



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



Wednesday, December 13, 2023

Inspector

Joe Nanni

919-621-5830

joenanni09@gmail.com

NC Lic. 2763

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



**The Nanni Corporation DBA
National Property Inspections**

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

INVOICE #: 7935

Client Name : **Mahmood Sayed
AMI INC**

Inspection Date : 12/13/2023 9:00 AM

Property Location : **6678 RIVER ROAD
FUQUAY VARINA NC 27526**

The Nanni Corporation DBA
National Property Inspections
1308 Alemany Street
Morrisville NC 27560

Billing Address :

Paid

TYPE OF INSPECTIONS PERFORMED

| | |
|-----------------------------------|--------------------------|
| Commercial Building Inspection | \$1,950.00 |
| Water Potability Test CBL | \$350.00 |
| Radon Test CRM | \$125.00 |
| Wood Destroying Insect Inspection | \$125.00 |
| | \$0.00 |
| Total | \$2,550.00 |
| 12/13/2023 | Credit Card (\$2,550.00) |
| Due on Receipt | \$0.00 |

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

| | |
|--|---|
| Property Occupied : No | Temperature : 37 F |
| Estimated Age Of Property : 100 Year(s) | Weather : |
| Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West | <input checked="" type="checkbox"/> Sunny |
| Type of Property : | Soil Conditions : |
| <input checked="" type="checkbox"/> Church | <input checked="" type="checkbox"/> Dry |
| Primary Construction : | Persons Present : |
| <input checked="" type="checkbox"/> Wood | <input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent |

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

| | |
|----------------------------|---|
| G (GOOD) | Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required. |
| F (FAIR) | Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition. |
| P (POOR) | Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition. |
| NI (NOT INSPECTED) | The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made. |
| NA (NOT APPLICABLE) | This item is not applicable or not present |

SCOPE OF THE INSPECTION :

The intent of this property inspection is to identify and communicate conditions of the facility and components of the facility that are categorized and listed on the inspection form. The inspection is a visual review of readily accessible areas and components. The inspector will endeavor to observe the operation of mechanical and electrical systems and note the condition of the systems. It is not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions is performed UNLESS an unobstructed panel is intended for removal by the manufacture for inspection and/or service and is safe to do. Hidden or obstructed defects may not be observed. **Crawl Space and Attic Space inspection is limited to a crawl space / attic which is safe to enter and is readily accessible for the inspector(s) utilizing an access point properly sized and intended for entry. A crawl space / attic inspection can also be limited to unsafe conditions visible after entering such space.**

Pictures within this report are for informational purposes and are not intended to show every issue and or defect listed in the report.

Report is intended to be in and printed in color.

Due to the overall condition of this property the listed items in the report are not intended to reflect each and every possible issue / defect, but are merely intended to reflect the overall condition of the property at the

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

time of this inspection.

Based on the age of this home it is possible lead based paint and construction materials with asbestos are present in this home. Inspecting and or identifying lead based paint and or materials which may contain asbestos is beyond the scope of this home inspection. You may wish to consult with properly trained and certified / licensed contractors who specialize in lead based paint and or asbestos identification and testing.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1 GRADING / DRAINAGE

POOR

1. Near level to level grading present along the front of the building(s). Area is conducive to water draining toward the home, for water ponding near the perimeter of the home which can lead to ground saturation and water intrusion problems that may effect the foundation system of the structure and increase moisture inside the crawl spaces which is suspected here as indicated by damp foundation walls / ground conditions, visible erosion in the crawl space earthen floor and condition of the floor framing as observed during the crawl space inspections. Further evaluation and repair by a qualified contractor is needed to correct grade and or install drainage collection to ensure water drainage is away from the foundation.

Also please see notes under Exterior / Roof / Gutters.



GRADING / DRAINAGE: typical negative grade along foundation



GRADING / DRAINAGE: typical near level to level grade along foundation

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

2 FLATWORK / SIDEWALKS

POOR

1. Noted cracks / broken concrete with vertical offset in the front sidewalk, typically indicating sidewalk settlement and/or heave. Vertical offset is a trip hazard.
2. The left metal handrail at the main, front steps is loose, post has "rusted" through at point it was embedded in the front masonry porch type structure. Handrail provides minimal support.
3. Noted separation / settlement at the back right masonry block steps which can cause someone to trip and fall. A handrail is not installed which compromises safety for anyone using the steps.
4. Noted general decay / deterioration at back left wood platform and steps, Handrail is loose, the nail connection which attaches the handrails to the support post have and or are failing. Condition can lead to handrail failing to support loads placed on/against them.
5. Metal handrails along the handicap ramp are loose. Condition will typically loosen until handrails fail to support loads placed on/against them.

Repairs by a qualified contractor are needed as people safety and function of these components is compromised.



FLATWORK / SIDEWALKS: typical cracked/broken concrete w/vertical offset



FLATWORK / SIDEWALKS: typical cracked/broken concrete



FLATWORK / SIDEWALKS: left handrail post at front entry rusted thru



FLATWORK / SIDEWALKS: separation / settlement at back right steps, no handrail

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



FLATWORK / SIDEWALKS: general decay / deterioration at back wood steps



FLATWORK / SIDEWALKS: failed nail connection at back wood steps handrail



FLATWORK / SIDEWALKS: loose handicap railings

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

3 ROOF DRAINAGE SYSTEM

POOR

1. Gutters are not installed on the building. Evidence of water intrusion into the crawl space was observed as roof drainage is not controlled causing water to pond along the foundation. To help direct storm water drainage away from the foundation and control water intrusion into the crawl spaces gutters, down spouts and down spout extensions should be installed at all eaves by a qualified contractor.

4 EXTERIOR SURFACE

Exterior Wall Finish

POOR

Exterior Faucets

POOR

Exterior Lighting

POOR

1. Multiple exterior lights failed to turn on using the assumed switches including front left post light, building mounted spot lights front right post mounted spot light, lights at the monument sign and entrances along River Road. Safety and security is compromised without functional exterior lighting. Further evaluation and repair by an electrical contractor is needed.
2. Noted loose aluminum fascia/eave trim at the back left corner of the church water table/boxing. Visible soffit decay and suspect animal intrusion.
3. Noted multiple vinyl siding panels which are cracked and or have holes. Also noted cracked / holes in the siding corner post. Cracks and holes can allow water intrusion behind the siding. Repairs by a qualified contractor are needed.
4. Unable to draw water from the left wall hose bib (east wing), no water flow. Repair by a plumbing contractor is needed.



