



3864 Topside Dr.
Southport, NC 28461
910.454.8667

RAPID HOME INSPECTION REPORT

NAME: Lockwood Folly Home Owners Association CONTRACT MAILED: _____

ADDRESS: 19 Clubhouse Dr. CONTACT DATE: _____
Supply, NC 28462 TIME: _____

TELEPHONE: 910-846-2165 (Dolores Mallory) STUCCO SIDING? Yes - tabby

INSPECTION ORDERED BY: Dolores Mallory OWNER PRESENT: Owner rep part-time

ADDRESS OF INSPECTION: 18 Clubhouse Dr. CLOSING DATE: NA
Supply, NC 28462 HEATED AREA: 3430 +/- SF

AGE OF STRUCTURE: Built in 1990 PRICE: \$ 350.00

DATE PERFORMED: 10/5/06 METHOD OF PAYMENT - AT INSPECTION _____
- AT CLOSING _____
- UPON RECEIPT X

REASON FOR INSPECTION: Evaluation for renovation/addition

DELIVER REPORT TO: Gordon Ackley PAID ON: _____

DELIVERY DATE: 10/6/06 CHECK # _____

WATER/GAS/ELECTRIC ON: Yes / NA / Yes

REALTOR: NA

PHONE #: _____

SUMMARY Pipe chase in retaining wall between pool & pump house has allowed bearing soil to be swept into the pump house, under mining & cracking pool skirting. Corrugated metal panels supporting pool skirting above rear of pump house is over-spanned & sagging, cracking the pool skirting. Ceiling joists have been cut in front of pump house & have been temporarily supported to keep pool skirting from collapsing. Cracked & peeling paint throughout due to water intrusion in trim boards. Trim board above right side porch is water damaged. Most trim boards on tabby walls show cracked, moldy caulk. Water damaged trim board on cantilevered bump-out on left side. Soffit at right side of portico roof is water damaged. 3 skylights over right side porch have bad seals with moisture between the glazings. Meter seal missing on meter panel at rear of building. GFCI receptacle in poolside men's room controls all receptacles in bathrooms correctly, but does not trip itself. 3 awning windows at left front on 1st floor have bad seals. 7 awning windows at left rear 1st floor have bad seals. Upper sash on double hung window at 1st floor rear has bad seal. 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.

/S/
Jack H. Kemeny
License No. 0830

10/5/06
Date

RAPID HOME INSPECTION REPORT EXCLUSIONS AND LIMITATIONS

The following inspection and report is furnished on an opinion-only basis, based upon existing conditions and/or visual observations at the time of inspection. THIS INSPECTION AND REPORT IS NOT INTENDED TO BE NOR IS IT TO BE INTERPRETED AS A GUARANTY OR WARRANTY. This inspection and report excludes any items which by the nature of their location are concealed or not readily accessible to the inspector. Unless otherwise stated in this report, engineering or scientific testing and/or analysis of water, air, soil or materials, including those for health or environmental considerations is beyond the scope of this inspection. The inspector has no knowledge of the existence of such materials on or in the property, and NO responsibility is assumed for any such conditions.

The information contained in this report is based on knowledge provided by the property owner/seller to the inspector and/or buyer, and a visual on-site inspection. The inspector is not responsible for statements in the report which result from false or misleading information provided by the property owner/seller or which result from conditions concealed, deliberately or otherwise, from the inspector. Receipt of this report fulfills **SEAPORT INSPECTION SERVICES LLC's** obligations under our contract with its Client and there remain no unfulfilled promises or obligations of **SEAPORT INSPECTION SERVICES LLC** to the Client. The inspector will not be responsible for any repairs or replacements with regard to this property, structures existing thereon, or contents therein. This inspection and report are the property of the Client. Any report, verbal or written, will be delivered only to the Client, unless specific instructions are given to the inspector and **SEAPORT INSPECTION SERVICES LLC** by the Client to provide the report to others.

