob leaks against the wall when the shower is used. That can let water into the wall cavity and should be repaired.

### Kitchen

19. **Rear Kitchen Ventilator:** Ducted hood Note the gap between the vent pipe and the hood in the cabinet over the range. That can be a fire hazard and should be properly sealed.
20. **Rear Kitchen Sink:** Stainless steel Leaking in the cabinet at the dishwasher hose connection.
21. **Rear Kitchen Plumbing/Fixtures:** Delta fixtures with a PVC trap The spray fixture does not function. Replace as needed.
22. **Rear Kitchen HVAC Source:** Heating system register The kick plate register cover is missing.

### Bedroom

23. **Right front Bedroom Closet:** Single Closet door did not close and latch
24. **Right front Bedroom Doors:** Hollow wood Door did not close and latch properly

### Living Space

25. **Breakfast Living Space Floor:** Vinyl floor covering Please note the water stains in the floor at the rear door. That is a sign of water penetration under the vinyl.

## Defective 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. Door Bell: Hard wired Does not function.

#### Attic

2. All Attic Unable to Inspect: 0% Please be aware of the attic stairs. 2 treads are pulled out of the stringer and needs repair prior to extensive use.



3. All Attic Attic Fan: Direct drive Inoperative at time of inspection. You should research the value of attic fans prior to any action.