EXTERIOR SURFACE: loose aluminum trim at water table



EXTERIOR SURFACE: back left water table / return

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



EXTERIOR SURFACE: holes in siding



EXTERIOR SURFACE: hole in siding corner post



EXTERIOR SURFACE: hole in siding



EXTERIOR SURFACE: hole in siding



EXTERIOR SURFACE: holes in siding

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

5 FENESTRATION SYSTEMS

POOR

1. Noted brittle, cracked and or missing window glazing putty at multiple wood windows. Glazing putty is needed to secure the glass in the window and also to help prevent the transfer of air/moisture between the interior and the exterior of the home. Repairs by a qualified contractor are needed.



FENESTRATION SYSTEMS: brittle / cracked glazing putty



FENESTRATION SYSTEMS: brittle / cracked glazing putty



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

6 MAIN DOORS

POOR

1. The French doors do not make a complete seal along the weather stripping / door stop of the astragal or along the bottom of the door at the threshold. Door separates conditioned and unconditioned air spaces and should make a complete and tight seal to prevent the transfer of air between the exterior and interior of the home.

Repair by a qualified contractor is needed.

7 DOORS - EAST WING

POOR

1. French doors do not make a complete seal along the weather stripping / door stop of the astragal.
2. Exterior door in the kitchen does not make a complete seal along the weather stripping / door stop, bottom corner, latch side.

Doors separate conditioned and unconditioned air spaces and should make a complete and tight seal to prevent the transfer of air between the exterior and interior of the home.

3. Noted decay in the jamb/trim of the exterior kitchen door below the bottom hinge. Also noted evidence of water intrusion as indicated by discoloration of the threshold. Condition can allow water penetration below the threshold and into the flooring /framing.

Repairs by a qualified contractor are needed.



DOORS - EAST WING: kitchen door does not seal



DOORS - EAST WING: water intrusion along kitchen door

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



DOORS - EAST WING: decay in kitchen door & jamb

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

8 DOORS - WEST WING

POOR

1. Noted evidence of water intrusion along the bottom of the "class room" exterior door as indicated by soft floor along the threshold, floor will deflect when weight is applied. Decay and previous repairs were visible during the crawl space inspection. Further evaluation by a qualified contractor is needed to determine if the water intrusion causing the decay is active and to make any needed repairs.



DOORS - WEST WING: soft sub



DOORS - WEST WING: decayed sub floor & band joist under door

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

9 EXTERIOR FOUNDATION

POOR

1. Multiple foundation vents are inoperable, broken, missing vent door handles, vent door and or the pest screen is missing/damaged. Control of the crawl space ventilation is compromised. Vent replacement / repair by a is needed as all vents should open/close and have pest screens which helps prevent pest intrusion into the crawl space.

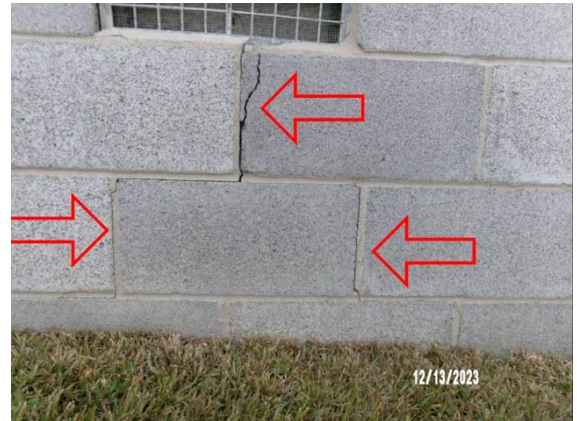
Repairs by a qualified contractor are needed.

2. Noted a generally vertical crack in the right wall of the west wing. Due to the width at the top of the crack below the foundation vents and crack steps both towards the front and back corners recommend further evaluation by a qualified contractor are structural engineer if deemed necessary by the general contractor.

FYI: The overall condition of the foundation is in generally good repair except where noted. Typical hairline cracks were observed in the foundation under the original construction (chapel) which can be expected due to the age of approximately 150 years of age) Although no visible concerns were found, unless previously noted, determining if a foundation of this age is structurally sound and is supporting current loads and will support future / potential live loads should be completed by a structural engineer. Consideration should be given to contacting a structural engineer for additional foundation inspection.



EXTERIOR FOUNDATION: typical vent missing a vent door/handle



EXTERIOR FOUNDATION: step crack

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

10 ATTIC INSULATION

POOR

1. The loose fill insulation visible from the ceiling scuttle has been "matted" down which typically indicates pest intrusion. When loose fill insulation is below the intended depth and is "matted" the insulating value is reduced.
2. A fiberglass blanket type insulation was found when removing ceiling tiles from the west wing class room, Multiple blankets have been moved / displaced no longer providing coverage on top of the ceiling tiles.
Repairs by a qualified contractor are needed.
No other ceiling insulation was visible.

