



City of Wilmington
Community Development and Housing Department

HOP PROGRAM PRELIMINARY INSPECTION AND COST ESTIMATE

Owner's Name: John and Mary Jones Agent: Joe Gogetter
Address: 123 Deadend St. Agent's Number: 910-555-5555
Phone Number: 910-555-5556
Inspection Date: February 16, 2016

Required Repairs

The following repairs must be made to bring the property up to the HOP program property standards. The HOP program will not be able to fund a mortgage on this property if these repairs are not made.

1. Exterior Siding

There is a piece of siding laying on the ground on the left side of the house. Re-attach this piece securely to the house (note: this piece is part of a non-standard installation and will remain so even after re-attachment). Replace missing and melted siding at the back right corner of the house.

Estimated Cost: \$300.00

2. Front Porch

Steps with four or more risers are required to have handrails. Install Building Code approved handrails on both sides of the steps.

Estimated Cost: \$400.00

3. Other Porches and Decks

Re-install two pickets on side porch rail that are laying on the porch floor with nails protruding. Install pickets on rails at stairs from rear deck.

Estimated Cost: \$200.00

4. Foundation

Install a panel at the crawl entrance to seal the crawl from the exterior.

Estimated Cost: \$100.00

5. Windows

All windows must open and close smoothly, seal tightly, and be lockable:

- Windows in front room will not open
- Kitchen window will not open
- Side window in front bedroom is missing a lock
- Front window in front bedroom is screwed closed because the upper sash is stuck in a dropped position, making the window unlockable and unsealable.
- Window in the front bathroom is not locked or sealed because the top sash is stuck in a dropped position

Estimated Cost: \$350.00

6. Heating, Ventilating, and Air Conditioning (HVAC)

Program standards require that HVAC units older than ten years old be evaluated for further reasonable expected life expectancy. Units over 15 years old must be replaced. The serial number of this equipment indicates it was manufactured in October 1997. The unit must be replaced.

Estimated Cost: \$5000.00

7. Electrical

There are numerous deficiencies and life and fire safety hazards in the house's electrical system. The entire electrical system must be evaluated by a licensed electrical contractor and all necessary work performed to eliminate all hazards. All work shall be permitted and inspected by the County electrical inspector. The following list itemizes observed deficiencies and hazards. Other deficiencies and hazards may exist.

- The main electrical panel appears to be overloaded and may need to be upgraded. Rust was noted on the interior panel cover and the screw holding the interior panel cover in place is missing.
- There are several double-tapped breakers in the sub-panel in the front room.
- The service shutoff at the HVAC equipment is missing the screw that holds the interior cover plate in position.
- There are open grounds at numerous outlets in the front room, the front bathroom, the front bedroom, and the dining room.
- The smoke detector in the front bedroom is not operating. The smoke detector in the third bedroom has been removed.
- Cover plate at window A/C unit outlet has been removed.
- Outlet under the window A/C unit is not functioning.
- One can light in the front room is not working.

- An outlet in the master bedroom has excessive movement when a plug is inserted.
- Rear floodlights may not be working.
- Well pump is being run off an extension cord.
- Overhead light and fan in the master bedroom do not appear to be working.
- Light in the third bedroom closet is not working.
- There is exposed wiring at the water heater.
- The GFI outlet left of the kitchen sink is not working.
- Carflex at heat pump has pulled loose from connector.
- Exposed wiring at pump connection

Estimated Cost: Varies considerably based on the true extent of the work necessary. Budget \$400 for an electrician to do a full evaluation of the system and up to \$3000.00 for repairs.

8. Plumbing

The plumbing system and fixtures could not be inspected because the water has been turned off. Investigation reveals there is no water meter installed at the CFPWA water meter box. It appears the house's water supply is currently obtained from an old well in the back yard that is back feeding water into the house's plumbing system through a hose and exterior spigot and discharging unmeasured waste water into the CFPWA system. This is an unsanitary and illegal arrangement.

The plumbing system must be re-connected to the CFPWA municipal system and a meter installed. An extension line must be installed on the water heater PRV valve to Plumbing Code specifications. A licensed plumber must evaluate the entire plumbing system to insure all piping and fixtures are operating correctly with no leaks or blockages. Any work beyond minor repairs will require a permit and a County inspection. Water must be on at final inspection and all fixtures in good working order.

Estimated Cost: Varies considerably based on the true extent of the work necessary. Budget \$300 for a licensed plumber to evaluate the system. If major repairs are required, costs could go much higher.

9. Wood Destroying Insect Report (WDIR)

A licensed pest control company must inspect the house for any signs of past or present insect infestation. If evidence of an infestation is found (either past or active) the structure must be evaluated by a licensed general contractor or a licensed engineer to verify that no damage has been done that would affect the integrity of the structure.

Estimated Cost: \$75 (WDIR report only; more if further inspections or repairs are necessary.)

10. Interior Doors

Install a slide bolt or similar hardware so that master bedroom doors are lockable. Adjust second bedroom door so that it latches properly.