1. FOUNDATION, BASEMENT AND STRUCTURE

METHOD USED TO OBSERVE UNDERFLOOR CRAWL SPACES: NA – monolithic slab foundation

FOUNDATION TYPE: Concrete [X] Block [] Brick [] Other [] Thickness []
 Basement [] Crawl Space [] Slab [X]

* KEY * S = SATISFACTORY U = UNSATISFACTORY M = MARGINAL
 Y = YES N = NO NA = NOT APPLICABLE NV = NOT VISIBLE

CHECKPOINT	RATING	COMMENTS
1. Grade at Foundation	S	
2. Walks/Driveways	S	
3. Retaining Walls	M	Pipe chase in retaining wall between pool & pump house has allowed bearing soil to be swept into the pump house, under mining & cracking pool skirting.
4. Sill Plate	NV	
5. Footing Drain Pipe	NA	
6. Floor Joists	NA	
7. Subflooring	NA	
8. Beam Supports	NA	
9. Insulation	NA	
10. Cracks	S	
11. Ventilation	NA	
12. Prior Water Infiltration	U	
13. Vapor Barrier on Ground	NV	
14. Sump Pump	M	Sump pump in pump house probably not adequate during high flow (hurricane) conditions.
15. Chimney Foundation	NA	
16. Distance of 1st Wood to Ground	8" +/-	

ADDITIONAL COMMENTS

Corrugated metal panels supporting pool skirting above rear of pump house is over-spanned & sagging, cracking the pool skirting. Ceiling joists have been cut in front of pump house & have been temporarily supported to keep pool skirting from collapsing.

2. EXTERIOR: SIDING, WINDOWS, DOORS AND OTHER ELEMENTS

WALL STRUCTURE TYPE: Masonry [] Frame [X] Type Material: Tabby stucco & Hardiplank

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CHECKPOINT	RATING	COMMENTS
1. Siding Condition	M	Mold & algae growing in some areas; hairline cracks in tabby in some areas. Caulk between tabby & trim not painted after installation; allowing mold to grow on caulk. Vines growing on left side of building. Cracked caulk at Hardiplank wall on right side.
2. Cracks (masonry)	M	Brick veneer at front door has cracked grout, loose bricks in wall & water table. Grout line cracks & minor movement of block wall below right side porch.
3. Windows	U	Pitting in metal frames of most windows shows through paint on outside. See other comments, page 11, item 9.
4. Doors	M	Rear door at back deck is corroded & needs paint.
5. Trimwork	U	Cracked & peeling paint throughout due to water intrusion in trim boards. Trim board above right side porch is water damaged. Most trim boards on tabby walls show cracked, moldy caulk. Water damaged trim board on cantilevered bump-out on left side. Trim board above rear door starting to show water damage.
6. Storm Doors & Windows	NA	
7. Porch	M	Porch deck allows water to penetrate to walls below, causing excess water retention in wall structure & walkway below.
8. Decks	M	Rear deck needs power washing & sealing.
9. Steps	S	
10. Balconies	NA	
11. Railings	M	Railing at rear deck is loose/shaky.

ADDITIONAL COMMENTS

Excess moisture & mold on decking of walkway to exercise room.

3. ROOF

ROOF TYPE: Flat [] Shed [] Gambrel [] Gabled [X] Hip [X] Mansard []
 METHOD USED TO OBSERVE ROOFING SURFACE: from the ground
 MATERIALS: Asphalt [] Asbestos [] Ceramic [] Slate [] Wood [] Metal []
 Asphalt Roll [] Fiberglass [X]
 LAYERS: Original [] One layer [X] Two layers []
 RAIN GUTTER TYPE: Galvanized [] Aluminum [X] Copper [] None []

ATTIC ACCESS METHOD: Drop down stairs in kitchen area
 ATTIC VENTILATION TYPE: Soffit vents [X] Ridge vents [] Gable end vents []
 Power fan [] Wind turbine [] Vent caps [X]

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CHECKPOINT	RATING	COMMENTS
1. Condition of Roofing	M	Shingle warped at lower rear gable – probable sheathing water damage under the shingles.
2. Flashing and Joints	S	
3. Soffits and Fascia	U	Soffit at right side of portico roof is water damaged. Cracked caulk & wood drip edge allows water entry behind soffit boards.
4. Skylights	U	3 skylights over right side porch have bad seals with moisture between the glazings.
5. Vent Pipes	S	
7. Gutters	S	
8. Downspouts	S	
9. Attic Ventilation	M	Some soffit vents are painted shut; some soffit vents are corroded & open – potential for bird entry into attic space.
10. Attic Water Infiltration	S	
11. Attic Insulation	S	
12. Attic Wood Condition	S	
14. Sheathing	S	
15. Trusses	S	

ADDITIONAL COMMENTS

Noted solar water heater mounted on roof for heating pool water.