11 STRUCTURAL FRAME AND BUILDING ENVELOPE

| | |
|--------|------|
| Beams | POOR |
| Joists | POOR |
| Posts | POOR |
| Piers | POOR |

1. Wood destroying insect (WDI) activity and elevated moisture levels/fungal growths inside chapel crawl space has lead to significant damage of the framed floor structure including to the girders, floor joist and turned timber floor joist. Multiple WDI tubes were visible as is damage caused by the WDI activity. Probing various round timber floor joist and dimensional floor joist especially those with a suspected fungal growth found significant decay. Amount of damage can compromise the structural integrity of the framing component which can lead to floor sag, deflection and or collapse.
2. Noted multiple CMU dry-stacked piers which have bee added under the floor framing inside the chapel crawl space, typically this is to reduce floor sag, deflection and or slope due to floor framing failing to support loads. Dry-stacked piers are considered a temporary repair and a permanent repair is needed including installing a footer to support the pier.
3. Although an acceptable practice when the chapel section was built noted multiple dry stacked stone piers. Over time settlement and stones shifting can allow floor framing to move. Also noted deteriorated mortar in some of the aged piers which do have mortar.
Due to the visible current conditions of the floor framing and framing support, mainly under the chapel, the floor structure and support requires further evaluation by a structural engineer is needed.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



STRUCTURAL FRAME AND BUILDING ENVELOPE:
typical dry-stacked block pier



STRUCTURAL FRAME AND BUILDING ENVELOPE:
decayed/WDI damage joist



STRUCTURAL FRAME AND BUILDING ENVELOPE:
typical stone pier with deteriorated mortar



STRUCTURAL FRAME AND BUILDING ENVELOPE:
probing a typical round timber floor joist



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



STRUCTURAL FRAME AND BUILDING ENVELOPE:
typical stacked stone pier



STRUCTURAL FRAME AND BUILDING ENVELOPE:
typical stacked stone pier



STRUCTURAL FRAME AND BUILDING ENVELOPE:
probing a mold covered floor joist



STRUCTURAL FRAME AND BUILDING ENVELOPE:
probing a mold covered floor joist



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

12 CRAWL SPACE

POOR

1. Missing a vapor barrier in the crawl spaces. A vapor barrier is needed to help reduce moisture from seeping up into the crawl space from the ground (moisture intrusion) and to reduce condensation in the crawl space due to elevated moisture. Repair by a qualified contractor is needed to remove all debris from the crawl spaces, prepare ground and install a vapor barrier.
2. Noted multiple places where the floor insulation has fallen from or is falling from the joist cavities exposing sub floor to unconditioned air. This can cause cold floors and condensation on the sub floor due to temperature differential between the conditioned living areas and the unconditioned crawl space. Repairs by a qualified contractor are needed to replace any missing / damaged insulation and to re install fallen insulation which is still functional.
3. Noted evidence of active water intrusion into the crawl space as indicated by damp foundation walls, damp to wet earthen crawl space floor and erosion in the crawl space earthen floor. Water intrusion can elevate moisture levels inside the crawl space leading to damaged insulation, floor framing and/or an environment conducive to fungal growth which was observed inside the crawl spaces. Further evaluation and repair by a water proofing contractor is needed.
4. A suspected fungal / organic growth noted on the floor framing member inside the crawl spaces which can indicate elevated and/or previously elevated moisture levels inside the crawl space. Further evaluation by a contractor(s) who specializes in crawl space moisture control and fungal / organic growth identification and removal is needed to develop and implement a course of action to control moisture levels, remove and prevent future growths. Elevated moisture levels, growth can damage the framing, insulation and can compromise the health of the occupants.
5. A suspected wood destroying insect (WDI) activity was noted in the east, west wings and Chapel crawl spaces and suspected WDI damage in the floor framing, chapel wall and floor. Please see separate NC WDI report for additional information.
6. Noted multiple electrical wires "dangling" inside the crawl spaces. Wires should be neatly attached to the bottom side of the floor framing using straps rated for this application. Repair by an electrical contractor is needed.



CRAWL SPACE: missing vapor barrier, wet crawl space earthen floor



CRAWL SPACE: erosion in wet crawl space earthen floor, also missing vapor barrier

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



CRAWL SPACE: missing vapor barrier, damp foundation walls.



CRAWL SPACE: erosion in wet crawl space earthen floor, also missing vapor barrier



CRAWL SPACE: typical fallen floor insulation



CRAWL SPACE: typical fallen floor insulation, missing vapor barrier

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



CRAWL SPACE: fallen , stringy insulation (moisture caused) missing vapor barrier



CRAWL SPACE: fallen insulation, damp earthen floor



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

13 HVAC 1

Operation

POOR

1. There are 3 Pioneer (manufacturer) mini split systems. All 3 serve the chapel area. The two mini heat pumps located along the left foundation wall of the chapel failed to turn on in the heat mode using the supplied remote control. The air handlers located on the left interior wall of the chapel did turn on using the manual button located on the air handler. No heat was generated. Further evaluation and repair by a mechanical contractor is needed.

14 HVAC 2

Operation

POOR

1. Based on the data plate on the exterior unit a Goodman heat pump is packaged with this LP gas furnace. Goodman model CPLE481, S/N 0506780972, Est. age = 18 years which places it beyond normal life expectancy. Using the installed thermostat located inside the chapel the heat pump failed to turn on in the heating mode. It is unknown if the heat pump has been defeated as not to operate in the heating mode. Using the thermostat the fan/blower did turn on.

15 HVAC 3

Operation

POOR

1. Inspecting the heat exchanger is beyond the scope of this inspection due to the heat exchanger should be removed, burner compartment opened by a mechanical contractor for a proper and thorough evaluation. Due to the estimated age of the gas pak and unit is mounted at the exterior client should consider having the heat exchanger inspected by a mechanical contractor.

16 DRAFT CONTROL / VENT GOODMAN FURNACE

POOR

1. The PVC exhaust pipe is not supported. Typically metal strapping rated for this application are installed to support the exhaust pipe. Repair by a qualified contractor is needed.



DRAFT CONTROL / VENT GOODMAN FURNACE: no support strapping

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

17 HVAC DISTRIBUTION

Distribution

POOR

1. Noted deteriorated vapor barrier on multiple supply ducts in the crawl space under the chapel, one main duct in crawl space has a hole torn in it causing conditioned air to be released into the chapel crawl space. Multiple ducts are sagging and or are in contact with the crawl space earthen floor. Also noted torn vapor barrier / insulation in a duct above the class room ceiling in the west wind. Further evaluation and repair by a mechanical contractor is needed to repair or replace the damaged ducts.



HVAC DISTRIBUTION: Typical torn duct vapor barrier, hole torn in duct, duct on ground



HVAC DISTRIBUTION: typical torn vapor barrier, missing duct insulation

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

18 COOLING - HEAT PUMPS

POOR

1. Noted deteriorated insulation on the exterior section of the Goodman heat pump , exposed suction line which can lead to decreased efficiency. Insulation should be replaced/repared by a mechanical contractor. Also recommend sealing lines at pint they penetrate the siding.
- 2, Noted the evaporator coil cabinet located below the ceiling in the chapel office is rusted/deterioarted which can indicate a condensate leak. Further evaluation by a mechanical contractor is needed.



