



Inspection Report

Jill Pike

Property Address:

1101 Water St
Henderson NC 27536



The front of the home

Inspect Co. L.L.C.

Mitch Wyatt NC 3446 / SC 48849
919-270-9982
inspectco@outlook.com
294 Sunset Lane
Henderson NC 27537

Table of Contents

[Cover Page..... 1](#)

[Table of Contents 2](#)

[Intro Page..... 3](#)

[1 Structural Components 4](#)

[2 Exterior 10](#)

[3 Roofing..... 25](#)

[4 Interiors..... 28](#)

[5 Plumbing System 33](#)

[6 Water Heater..... 35](#)

[7 Bathrooms..... 37](#)

[8 Electrical System 39](#)

[9 Central Air Conditioning System 44](#)

[10 Heating Systems 47](#)

[11 Insulation and Ventilation..... 48](#)

[12 Built-In Kitchen Appliances..... 50](#)

[General Summary 52](#)

[Invoice 88](#)

Date: 7/2/2024	Time: 09:30 AM	Report ID: JPwaterst722024
Property: 1101 Water St Henderson NC 27536	Customer: Jill Pike	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: North Carolina	Comments on the Inspection: Inspection detail and directions are given as viewing the house from the street or front door.	Type of building: Single Family (1 story)
Approximate age of building: 30 to 40 years old	Utilities Status: All utilities were on at the time of inspection	Weather and Temperature At The Time Of The Inspection: The temp. was 80 to 90 (F)
Ground/Soil surface condition: Dry	Home Occupied: The home has stored items in the attic and crawl space making areas inaccessible for inspection and no representations are made of these areas.	In Attendance: Vacant (inspector only)
Radon Test: No	Termite or Pest Inspection: No	Water Test: No

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry Brick and Block / CMU's	Floor Structure: Wood joists Wood beams	Wall Structure: Wall structure is inaccessible in all areas
Columns or Piers: Masonry block	Ceiling Structure: Wood Rafters and Framing	Roof Structure: Engineered wood trusses
Attic Entry & Access With The Attic Observed From:: Pull Down Stairs Access Allowed For The Attic To Be Observed From The floored Service Area Only The Attic Was Inaccessable At The Right End The Attic Was Inaccessable At The Left End	Storage Available: Storage area flooring was available and in place in the attic	Method used to observe Crawl Space: Crawled
Crawl Space Floor: Dirt		

Items

1.0 Foundations, Basement and Crawl space (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

The foundation wall at the front porch and garage wall connection of the home has cracks noted that may have structural implications with through brick cracks and / or long cracks and needs to be reviewed and repaired under the guidance of a licensed structural engineer or a licensed general contractor specializing in foundation structural repairs. A clear structural letter and warranty should be received from the company performing the work.



1.0 Item 1(Picture) Long cracking in the brickwork



1.0 Item 2(Picture) Structural cracks in brickwork with cracked bricks noted



1.0 Item 3(Picture) Structural crack has settlement in the front porch noted

1.1 Columns or Piers

Comments: Repair or Replace

The foundation columns footers in areas at the center of the crawlspace has not been back filled and is not allowing for proper drainage of these areas, can hold water, and these areas needs to be back filled and made to properly drain all water from the crawlspace.



1.1 Item 1(Picture) The foundation piers footers have not been back filled



1.1 Item 2(Picture) Footers have not been back filled

1.2 Floors (Structural)

Comments: Repair or Replace

(1) The floor framing has broken floor joists noted under the hall bathroom and the bathroom floor has a large dip noted. This area needs to be evaluated and repaired and or replaced and all areas of the floor framing made functional by a licensed general contractor.



1.2 Item 1(Picture) Broken floor joist at a knot in the wood

(2) The floor framing at the rear of the crawlspace has deterioration and fungus growth from radiant moisture and needs proper repairs in these areas (May not be limited to these areas / check during repairs). These areas of the floor framing needs to be reviewed and all necessary repairs performed by a licensed general contractor.



1.2 Item 2(Picture) Heavy fungal growth on the floor framing

(3) Repairs have been made in the crawlspace under or near the rear door and these repairs were not done using proper building techniques (floor joists are not supported to the ends) This can cause uneven floors and possible failure. These repairs need to be reviewed by a licensed general contractor and all areas make functional.



1.2 Item 3(Picture) Sistered floor framing not supported on the ends



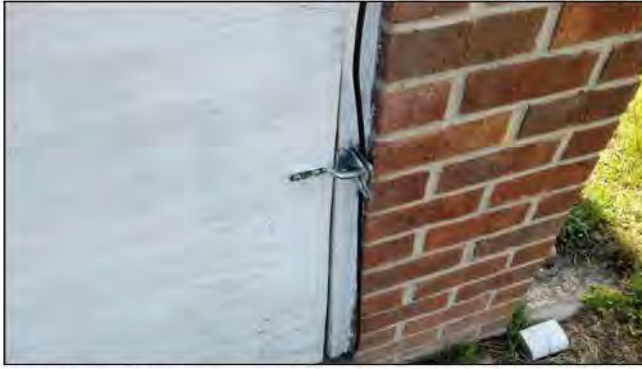
1.2 Item 4(Picture) Large dip in the kitchen floor

1.3 Crawl Space Door

Comments: Repair or Replace

(1) The crawlspace door has a fence type latch that can latch itself from the outside if blown or closed

shut and lock persons or animals into the crawl space. This is a significant safety concern and needs a safe type latch installed that will not trap persons or animals in the crawl.