4. PLUMBING SYSTEM

WATER SUPPLY: Municipal [X] Well []
 WATER PIPING: Copper [X] Galvanized [] CPVC [] PEX [] Polybutylene []
 WASTE DISPOSAL: Municipal [] Septic [X]
 WASTE PIPING: Copper [] Galvanized [] PVC [X] Cast Iron []
 HOT WATER HEATER TYPE: Gas [] Electric [X] Other [] Capacity: 50 Gal.
 Manufacturer: State Industries Inc. Model #: ES650DORS

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CHECKPOINT	RATING	COMMENTS
1. Condition and existence of Vent Pipe System to exterior	S	
2. Water Pressure (functional flow)	S	
3. Functional Drainage	S	All plumbing fixtures drained normally.
4. Condition of Water Piping (interior)	S	
5. Main Water Shutoff Valve	S	Located at right front corner of building.
6. Connections at Plumbing Fixtures, incl. faucets & traps	S	
7. Interior Drain, Sewer and Vent Piping	S	
8. Water Heater(s)	S	Makes hot water.
9. Bathroom Plumbing Fixtures	S	
10. Shower Pan	S	
11. Laundry Tub	NA	

ADDITIONAL COMMENTS

There are signs of old leaks under most of the lavatories and kitchen sink, but there are no current leaks noted.

4. PLUMBING SYSTEM (Continued)

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CHECKPOINT	RATING	COMMENTS
12. Bar Sinks	NA	
13. Interior Non-submersible Water Well Pumps	NA	
14. Exposed Water Storage Tanks	NA	
15. Whirlpool Tub	NA	
16. Exterior Location of Well & Septic System	Septic	Probable on left side of building.
17. Septic System	S	All fixtures drained normally.
18. Condensate Pump	S	Used on air handler in ground floor utility closet.
19. Drainage Ejector Pump	NA	
20. Water Softener	NA	
21. Water Filter	NA	

ADDITIONAL COMMENTS

5. ELECTRICAL SYSTEM

MAIN SERVICE CAPACITY: Amps: 400 Volts: 110 [] 110/220 [X]
 SERVICE ENTRY CONDUCTOR TYPE: Copper [] Aluminum [X]
 MAIN PANEL LOCATION: Ground floor elevation at rear of building
 SERVICE ENTRY: Overhead [] Underground [S] Meter Seal Intact [N]
 SERVICE ENTRANCE WEATHERPROOFING: Conduit
 MAIN PANEL BOX TYPE: Circuit Breakers [X] Fuses []
 Additional Space Available: Yes [X] No []
 Number of Disconnects to Cut All Power: 2 (6 maximum allowed)
 PANEL BOX LOCATION: Main: Ground floor utility closet Secondary: Heat pump locations
 HOUSE WIRING: Copper [X] Aluminum [] Copper-clad Aluminum []
 WIRE SIZE COMPATIBLE WITH SAFETY DEVICES: Yes [X] No []

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CHECKPOINT	RATING	COMMENTS
1. Service Ground and Bonding Wires	S	
2. Main Service Cable Attached to House	S	
3. Service Panel Box	S	
4. Breaker/Fuse Condition	S	
5. Interior House Wiring	S	
6. Wiring to Central Heating/Air Conditioning Systems	S	
7. Wiring to Other Major Electrical Equipment	S	
8. Outside Receptacles and Fixtures	U	Broken cover on outside receptacles on porch & in walkway to exercise room. Some exterior light fixtures have burned bulbs. Broken security light bulb at rear soffit.