COOLING - HEAT PUMPS: exposed suction line, missing sealant at siding



COOLING - HEAT PUMPS: rust/deteriorated evaporator coil cabinet

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



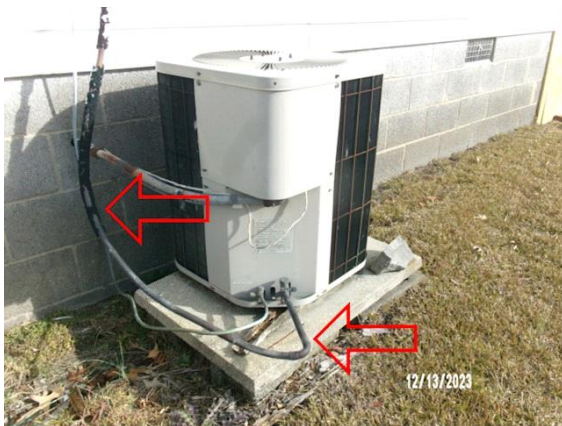
The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

19 COOLING - GOODMAN

POOR

1. Noted deteriorated insulation on the exterior section of the suction line, exposed suction line which can lead to decreased efficiency. Insulation should be replaced/repared by a mechanical contractor. FYI: S/N not legible, Suspect unit is equal to or greater than 18 years of age which places it beyond normal life expectancy. The air handler is located above the west wing class room ceiling, data plate not found. Suspect unit is > 18years of age and reaching its useful life expectancy.



COOLING - GOODMAN: exposed suction

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

20 KITCHEN

Refrigerator

POOR

1. The latches have been removed from both interior doors. Doors cannot be secured in a closed position. Repair by a qualified contractor is needed
2. The electrical outlet the water heater is plugged into tested as having an open ground. Safety is compromised as 3 prong outlets require a ground. Repair by an electrical contractor is needed.

21 MENS BATHROOM EAST WING

Interior Doors/Hardware

POOR

1. Privacy set on the entrance door does not engage the strike plate, door cannot be secured/locked in a closed position. Repair by a qualified contractor is needed.

22 WOMENS BATHROOM EAST WING

Toilet

POOR

1. The toilet "flapper" valve does not close and seal as intended preventing the toilet tank from filling with water and causing toilet to continuously run if water is turned on. Repair by a plumbing contractor is needed.

23 SANCTUARY RIGHT BATHROOM

Sink/Faucet

POOR

Toilet

POOR

1. Toilet continued to run after emptying the bowl and the tank refilling, typically a faulty valve.
 2. No water flow to the "hot" side of the faucet.
- Repairs by a plumbing contractor are needed.

24 CHAPEL OFFICES

Electrical

POOR

1. The 3 prong electrical outlets tested as having an open / no ground. Safety is compromised. Repair by an electrical contractor is needed.



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



CHAPEL OFFICES: open/no ground

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

25 CHAPEL

Walls

POOR

Floor/Finish

POOR

1. A suspected wood destroying insect activity / damage was observed below the front left window in both the siding and band joist 1st left facing window, at the 1st left facing window in the window/trim. Due to the visible damage walls and floors should be opened for additional inspection for hidden damages which may require repairs including structural repairs. Further evaluation by a qualified contractor is needed.



CHAPEL: WDI damage under front window



CHAPEL: WDI damage left facing window

P (POOR)

Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

GRADING / DRAINAGE

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Near Level Ponding Level Grade

Comments:

1. Near level to level grading present along the front of the building(s). Area is conducive to water draining toward the home, for water ponding near the perimeter of the home which can lead to ground saturation and water intrusion problems that may effect the foundation system of the structure and increase moisture inside the crawl spaces which is suspected here as indicated by damp foundation walls / ground conditions, visible erosion in the crawl space earthen floor and condition of the floor framing as observed during the crawl space inspections. Further evaluation and repair by a qualified contractor is needed to correct grade and or install drainage collection to ensure water drainage is away from the foundation.
Also please see notes under Exterior / Roof / Gutters.

PARKING LOT / DRIVEWAYS

| G | F | P | NI | NA |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Gravel

Comments:

Gravel type driveway is functional. Recommend defining boundaries of the driveway and parking areas and installing additional gravel.

FLATWORK / SIDEWALKS

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Concrete Wood Block Cracks/Settlement
General Deterioration Handrail Loose / Missing Tripping Hazard

Comments:

1. Noted cracks / broken concrete with vertical offset in the front sidewalk, typically indicating sidewalk settlement and/or heave. Vertical offset is a trip hazard.
2. The left metal handrail at the main, front steps is loose, post has "rusted" through at point it was embedded in the front masonry porch type structure. Handrail provides minimal support.
3. Noted separation / settlement at the back right masonry block steps which can cause someone to trip and fall. A handrail is not installed which compromises safety for anyone using the steps.
4. Noted general decay / deterioration at back left wood platform and steps, Handrail is loose, the nail connection which attaches the handrails to the support post have and or are failing. Condition can lead to handrail failing to support loads placed on/against them.
5. Metal handrails along the handicap ramp are loose. Condition will typically loosen until handrails fail to support loads placed on/against them.
Repairs by a qualified contractor are needed as people safety and function of these components is compromised.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

FENCES / ENCLOSURES

| | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| G | F | P | NI | NA |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Chain Link

Comments:
Back gate is dragging in the grass

RETAINING WALLS

| | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| G | F | P | NI | NA |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

ROOFING

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| G | F | P | NI | NA |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Layers: 0

Visual From Ground Walked On Asphalt / Composition Metal

Comments:
The roof on both wings and on the back of the sanctuary were walked, Sanctuary roof was inspected from the ground and while on the lower roof decks.
No evidence of an active roof leak was noted.

Leaks not always detectable.