1.3 Item 1(Picture) Fence latch installed on the crawl space door is a safety issue

(2) The crawlspace door has gaps noted and is not sealed and can allow water and pests to enter the crawlspace and can cause damage and this crawlspace door needs to be repaired and sealed and made functional by a qualified contractor.



1.3 Item 2(Picture) Gaps at the crawlspace door



1.3 Item 3(Picture) Gaps at the crawlspace door

1.4 Crawl Space / Basement Drain

Comments: Not Inspected

Could not locate a crawl space drain and a drain needs to be located or installed and properly marked at the opening and at the drainage areas. A drain needs to be installed if no crawl space drain is in place to prevent water from standing in the crawl space.

1.5 Walls (Structural)

Comments: Not Inspected

The wall framing is inaccessible in all areas due to drywall and exterior wall coverings in place and no representations are made of any wall construction.

1.6 Ceilings (Structural)

Comments: Not Inspected

The ceiling structure is inaccessible due to ceiling drywall coverings and insulation and no representations are made of these areas.

1.7 Entry to the Attic Areas

Comments: Repair or Replace

The attic access is not sealed or insulated and these gaps are allowing conditioned air to escape the home. This can cause higher than normal energy bills and excessive wear on the HVAC components. This access door should have weather stripping and insulation installed by a qualified contractor to stop air loss in this area.



1.7 Item 1(Picture) Door missing insulation and weather stripping

1.8 Roof Structure and Attic

Comments: Not Inspected

The attic service flooring was covered with stored items making the attic inaccessible and the attic was only viewed from the entry. No representations are made of the inaccessible areas.



1.8 Item 1(Picture) Stored items in the attic



1.8 Item 2(Picture) Stored items in the attic

1.9 Miscellaneous Crawl Space / Attic

Comments: Repair or Replace

(1) The attic was inaccessible in areas and could only be viewed from the attic entry and this attic should be cleaned and inspected before closing with all needed repairs performed. No representations are made of these areas of this attic.



1.9 Item 1(Picture) Stored items in the attic block access

(2) The crawlspace has wood and construction debris noted in various areas making areas inaccessible for inspection and no representations are made of these areas. Remove these items from the crawl space to prevent pest infestation and to increase accessibility for inspection and ventilation and to make the crawl space clean.



1.9 Item 2(Picture) Wood and stored items in the crawl space

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

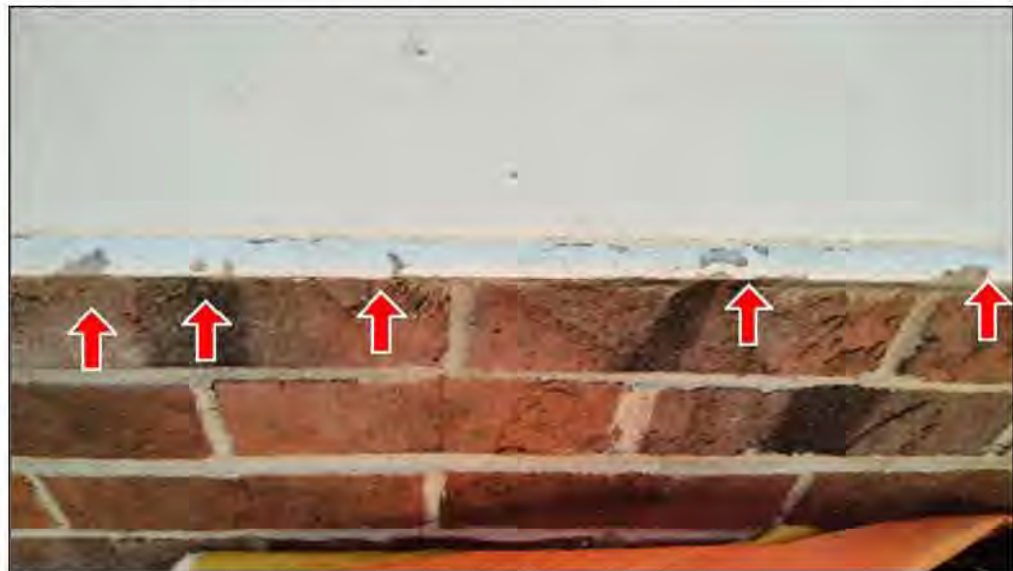
Styles & Materials

Siding Style: Lap	Siding Material: Wood Cement-Fiber Hardboard siding	Exterior Entry Doors: Wood
Decks Patios Covered Porches:: Deck with steps	Driveway and Walkways: Concrete	Front Porch Stoop: Concrete and Brick
Retaining Walls Associated With the Structure: N/A		

Items

2.0 Wall Cladding and Flashing

Comments: Repair or Replace
The hard board siding has deterioration noted in multiple areas around the home. The framing in affected areas need to be checked for obvious and / or concealed damage and all necessary repairs performed by a licensed general contractor.



2.0 Item 1(Picture) Moisture damaged siding



2.0 Item 2(Picture) Deteriorated siding



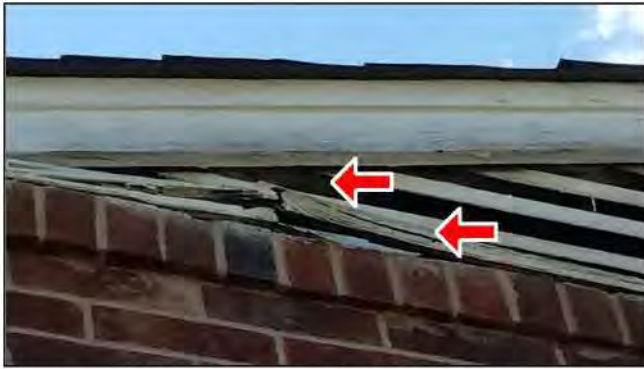
2.0 Item 3(Picture) Damaged siding



2.0 Item 4(Picture) Deteriorated siding in the lower areas.



2.0 Item 5(Picture) Deteriorated siding and trim



2.0 Item 6(Picture) Deterioration noted at the gable vent

2.1 Eaves, Soffits, Fascias, & Rake Boards, Corner & Exterior Trim

Comments: Repair or Replace

The fascia, rake boards and trim at the front, rear and ends of the home deterioration noted from moisture running between the gutter and the fascia boards and this area needs to have the fascia boards repaired or replaced and the gutter properly re-secured and all areas made functional by a licensed general contractor.



2.1 Item 1(Picture) Deterioration noted at the front and rear fascia boards



2.1 Item 2(Picture) Deterioration noted in the rake boards



2.1 Item 3(Picture) Deterioration noted in the trim boards

2.2 Paint and Calk Issues

Comments: Repair or Replace

The entry doors, windows, trim, gable vents handrails and other areas of the home have failing paint

and failing caulk in areas and all exposed substrates needs functional paint and all gaps need to be properly sealed. This is needed to prevent leakage and damage to the substrates and needs to be made functional by a qualified painting contractor.



2.2 Item 1(Picture) Failing paint on the front porch railing



2.2 Item 2(Picture) failing paint on front porch rail



2.2 Item 3(Picture) Bubbling paint on the front door



2.2 Item 4(Picture) Failing paint and caulk at the windows



2.2 Item 5(Picture) Failing paint at the windows



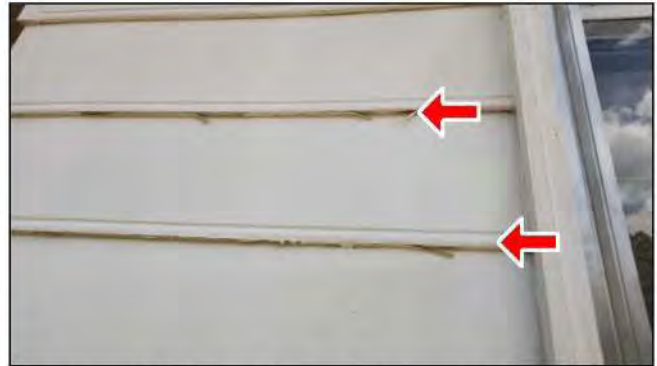
2.2 Item 6(Picture) Failing paint on the gable vents



2.2 Item 7(Picture) Failing paint on the windows



2.2 Item 8(Picture) Caulk has failed



2.2 Item 9(Picture) Failing paint noted on the siding



2.2 Item 10(Picture) Failing paint noted

2.3 Exterior Doors and Windows

Comments: Repair or Replace

(1) The glazing and paint in many areas of the homes windows failing / missing in areas. This glazing holds the glass into place and needs repairs to prevent the glass from pulling loose and leaking and made functional by a window company.



2.3 Item 1(Picture) Failing and missing glazing

(2) The windows at the left side window has deterioration noted to the outer sash, threshold, frame and trim and these areas can allow water to enter the home and can cause further damage and deterioration. All windows should be evaluated and probed for concealed damage with all areas made functional by a licensed general contractor.



2.3 Item 2(Picture) Deterioration noted

(3) The storm window screens and glass at various areas around the house have torn screens / bent frames in areas and all damaged screens need repairs / replacement as needed. These screens are not required structural components unless no cooling system is in place for the home.



2.3 Item 3(Picture) Missing screens and glass



2.3 Item 4(Picture) