

Phillip A. DeLoatch
12175 US158 HWY
Conway, North Carolina 27820
Commercial Building Inspection
October 26, 2021

SUBJECT PROPERTY:
2100 Old US Hwy 64
Jamesville, North Carolina 27846

As requested, an inspection of the property located at 2100 Old US Hwy 64
Jamesville, North Carolina 27846 was performed.

The building is approximately 81 Years old.

The foundation of the building is masonry piers and crawlspace.

The exterior walls are vinyl siding.

The exterior trim moldings are vinyl and metal

The windows are vinyl framed, double hung, thermal pane type.

The exterior doors are wood framed wooden type that are in satisfactory condition.

The interior walls are wood framed, drywall type finished partition type.

The roof framing is of dimensional wood framing. The roof covering is Asphalt/Fiberglass type. The Attic above the sanctuary was observed from the pulldown stairway in the foyer office. The ceiling above the sanctuary is a cathedral type with limited access. There is no attic access above the offices and bathrooms of the building.

The plumbing supply piping is pex type. The drainage plumbing piping of each building is pvc type. There is a 40-gallon capacity, electric water heater located in the men's restroom

There is a 200-amp panelboard enclosure in the hallway.

Summary of Deficiencies

Foundation- The underpinning brock work between the outer piers on the left side of the building have cracked and become dislodged. Underpinning offers no support for the building. Its purpose is to protect the utilities beneath the building and to keep out pest animals. A competent brick mason should be consulted to correct this concern.

Insulation has fallen from below the floor of the pulpit area. This condition reduces the operating efficiency of the heating and cooling equipment of the building. Reduced operating efficiency increases operating cost. A licensed insulating contractor should be consulted to correct this concern.

There are dark stains and mildew on the floor framing and subflooring throughout the crawlspace of the restrooms and office. These stains and mildew are an indication of elevated moisture levels and limited ventilation here in the past. This issue can be further evaluated and corrected by a controlled crawlspace specialist.

There are dark stains and deteriorated floor joists and girders below the floor of the sanctuary. The structural integrity of these floor joists has been compromised. This condition is a potential collapse concern of this floor framing system. A licensed general contract should be consulted to correct this issue.

Exterior- There are holes in the vinyl siding on the left side of the building This condition is conducive for water intrusion. Water penetration into the building envelope can result in structural damage if not corrected. A licensed vinyl siding contractor should be consulted to correct this concern.

The thermal window located on the left side of the building is cracked. The thermal integrity of this window has been compromised. A licensed general contractor should be consulted to correct this concern.

Roof- Though in satisfactory condition, the surface of the roof has sagged and is not level.

Plumbing- The diverter piping connected to the temperature and pressure relief valve on the water heater is very short. This piping should be directed to within six inches of the floor. There is a potential "SCALD" hazard if this valve activates. A licensed plumbing contractor should be consulted to correct this issue.

Electrical- There are an open spaces in the panelboard enclosure where breakers are missing or their "Knockouts" were accidentally removed. This condition is a potential electrical contact hazard.

There is an electrical conductor exiting the side of this building's panelboard enclosure that does not have a strain relief bushing. Electrical conductors exiting panelboard enclosures are supposed to be solidly anchored and protected where they exit the panel. The conductor can potentially be damaged and an electrical short can occur if not corrected.

The electrical receptacle located in the sanctuary, right of the pulpit area is not energized. Use of this receptacle is not possible in this condition.

A licensed electrical contractor should be consulted to correct these concerns.

Central Heating System- The supply plenum near the crawlspace entrance near the gas pack connection is severed. Conditioned air is being discharged into the crawlspace of the building when the heating and cooling systems are operating. This condition is conducive for reduced energy efficiency of the heating and cooling equipment of the building. Also, this condition is conducive for the development of undesirable environmental conditions during summer weather conditions. A licensed mechanical contractor should be consulted to correct this issue.

The building is heated by a gas pack unit. There is no permanently installed carbon monoxide detector in the building. A licensed mechanical contractor or licensed electrical contractor can install this safety device.



Phillip DeLoatch
NCGC#4720

Foundation Photos:



Fallen Insulation in Crawlspace



Dark Stains and Mildew on Floor Framing



Deteriorated Floor Joist



Darks Stained Deteriorated Floor Framing

Phillip DeLoatch
12175 US 158
Conway, North Carolina 27820
Phone (252)-585-3643 Fax (252)-585-3643
Commercial Building Inspection Contract

Client(s) Name:	Wallace Phillips	Property Address:	
Address:	NCAG 2660 Yonkers Road / Suite 130 Raleigh, NC 27604		2100 Old US Hwy 64
			Jamesville, North Carolina 27846
	252-287-7575 wallacephillips@icloud.com	Date of Inspection	October 26, 2020

Phillip DeLoatch, is hereby employed by **Client(s)** to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used. Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. Phillip DeLoatch is not liable for any defects or deficiencies which cannot be reasonably discovered during the limited visual inspection.

The price for this inspection shall be \$455.00 PAYMENT is due upon full completion of this inspection.

EXCLUSIONS AND LIMITATIONS: The parties acknowledge and agree that this inspection is limited to visual observation of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing Board for a comprehensive listing of those items which are not required and unless specifically included, will not be part of this inspection.

This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks. Further, Phillip A. DeLoatch Inspections is not responsible for any misleading information provided by seller or for any matter concealed or hidden from the inspector.

ARBITRATION: Should the client believe that Phillip A. DeLoatch Inspections be liable for any issues arising out of this inspection, then client shall communicate said issues in writing to Phillip A. DeLoatch Inspections within ten (10) days of the date of inspection. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with Construction Arbitration Services, Inc.

This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of this report nor any representation made herein are assignable without the express written permission of Phillip A. DeLoatch Inspections and any reliance thereon by any party other than the Client named above is prohibited.

This inspection and report are not intended to be used as a guaranty or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system and any visual problems observed should be verified with the appropriate contractor, electrician, plumber, or skilled professional for cost estimates and code compliance

LIMIT OF LIABILITY: It is understood and agreed that should Phillip A. DeLoatch Inspections and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of Phillip A. DeLoatch Inspections and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report. . The acceptance of the inspection report binds this contract between the home inspector and the client under the guidelines of this contract which limits the inspector's liability to a time period not to exceed one year and the paid inspection fee.

AGREEMENT: This contract represents the entire agreement between Phillip A. DeLoatch Inspections. and the Client. Phillip A. DeLoatch Inspections is not responsible for the repair, replacement or alteration of any item within or upon the inspected property.

The Client acknowledges that they have read and understood the extent and limitations of this inspection and agree to all of the limitations, terms and exclusions contained within this contract.

Client's Signature: Wallace Phillips

dotloop verified
10/29/21 7:41 PM EDT
P53H-Q5K0-UGOA-BR9A

Date: _____

Printed Name: Wallace Phillips

Client's Signature: _____

Date: _____

Printed Name: _____

Inspector's Signature: Phillip A. DeLoatch

Phillip A. DeLoatch

License Number: NCGC # 47260, NCHIL 1604