Roofing:



Roofing:

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



Roofing:



Roofing:



Roofing:



Roofing:



Roofing:



Roofing:

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

FLASHING / VALLEYS

| G | F | P | NI | NA |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Composition / Membrane Metal

Comments:

ROOF DRAINAGE SYSTEM

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

1. Gutters are not installed on the building. Evidence of water intrusion into the crawl space was observed as roof drainage is not controlled causing water to pond along the foundation. Too help direct storm water drainage away from the foundation and control water intrusion into the crawl spaces gutters, down spouts and down spout extensions should be installed at all eaves by a qualified contractor.

EXTERIOR SURFACE

Metal Vinyl Cracked Holes

| | G | F | P | NI | NA |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| EXTERIOR WALL FINISH | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| EXTERIOR FAUCETS | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| EXTERIOR ELECTRICAL OUTLETS | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| EXTERIOR LIGHTING | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

- Multiple exterior lights failed to turn on using the assumed switches including front left post light, building mounted spot lights front right post mounted spot light, lights at the monument sign and entrances along River Road. Safety and security is compromised without functional exterior lighting. Further evaluation and repair by an electrical contractor is needed.
- Noted loose aluminum fascia/eave trim at the back left corner of the church water table/boxing. Visible soffit decay and suspect animal intrusion.
- Noted multiple vinyl siding panels which are cracked and or have holes. Also noted cracked / holes in the siding corner post. Cracks and holes can allow water intrusion behind the siding. Repairs by a qualified contractor are needed.
- Unable to draw water from the left wall hose bib (east wing), no water flow. Repair by a plumbing contractor is needed.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



**The Nanni Corporation DBA
National Property Inspections**

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

FENESTRATION SYSTEMS

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vinyl Wood

Comments:

1. Noted brittle, cracked and or missing window glazing putty at multiple wood windows. Glazing putty is needed to secure the glass in the window and also to help prevent the transfer of air/moisture between the interior and the exterior of the home. Repairs by a qualified contractor are needed.

MAIN DOORS

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Repair / Replace Weather - Strip

Comments:

1. The French doors do not make a complete seal along the weather stripping / door stop of the astragal or along the bottom of the door at the threshold. Door separates conditioned and unconditioned air spaces and should make a complete and tight seal to prevent the transfer of air between the exterior and interior of the home. Repair by a qualified contractor is needed.

DOORS - EAST WING

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Evidence of Leak(s) Repair / Replace Weather - Strip Decay

Comments:

1. French doors do not make a complete seal along the weather stripping / door stop of the astragal.
 2. Exterior door in the kitchen does not make a complete seal along the weather stripping / door stop, bottom corner, latch side.
 Doors separate conditioned and unconditioned air spaces and should make a complete and tight seal to prevent the transfer of air between the exterior and interior of the home.
 3. Noted decay in the jamb/trim of the exterior kitchen door below the bottom hinge. Also noted evidence of water intrusion as indicated by discoloration of the threshold. Condition can allow water penetration below the threshold and into the flooring /framing.
 Repairs by a qualified contractor are needed.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



Doors - East Wing: doors do not seal along astragal

DOORS - WEST WING

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Evidence of Leak(s) General Deterioration

Comments:

1. Noted evidence of water intrusion along the bottom of the "class room" exterior door as indicated by soft floor along the threshold, floor will deflect when weight is applied. Decay and previous repairs were visible during the crawl space inspection. Further evaluation by a qualified contractor is needed to determine if the water intrusion causing the decay is active and to make any needed repairs.

EXTERIOR FOUNDATION

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Brick Concrete Block Wood Limited Observation
 Step Cracks

Comments:

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

1. Multiple foundation vents are inoperable, broken, missing vent door handles, vent door and or the pest screen is missing/damaged. Control of the crawl space ventilation is compromised. Vent replacement / repair/by a is needed as all vents should open/close and have pest screens which helps prevent pest intrusion into the crawl space. Repairs by a qualified contractor are needed.

2. Noted a generally vertical crack in the right wall of the west wing. Due to the width at the top of the crack below the foundation vents and crack steps both towards the front and back corners recommend further evaluation by a qualified contractor are structural engineer if deemed necessary by the general contractor.

FYI: The overall condition of the foundation is in generally good repair except where noted. Typical hairline cracks were observed in the foundation under the original construction (chapel) which can be expected due to the age of approximately 150 years of age) Although no visible concerns were found, unless previously noted, determining if a foundation of this age is structurally sound and is supporting current loads and will support future / potential live loads should be completed by a structural engineer. Consideration should be given to contacting a structural engineer for additional foundation inspection.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

Attic / Roof

Method of Inspection Visual from Access

ATTIC / ROOF FRAMING AND SHEATHING

| G | F | P | NI | NA |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Plywood / Panel Board / OSB Rafters

Comments:

The attic structure was viewed by removing a few drop in ceilings tile in the west wing class room and by standing on a ladder inside the ceiling scuttle located in a back room behind the chapel area. Removing a few ceiling tiles in the east wing a hard ceiling was found above the drop in ceiling, no readily accessible entry pint to this area was found. No roof / roof structure concerns were observed from the above mentioned viewing points. Roof structure appears to be functioning as intended.

Leaks not always detectable.



Attic / Roof Framing and Sheathing: framing visible from ceiling scuttle



Attic / Roof Framing and Sheathing: framing visible from ceiling scuttle

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

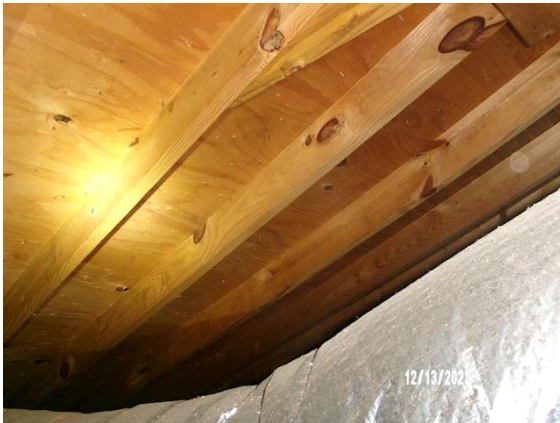
AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