OTHER: 1. Receptacles: Grounded [X] Ungrounded []
 2. Polarity [S]
 3. Ground Fault Circuit Interrupters: Yes [x] No [] Operating [Partial]
 4. Distribution of Receptacles [S]

ADDITIONAL COMMENTS

GFCI receptacle in poolside men's room controls all receptacles in bathrooms correctly, but does not trip itself. Emergency lighting tests correctly.
 Some can lights in ground floor ceiling have loose trim rings. 3 burned bulbs in poolside ladies room.
 Missing receptacle cover in exercise room. 1 O/H light fixture in 1st floor dining room not operating. Vent fan in poolside men's commode room is not operational.

6. CENTRAL HEATING SYSTEM

TYPE: 2 zone split system heat pumps BRAND: Bryant
 MODEL NO.: gd. fl. – 690ANX048000AAAA, 1st fl. – 690ANX60000AAAA CONDITION: Both - S
 SIZE FILTER(S): 24 in. x 30 in., 14 x 30, 14 x 14

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CHECKPOINT	RATING	COMMENTS
1. Flue Pipes	NA	
2. Chimneys	NA	
3. Slope	NA	
4. Joints	NA	
7. Draft Devices	NA	
8. Heat Exchanger	NA	
9. Furnace	NA	
10. Thermostat	S	
11. Heat Pump	S	
12. Coil	S	
13. Evaporator	S	
14. Refrigerant Lines	S	Insulation starting to deteriorate at rear of building.
15. Outside Fan	S	
16. Air Ducts	S	
17. Supply/Return Plenums	S	
18. Inside Fan	S	
19. Fireplace(s)	NA	

ADDITIONAL COMMENTS

7. AIR CONDITIONING SYSTEM

TYPE: 2 zone split system heat pumps BRAND: _____

MODEL NO.: _____ CONDITION: Both - S

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CHECKPOINT	RATING	COMMENTS
1. Filters	M	Some are dirty & need changing.
2. Controls	S	
3. Fan	S	
4. Coil Fins	S	Water wash periodically to prevent further salt corrosion of fins & frame.
5. Condensate Drain	S	Primary & secondary drain lines on 1 st floor air handler in attic; primary drain line only on ground floor air handler in utility closet (drains to condensate pump).
6. Temperature Drop Test (15-20°F is Normal Range)	S	

ADDITIONAL COMMENTS

8. INTERIOR: WALLS, CEILINGS, FLOORS, WINDOWS & TRIM

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CHECKPOINT	RATING	COMMENTS
1. Walls	M	Minor settlement cracks above windows/doors on ground floor. Excess moisture in walls in walkway to exercise room. Excess moisture in wall at left side of window in exercise room. Mold on wall left of window in exercise room. Excess moisture in wall above front door to right side porch. Excess moisture in posts between windows at 1 st floor rear. Dented metal corners/broken spackle on outside corners at rear of ground floor common room. Noted cracked base tile in most bathrooms in building. Cracked grout/caulk in poolside men's shower room.
2. Ceilings		1 st floor men's room – water stain at sheetrock seam – not active leak. Kitchen area – water stain under air handler in attic – not active leak. Ground floor women's commode room – water stain over commode – not active leak.
3. Floors	M	Carpeting throughout shows stains.
4. Stairways	S	
5. Steps	S	
7. Railings	S	
8. Doors	S	
9. Windows	U	3 awning windows at left front on 1 st floor have bad seals. 7 awning windows at left rear 1 st floor have bad seals. Upper sash on double hung window at 1 st floor rear has bad seal. 1 st floor front right corner window shows water stains at top of jamb – probable outside entry above window frame trim.
10. Insulation	NV	
11. Kitchen Cabinets	M	Hinges on some doors are sprung.
12. Kitchen Countertops	S	
13. Locks	S	
14. Smoke Detectors/Alarms	S	
15. Ceiling Fans	S	

9. KITCHEN APPLIANCES

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CHECKPOINT	RATING	COMMENTS
1. Sinks	S	
2. Dishwasher	S	
3. Range	S	
4. Oven	S	
5. Microwave Oven	S	
6. Refrigerator (if remaining)	M	Deformed gasket at bottom of refrigerator door. Interior temperatures of refrigerator & freezer at within normal bounds.
7. Fan/Hood	S	In microwave oven. Internal vent.
8. Garbage Disposal	NA	
9. Trash Compactor	NA	
Extra Equipment: <u>Washer</u> <u>Dryer</u>	NA	

ADDITIONAL COMMENTS