

Coastal Home Inspections LLC

Property Inspection Report



309 Elwood Pl., Gulfport, MS 39507
Inspection prepared for: Ken Lefebvre
Date of Inspection: 3/10/2018 Time: 1:00pm
Age of Home: 51yrs Size: 2104 sq ft
Weather: Partly Cloudy

Inspector: Ken Lefebvre Jr
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas

Page 10 Item: 3	Doors	<ul style="list-style-type: none">• Door bell is not functional.• Door jam damaged leading from living room to fireplace room.• Door to room behind garage doesn't close.• Window casing in door leading to open patio damaged.
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Door jam damaged leading from living room to fireplace room.



Window casing in door leading to open patio damaged.



Door to room behind garage doesn't close.

Page 11 Item: 4	Electrical	<ul style="list-style-type: none"> • Some receptacles were painted over. • Missing outlet covers in room behind garage and room with fireplace. • Light in entryway and dining area didn't work on any switch. Could be a burnt out bulb or electrical issue. Recommend review with homeowner or qualified electrician. • Tape over switch by front door. • Switch cover plates missing on hallway light.
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Some receptacles were painted over.



Missing outlet covers in room behind garage and room with fireplace.



Switch cover plates missing on hallway light.



Tape over switch by front door.

Page 12 Item: 5	Smoke Detectors	<ul style="list-style-type: none"> • There were no visible smoke detectors.
Bedrooms		
Page 13 Item: 3	Doors	<ul style="list-style-type: none"> • Door to bedroom across from master doesn't latch.
Page 13 Item: 6	Window Condition	<ul style="list-style-type: none"> • Aluminum windows in master bedroom don't lock properly.
Bathroom		
Page 14 Item: 3	Counters	<ul style="list-style-type: none"> • The counter tops appear to be worn and may have reached the end of their useful life.



The counter tops appear to be worn and may have reached the end of their useful life.

Page 14 Item: 4	Doors	• Door in hallway bathroom doesn't latch properly.
Page 14 Item: 5	Electrical	• Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed.



Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed.

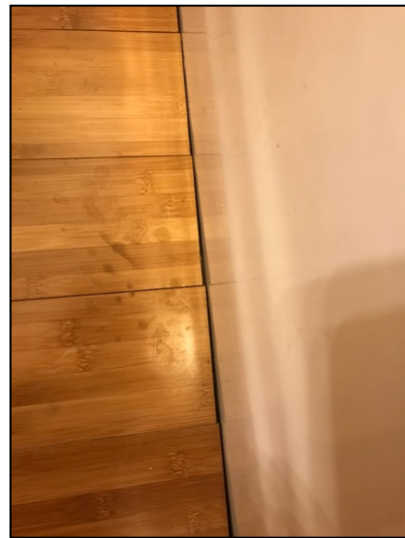


Look of tester when outlet is wired correctly.

Page 15 Item: 6	GFCI	• GFCI in place and operational in master bathroom. Not working in hallway bathroom due to wiring issue.
Page 15 Item: 8	Floor Condition	• Recommend caulking at the tub and shower areas



Recommend caulking at the tub and shower areas



Recommend caulking at the tub and shower areas

Kitchen

Page 17 Item: 7	Window Condition	• Lock on window doesn't work properly.
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Laundry

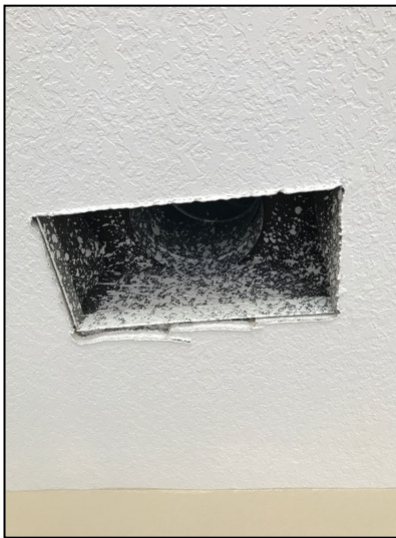
Page 19 Item: 1	Electrical	• Open junction box.
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Open junction box.

Heat/AC

Page 20 Item: 8	Registers	• There is a missing vent air grill noted in area behind garage.
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There is a missing vent air grill noted in area behind garage.

Page 21 Item: 9	Filters	<ul style="list-style-type: none"> • Furnace filter dirty. Needs replacement.
Garage		
Page 23 Item: 2	Walls	<ul style="list-style-type: none"> • There does not appear to be firewalls present.
Page 23 Item: 5	Exterior Door	<ul style="list-style-type: none"> • Doorknob is missing. • Garage-house door may not be properly fire-rated.
 <p>Doorknob is missing.</p>		
Page 24 Item: 6	Fire Door	<ul style="list-style-type: none"> • The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.
Page 24 Item: 7	Garage Door Condition	<ul style="list-style-type: none"> • Could not operate with normal opener. May be due to lack of electricity.
Page 24 Item: 8	Garage Opener Status	<ul style="list-style-type: none"> • Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Have evaluated and repaired.