Attic / Roof Framing and Sheathing: framing visible above drop ceiling



Attic / Roof Framing and Sheathing: framing visible above drop ceiling



Attic / Roof Framing and Sheathing: framing visible above drop ceiling

ATTIC INSULATION

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| G | F | P | NI | NA |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Blanket

Loose Fill

Missing

Uneven Distribution

Comments:

1. The loose fill insulation visible from the ceiling scuttle has been "matted" down which typically indicates pest intrusion. When loose fill insulation is below the intended depth and is "matted" the insulating value is reduced.
2. A fiberglass blanket type insulation was found when removing ceiling tiles from the west wing class room, Multiple blankets have been moved / displaced no longer providing coverage on top of the ceiling tiles. Repairs by a qualified contractor are needed. No other ceiling insulation was visible.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

Interior Foundation

Foundation Type Crawl Space

STRUCTURAL FRAME AND BUILDING ENVELOPE

| | | | G | F | P | NI | NA |
|--------|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| BEAMS | <input checked="" type="checkbox"/> Dimensional Lumber | <input checked="" type="checkbox"/> Dimensional Timbers | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JOISTS | <input checked="" type="checkbox"/> Dimensional Lumber | <input checked="" type="checkbox"/> Turned lumber | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| POSTS | <input checked="" type="checkbox"/> Dimensional Lumber | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PIERS | <input checked="" type="checkbox"/> Block | <input checked="" type="checkbox"/> Brick, Stone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

1. Wood destroying insect (WDI) activity and elevated moisture levels/fungal growths inside chapel crawl space has lead to significant damage of the framed floor structure including to the girders, floor joist and turned timber floor joist. Multiple WDI tubes were visible as is damage caused by the WDI activity. Probing various round timber floor joist and dimensional floor joist especially those with a suspected fungal growth found significant decay. Amount of damage can compromise the structural integrity of the framing component which can lead to floor sag, deflection and or collapse.
 2. Noted multiple CMU dry-stacked piers which have bee added under the floor framing inside the chapel crawl space, typically this is to reduce floor sag, deflection and or slope due to floor framing failing to support loads. Dry-stacked piers are considered a temporary repair and a permanent repair is needed including installing a footer to support the pier.
 3. Although an acceptable practice when the chapel section was built noted multiple dry stacked stone piers. Over time settlement and stones shifting can allow floor framing to move. Also noted deteriorated mortar in some of the aged piers which do have mortar.
- Due to the visible current conditions of the floor framing and framing support, mainly under the chapel, the floor structure and support requires further evaluation by a structural engineer is needed.

FLOOR / SLAB

| G | F | P | NI | NA |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

CRAWL SPACE

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

0% Visible

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Limited Access | <input checked="" type="checkbox"/> No Access | <input checked="" type="checkbox"/> Physical Entry | <input checked="" type="checkbox"/> Damaged / Deteriorated Wood |
| <input checked="" type="checkbox"/> Insulation Present | <input checked="" type="checkbox"/> Missing / Improper Vapor Barrier | | <input checked="" type="checkbox"/> Suspected Water Intrusion |
| <input checked="" type="checkbox"/> Vented | | | |

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

Comments:

There 3 sections of crawl space which include a crawl space under the west wing, a crawl space under the original structure (chapel) and a crawl space under the east wing. The west wing crawl space readily and fully accessible. The crawl space under the original structure was accessible but only to the point where inspectors felt safe which was limited to the back areas. This was due to original stack stone piers, after original construction added stacked CMU piers and the overall condition of the wood floor structure. The crawl space under the east wing was not readily accessible and was not entered.

1. Missing a vapor barrier in the crawl spaces. A vapor barrier is needed to help reduce moisture from seeping up into the crawl space from the ground (moisture intrusion) and to reduce condensation in the crawl space due to elevated moisture. Repair by a qualified contractor is needed to remove all debris from the crawl spaces, prepare ground and install a vapor barrier.
2. Noted multiple places where the floor insulation has fallen from or is falling from the joist cavities exposing sub floor to unconditioned air. This can cause cold floors and condensation on the sub floor due to temperature differential between the conditioned living areas and the unconditioned crawl space. Repairs by a qualified contractor are needed to replace any missing / damaged insulation and to re install fallen insulation which is still functional.
3. Noted evidence of active water intrusion into the crawl space as indicated by damp foundation walls, damp to wet earthen crawl space floor and erosion in the crawl space earthen floor. Water intrusion can elevate moisture levels inside the crawl space leading to damaged insulation, floor framing and/or an environment conducive to fungal growth which was observed inside the crawl spaces. Further evaluation and repair by a water proofing contractor is needed.
4. A suspected fungal / organic growth noted on the floor framing member inside the crawl spaces which can indicate elevated and/or previously elevated moisture levels inside the crawl space. Further evaluation by a contractor(s) who specializes in crawl space moisture control and fungal / organic growth identification and removal is needed to develop and implement a course of action to control moisture levels, remove and prevent future growths. Elevated moisture levels, growth can damage the framing, insulation and can compromise the health of the occupants.
5. A suspected wood destroying insect (WDI) activity was noted in the east, west wings and Chapel crawl spaces and suspected WDI damage in the floor framing, chapel wall and floor. Please see separate NC WDI report for additional information.
6. Noted multiple electrical wires "dangling" inside the crawl spaces. Wires should be neatly attached to the bottom side of the floor framing using straps rated for this application. Repair by an electrical contractor is needed.

ELECTRICAL

SERVICE SIZE (Main Panel)

120 / 240 Volt (Nominal) Undetermined

| | G | F | P | NI | NA |
|--|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| SERVICE <input checked="" type="checkbox"/> Overhead | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ENTRANCE CABLE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| PANEL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| SUB-PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Fuse(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| BRANCH CIRCUITS | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| BONDING / GROUNDING | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

Comments:

The main electrical panel located on the back exterior wall was not accessible as the front cover was pad locked. Interior of this panel could not be inspected.
 Sub panel amperage could not be determined. A sub panel is located in the west wind hallway (breakers) and in the dining hall (fused)
 Missing one fuse and a second appears to be blown.