Estimated Cost: \$50.00

11. Storage Shed and Fence

Remove and replace deteriorated boxing materials and window trim. Remove and replace deteriorated and missing flooring. Re-install fallen fence board laying in the yard with screw points exposed.

Estimated Cost: \$300.00

12. Window Air Conditioner

The presence of a window air-conditioner indicates the central air conditioning may not be operating or is insufficient to cool the house. In any event, the window air conditioner is improperly installed. The unit is not properly sealed in the opening, allowing air and insect infiltration. The wood panel used to block the opening has mold on it.

Remove the window air conditioner and restore the window to normal operation.

Estimated Cost: \$50.00

13. Lead-Based Paint Hazards

The house was built before 1978 and is subject to HUD standards regarding possible lead-based paint hazards. All painted surfaces must be presumed to contain lead-based paint unless a state certified lead inspector has inspected the house and issued a report enumerating which surfaces contain lead-based paint and which do not. Deteriorated lead-based paint (tested or presumed) constitutes a lead hazard. Deteriorated lead-based paint must be stabilized.

The buyer reports a child under the age of six would be living in the home. Deteriorated paint was found on the walls of the front room, on the exterior of the remaining original windows, and in the troughs of several of the windows. Paint chips were also found in the soil on the left side of the house.

A risk assessment and lead inspection by a state certified risk assessor is required. All lead hazards found must be addressed through interim controls or abatement measures performed by a state certified Renovation Repair and Painting (RRP) or abatement contractor. Clearance testing meeting HUD requirements must be performed at the completion of the work. Copies of the Lead Inspection/Risk Assessment report, the clearance report, and Lead Hazard Reduction notice must be provided to the buyer and lender.

Estimated Cost: \$500.00 for the lead inspection and risk assessment report. Hazard control work could cost \$3000.00 or more.

Total Estimated Required Repairs: \$8,025—14,825 or more depending on the results of the additional inspections required above.

The primary purpose of this inspection is to insure the property will meet the Property Standards of the HOP program. This inspection does not take the place of an inspection by a state certified home inspector. Such an inspection may reveal more information about the property that will be helpful to the buyer. The buyer should consider having a certified home inspector inspect the property.

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Recommended Repairs and Improvements

Each of the following repairs and improvements will improve the property in one or more of the following ways:

1. **Improve the comfort level of the home**
2. **Reduce monthly utility bills**
3. **Reduce ongoing maintenance costs**
4. **Lower the chances of unexpected major repairs**
5. **Decrease potential hazards to occupant health and safety**
6. **Protect the structure of the house or prolong the lifespans of major components**
7. **Increase the resale value of the home**
8. **Make the house more functional**

None of the following items are required in order for you to finance this home through the HOP program. They are offered as information for you to consider as you think about whether this particular home represents the best value for you and your family.

1. Windows

A screen is missing at a window in the master bedroom. It appears there may be a leak around the windows in the front of the front room. Re-caulking or other repairs may be advisable.

Estimated Cost: \$75.00

2. Electrical

The electrical outlets in the second bedroom are two pronged outlets instead of three pronged. Many modern electrical devices require three prongs. When electrical repairs are made to the house, you should consider upgrading these outlets to code compliant three prong outlets.

Only the electrical outlets immediately to the left and right of the sink in the kitchen are GFI protected. GFI devices are designed to protect from shock hazards and are recommended at all countertop outlets.

Estimated Cost: \$400.00

3. Interior Doors

Closet door in front bathroom does not latch.

Estimated Cost: \$25.00

4. Interior Painting

There is a large drywall repair in the family room. Recommend asking seller to disclose why the repair was done. Recommend finishing the repair and repainting the wall to match the rest of the room. Recommend re-painting blotchy wall in dining room also.

Estimated Cost: \$300.00

5. Plumbing

The toilet and shower in the master bath are heavily stained with mineral deposits. Removing these stains will be difficult or impossible. If the fixtures need to be replaced, it will be costly.

Estimated Cost: \$1200.00

6. Insulation

Some insulation has fallen out of the floor system or is missing. The missing or damaged insulation should be replaced.

Estimated Cost: \$300.00

The front half of the attic has roughly 5-6" of insulation. The back half of the attic was not inspected because of risk of damage to seller's property (clothes in closet). The modern standard for attic insulation is 12-18". Adding additional insulation will reduce monthly power bills and may improve the comfort level of the home.

Estimated Cost: \$2000.00

Total Estimated Recommended Repairs: \$4300.00

The estimated costs are "ballpark" costs intended to give the buyer a general idea of the magnitude of the cost of an item. For more accurate estimates, the buyer should have a qualified contractor evaluate the proposed work and prepare an actual proposal.

Other Notes:

1. The seller has a large piece of furniture blocking the HVAC air return vent in the master bedroom. This blocks necessary air circulation and makes it difficult to change filters regularly. It is noted the filter was missing at the other HVAC return. Nothing should be placed in front of air returns. Filters should be changed regularly (see packaging for instructions).
2. Appliances were not evaluated or operated. If they are to be conveyed with the property, the buyer should examine them to determine if they are in acceptable condition.

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