Electrical

Page 25 Item: 1	Electrical Panel	• Sub panel door missing on sub panel behind garage.
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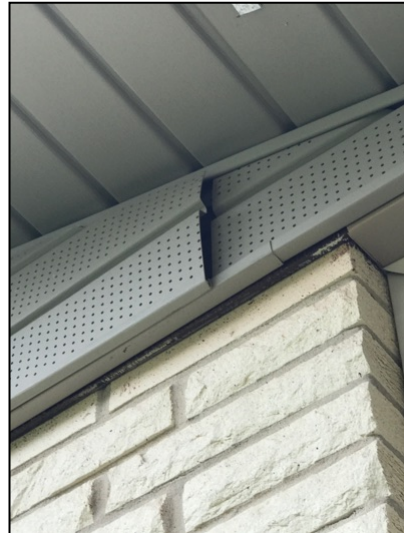
Sub panel door missing on sub panel behind garage.

Exterior Areas

Page 28 Item: 3	Siding Condition	• Brick missing by front door. • Some siding needs to be reset at front gable.
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Brick missing by front door.



Some siding needs to be reset at front gable.

Grounds

Page 30 Item: 2	Grading	• Possible drainage/clean out issues with "structure" built over drain.
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Possible drainage/clean out issues with "structure" built over drain.

Page 31 Item: 5	Grounds Electrical	• Outlet at rear of house not working. Outlet on non-enclosed patio section not GFCI protected.
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Outlet at rear of house not working. Outlet on non-enclosed patio section not GFCI protected.

Page 32 Item: 6	GFCI	• Outdoor receptacles are not GFCI protected, need to be updated.
Page 33 Item: 9	Exterior Faucet Condition	• Hose bib at North side and front East side do not work. Other hose bibs appear functional.
Page 33 Item: 10	Patio Enclosure	• Rotted wood on steps East side of patio.



Rotted wood on steps East side of patio.

Page 33 Item: 12

Fence Condition

• Fence leaning in areas.



Fence leaning in areas.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Attached Garage • Single Family Home

3. Occupancy

Occupancy: Vacant

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Door bell is not functional.
- Door jam damaged leading from living room to fireplace room.
- Door to room behind garage doesn't close.
- Window casing in door leading to open patio damaged.



Door jam damaged leading from living room to fireplace room.



Window casing in door leading to open patio damaged.



Door to room behind garage doesn't close.

4. Electrical

Observations:

- Some receptacles were painted over.
- Missing outlet covers in room behind garage and room with fireplace.
- Light in entryway and dining area didn't work on any switch. Could be a burnt out bulb or electrical issue. Recommend review with homeowner or qualified electrician.
- Tape over switch by front door.
- Switch cover plates missing on hallway light.



Some receptacles were painted over.



Missing outlet covers in room behind garage and room with fireplace.



Switch cover plates missing on hallway light.



Tape over switch by front door.

5. Smoke Detectors

Observations:

- There were no visible smoke detectors.

6. Ceiling Condition

Materials: There are drywall ceilings noted.

7. Wall Condition

Materials: Drywall walls noted.

8. Fireplace

Materials: Masonry fireplace noted.

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

9. Window Condition

Materials: Aluminum framed single hung window noted. • Wood framed double hung window noted.

Observations:

- The windows that were tested, are functional.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Door to bedroom across from master doesn't latch.

4. Floor Condition

Flooring Types: Carpet is noted.

5. Wall Condition

Materials: Drywall walls noted.

6. Window Condition

Materials: Aluminum framed single hung window noted. • Wood framed double hung window noted.

Observations:

- Aluminum windows in master bedroom don't lock properly.

7. Ceiling Condition

Materials: There are drywall ceilings noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Condition

Materials: There are drywall ceilings noted.

3. Counters

Observations:

- Plastic laminate tops noted.
- Solid Surface tops noted.
- The counter tops appear to be worn and may have reached the end of their useful life.



The counter tops appear to be worn and may have reached the end of their useful life.

4. Doors

Observations:

- Door in master bath doesn't have a lock.
- Door in hallway bathroom doesn't latch properly.

5. Electrical

Observations:

- Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed.



Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed.

Look of tester when outlet is wired correctly.

6. GFCI

Observations:

- **GFCI** in place and operational in master bathroom. Not working in hallway bathroom due to wiring issue.

7. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

8. Floor Condition

Materials: Floating laminate type flooring noted.

Observations:

- **Recommend caulking at the tub and shower areas**



Recommend caulking at the tub and shower areas Recommend caulking at the tub and shower areas

9. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Showers

Observations:

- functional

11. Toilets

Observations:

- Operated when tested. No deficiencies noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed.

2. Counters

Observations:

- Solid Surface tops noted.

3. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

5. Cook top condition

Observations:

- Gas cook top noted.
- This unit was tested and appeared serviceable at time of inspection.

6. Oven & Range

Observations:

- Oven: gas burners
- All heating elements operated when tested.

7. Window Condition

Materials: Aluminum framed single hung window noted.

Observations:

- Lock on window doesn't work properly.

8. Floor Condition

Materials: Floating laminate type flooring noted.

9. Ceiling Condition

Materials: There are drywall ceilings noted.

10. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.

11. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

12. GFCI

Observations:

- GFCI in place and operational.

13. Wall Condition

Materials: Drywall walls noted.

Laundry

1. Electrical

Observations:

- Open junction box.



Open junction box.

2. GFCI

Observations:

- GFCI in place and operational

3. Floor Condition

Materials: Bare concrete floors noted.

4. Wall Condition

Materials: Drywall walls noted.

5. Ceiling Condition

Materials: There are drywall ceilings noted.

6. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the hall closet
Materials: Gas fired forced hot air.

2. Heater Base

Observations:
• The heater base appears to be functional.

3. Venting

Observations:
• Type B vent observed. Appears functional.

4. Gas Valves

Observations:
• Gas shut off valves were present and functional.

5. Refrigerant Lines

Observations:
• No defects found.

6. AC Compress Condition

Compressor Type: Electric
Location: The compressor is located on the exterior grounds.
Observations:
• The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 17 degrees F.

7. Air Supply

Observations:
• The return air supply system appears to be functional.

8. Registers

Observations:
• There is a missing vent air grill noted in area behind garage.



There is a missing vent air grill noted in area behind garage.

9. Filters

Location: Located below heater.

Observations:

- Furnace filter dirty. Needs replacement.



10. Thermostats

Observations:

- Location: Living Room
- Digital - programmable type.
- Functional at the time of inspection.

Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.

3. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the laundry room.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

4. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

5. Number Of Gallons

Observations:

- 40 gallons

6. Gas Valve

Observations:

- Appears functional.

7. Plumbing

Materials: Copper

Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

2. Walls

Observations:

- There does not appear to be firewalls present.

3. Floor Condition

Materials: Bare concrete floors noted.

4. Rafters & Ceiling

Observations:

- Dimensional lumber wood ceiling joists.
- Engineered wood roof truss framing noted.
- Visible areas appear satisfactory, at time of inspection.
- There were no major deficiencies of the roof structure at the time of inspection. There was signs of past repairs.



There were no major deficiencies of the roof structure at the time of inspection. There was signs of past repairs.

5. Exterior Door

Observations:

- Doorknob is missing.
- Garage-house door may not be properly fire-rated.



Doorknob is missing.

6. Fire Door

Observations:

- The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

7. Garage Door Condition

Materials: One 16' upgraded insulated steel door

Observations:

- Could not operate with normal opener. May be due to lack of electricity.

8. Garage Opener Status

Observations:

- Chain drive opener noted.
- Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Have evaluated and repaired.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: East side of the house.

Location: Sub Panel Location: Master bedroom and room behind garage.

Observations:

- Sub panel door missing on sub panel behind garage.



Sub panel door missing on sub panel behind garage.

2. Main Amp Breaker

Observations:

- 200 amp

3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

- There is an overhead service drop noted.

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

In accordance with the ASHI© Standards of Practice pertaining to Roofing, this section describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashing, skylights, chimneys and roof penetrations.

1. Roof Condition

Materials: Roofing is the same as main structure.

2. Flashing

Observations:

- Aluminum flashing visible around chimney.

3. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Gutter

Observations:

- No major system safety or function concerns noted at time of inspection.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Scuttle Hole located in garage and hallway.
- Limited access due to unfinished attic area.

2. Structure

Observations:

- Inspected from access hole only, limited space in attic prevented entry.

3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted. • Loose fill insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

3. Siding Condition

Materials: Brick veneer noted. • Vinyl siding noted. • Painted wood siding

Observations:

- Brick missing by front door.
- Some siding needs to be reset at front gable.



Brick missing by front door.



Some siding needs to be reset at front gable.

4. Exterior Paint

Observations:

- Suggest caulking around doors and windows as necessary.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

3. Foundation Walls

Observations:

- Normal settlement.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/seal as needed.

2. Grading

Observations:

- Possible drainage/clean out issues with “structure” built over drain.



Possible drainage/clean out issues with “structure” built over drain.

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Gate Condition

Materials: Wood

5. Grounds Electrical

Observations:

- Outlet at rear of house not working. Outlet on non-enclosed patio section not GFCI protected.



Outlet at rear of house not working. Outlet on non-enclosed patio section not GFCI protected.

6. GFCI

Observations:

- Outdoor receptacles are not GFCI protected, need to be updated.

7. Main Gas Valve Condition

Materials: East side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

8. Plumbing

Materials: Copper piping noted.

9. Exterior Faucet Condition

Observations:

- Hose bib at North side and front East side do not work. Other hose bibs appear functional.

10. Patio Enclosure

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Rotted wood on steps East side of patio.



Rotted wood on steps East side of patio.

11. Patio and Porch Condition

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

12. Fence Condition

Materials: Wood

Observations:

- Fence leaning in areas.



Fence leaning in areas.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.