Electrical: fused sub panel



Electrical: main electrical panel - pad locked

PLUMBING

Fuel Service

Shut Off Location: At appliances

| | | G | F | P | NI | NA |
|-------------------------|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| SUPPLY/DISTRIBUTION | <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> PEX | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DRAINS/WASTE | <input checked="" type="checkbox"/> PVC | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| VENTS | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FIRE SUPPRESSION SYSTEM | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

PVC, Pex and Galvanized water supply / distribution piping were visible. No leaks were observed.
 Noted multiple shut off valves located in a exterior sub grade box at the front left corner of the East wind entrance. It is unknown if these are main water shut off valves.
 No fire suppression system installed

Main utility line, septic systems and gray water systems are excluded from this Inspection.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

WATER HEATER

| | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| G | F | P | NI | NA |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Brand: Ruud Size: 6 Gallon(s) Age: 21 Year(s)

Electric Beyond Design Life

Comments:

One 6 gallon electrical water heater was located in a base cabinet next to the sink. The water heater is plugged into an electrical outlet which is on a mechanical timer. Using the timer water heater heated the water and heated water was supplied to the kitchen sink.

No other water heater was located. Unable to draw hot water from the bathroom sinks. It is undetermined if hot water is plumbed to the bathroom 4 sinks.

Based on the date code in the s/n the approximate age of this water heater is 21 years. Recommend budgeting for a new water heater in the new future as age indicates water is past normal life expectancy



Water Heater:



Water Heater: data plate

HVAC 1

Brand: Pioneer Model: YN024GLF119RPD BTUs: 0

Electric Forced Air Heat Pump

OPERATION

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| G | F | P | NI | NA |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

The mini split system located on the right wall of the chapel turned on and supplied heat as intended.

1. There are 3 Pioneer (manufacturer) mini split systems. All 3 serve the chapel area. The two mini heat pumps located along the left foundation wall of the chapel failed to turn on in the heat mode using the supplied remote control. The air handlers located on the left interior wall of the chapel did turn on using the manual button located on the air handler. No heat was generated. Further evaluation and repair by a mechanical contractor is needed.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

Inspection Date: 12/13/2023 Inspector: Joe Nanni Inspector Phone: 919-621-5830 Email: joenanni09@gmail.com NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



HVAC 1: typical mini heat pump data plate



HVAC 1: typical mini system heat pump



HVAC 1: typical mini system air handler

HVAC 2

Brand: Goodman BTUs: 0 Age: 10 Year(s)
 Electric Propane Forced Air Heat Pump
 Beyond Design Life

| | G | F | P | NI | NA |
|-----------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| OPERATION | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

The furnace could not be operated in the heating mode as LP gas was not available onsite.

Inspection Date: 12/13/2023 Inspector: Joe Nanni
 Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
 NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

1. Based on the data plate on the exterior unit a Goodman heat pump is packaged with this LP gas furnace. Goodman model CPLE481, S/N 0506780972, Est. age = 18 years which places it beyond normal life expectancy. Using the installed thermostat located inside the chapel the heat pump failed to turn on in the heating mode. It is unknown if the heat pump has been defeated as not to operate in the heating mode. Using the thermostat the fan/blower did turn on.



HVAC 2: Goodman furnace data plate



HVAC 2: Goodman furnace

HVAC 3

Brand: Goodman Model: PGB0421001 Age: . 12 Year(s)

Propane Forced Air

| | G | F | P | NI | NA |
|-----------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| OPERATION | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

S/N was not legible. Age is not determined, suspect > 12 years
The gas pak w/cooling could not be operated in the heating mode as LP gas was not available onsite.

1. Inspecting the heat exchanger is beyond the scope of this inspection due to the heat exchanger should be removed, burner compartment opened by a mechanical contractor for a proper and thorough evaluation. Due to the estimated age of the gas pak and unit is mounted at the exterior client should consider having the heat exchanger inspected by a mechanical contractor.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

DRAFT CONTROL / VENT GOODMAN FURNACE

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PVC

Comments:

1. The PVC exhaust pipe is not supported. Typically metal strapping rated for this application are installed to support the exhaust pipe. Repair by a qualified contractor is needed.

HVAC DISTRIBUTION

Ductwork

| | G | F | P | NI | NA |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| DISTRIBUTION | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| BLOWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Fans/Blowers on all units turned by setting the thermostats in the "Fan" on mode and or manually tuning the fans on.

1. Noted deteriorated vapor barrier on multiple supply ducts in the crawl space under the chapel, one main duct in crawl space has a hole torn in it causing conditioned air to be released into the chapel crawl space. Multiple ducts are sagging and or are in contact with the crawl space earthen floor. Also noted torn vapor barrier / insulation in a duct above the class room ceiling in the west wind. Further evaluation and repair by a mechanical contractor is needed to repair or replace the damaged ducts.

COOLING - HEAT PUMPS

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Electric

Heat Pump

Comments:

Based on industry standards the heat pumps were not operated in the cooling mode due to the outside air temperature being below 65°. Units should be operated in the cooling mode by a mechanical contractor for proper operation, condensate drainage and an acceptable temperature drop across the coil prior to the close of escrow.

1. Noted deteriorated insulation on the exterior section of the Goodman heat pump , exposed suction line which can lead to decreased efficiency. Insulation should be replaced/repared by a mechanical contractor. Also recommend sealing lines at pint they penetrate the siding.

2, Noted the evaporator coil cabinet located below the ceiling in the chapel office is rusted/deterioarted which can indicate a condensate leak. Further evaluation by a mechanical contractor is needed.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



**The Nanni Corporation DBA
National Property Inspections**

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

COOLING - GAS PAK

| G | F | P | NI | NA |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Brand: Goodman

Comments:

COOLING - GOODMAN

| G | F | P | NI | NA |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Brand: Goodman

Beyond Design Life

Comments:

Based on the model number located on the data plate this is a condensing unit only (air conditioner)
S/N not legible, Suspect unit is equal to or greater than 18 years of age which places it beyond normal life expectancy.

Based on industry standards the air conditioner was not operated due to the outside air temperature being below 65 *.
When temperature permits the air conditioner should be operated by a mechanical contractor for proper operation, condensate drainage and an acceptable temperature drop across the coil prior to the close of escrow.

1. Noted deteriorated insulation on the exterior section of the suction line, exposed suction line which can lead to decreased efficiency. Insulation should be replaced/repared by a mechanical contractor.

FYI: S/N not legible, Suspect unit is equal to or greater than 18 years of age which places it beyond normal life expectancy. The air handler is located above the west wing class room ceiling, data plate not found. Suspect unit is > 18years of age and reaching its useful life expectancy.

Inspection Date:
12/13/2023

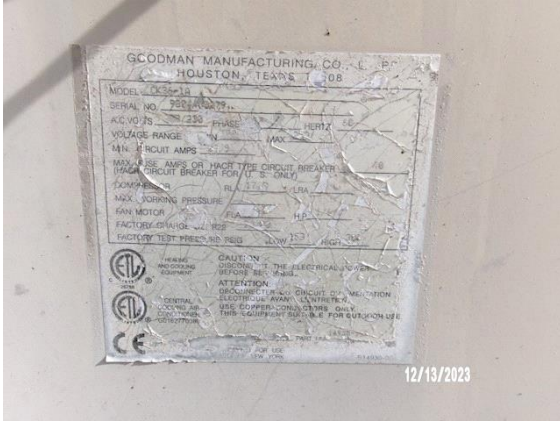
Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



Cooling - Goodman: data plate



Cooling - Goodman: air handler located above west wing class room ceiling

KITCHEN

| | G | F | P | NI | NA |
|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| CEILINGS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALL(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR/FINISH | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT/AIR DISTRIBUTION | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COUNTERTOPS/CABINETS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SINK/FAUCET | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| EXHAUST FAN | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STOVE TOP/OVEN (2) <input checked="" type="checkbox"/> Electric | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WATER PRESSURE/FLOW/DRAINAGE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DISHWASHER/CROSS FLOW PROTECTION | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| REFRIGERATOR | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

| | | | | | |
|------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| MICROWAVE (2) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GARBAGE DISPOSAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Microwave ovens tested by heating a cup of water for one minute.
Ovens tested using the bake and broil functions.
Refrigerator is beyond scope of the home inspection and is not included in this report.

1. The latches have been removed from both interior doors. Doors cannot be secured in a closed position. Repair by a qualified contractor is needed
2. The electrical outlet the water heater is plugged into tested as having an open ground. Safety is compromised as 3 prong outlets require a ground. Repair by an electrical contractor is needed.

MENS BATHROOM EAST WING

| | G | F | P | NI | NA |
|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| CEILINGS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALL(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR / FINISH | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| BASEBOARD HEAT | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COUNTERTOPS / CABINETS | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| SINK / FAUCET | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TOILET | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Baseboard heat turn on using the thermostat located in the heater and heated as intended.
Water plumbed to the hot water side of the sink faucet only. Undetermined if hot is available at this faucet.
1. Privacy set on the entrance door does not engage the strike plate, door cannot be secured/locked in a closed position. Repair by a qualified contractor is needed.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

WOMENS BATHROOM EAST WING

| | G | F | P | NI | NA |
|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| CEILINGS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALL(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR/FINISH | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| BASEBOARD HEAT | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COUNTERTOPS/CABINETS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SINK/FAUCET | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TOILET | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Baseboard heat turn on using the thermostat located in the heater and heated as intended.

Water plumbed to the hot water side of the sink faucet only. Undetermined if hot is available at this faucet.

1. The toilet "flapper" valve does not close and seal as intended preventing the toilet tank from filling with water and causing toilet to continuously run if water is turned on. Repair by a plumbing contractor is needed.

SANCTUARY LEFT BATHROOM

| | G | F | P | NI | NA |
|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| CEILINGS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALL(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR/FINISH | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT/AIR DISTRIBUTION | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| COUNTERTOPS/CABINETS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SINK/FAUCET | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TOILET | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Undetermined if hot is available at this faucet.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

SANCTUARY RIGHT BATHROOM

| | G | F | P | NI | NA |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| CEILINGS | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALL(S) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR/FINISH | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT/AIR DISTRIBUTION | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| COUNTERTOPS/CABINETS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SINK/FAUCET | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TOILET <input checked="" type="checkbox"/> Runs Continuously | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

Small hole cut in the ceiling.

Undetermined if hot is available at this faucet.

1. Toilet continued to run after emptying the bowl and the tank refilling, typically a faulty valve.

2. No water flow to the "hot"side of the faucet.

Repairs by a plumbing contractor are needed.

DINING/GATHERING HALL

| | G | F | P | NI | NA |
|-------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| CEILINGS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALLS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR / FINISH | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT/AIR DISTRIBUTION | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

NOTE: 2 prong outlets are not grounded.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

CHAPEL OFFICES

| | G | F | P | NI | NA |
|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| CEILINGS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALLS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR / FINISH | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT/AIR DISTRIBUTION | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

1. The 3 prong electrical outlets tested as having an open / no ground. Safety is compromised. Repair by an electrical contractor is needed.

CHAPEL

| | G | F | P | NI | NA |
|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| CEILINGS | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALLS | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOR/FINISH | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR DOORS/HARDWARE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRICAL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT/AIR DISTRIBUTION | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

1. A suspected wood destroying insect activity / damage was observed below the front left window in both the siding and band joist 1st left facing window, at the 1st left facing window in the window/trim. Due to the visible damage walls and floors should be opened for additional inspection for hidden damages which may require repairs including structural repairs. Further evaluation by a qualified contractor is needed.

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526



mold covered floor framing - crawl space



mold covered floor framing - crawl space



WDI activity in wood



WDI activity in girder



decayed round floor joist, note mold on joist under chapel



probe pushed through outer floor support - crawl space

Inspection Date:
12/13/2023

Inspector: Joe Nanni
Inspector Phone: 919-621-5830

Email: joenanni09@gmail.com
NC Lic. 2763



The Nanni Corporation DBA
National Property Inspections

AMI INC, 6678 River Road, Fuquay Varina, NC, 27526

7



WDI activity in furnace closet

8



typical wires dangling thru crawl spaces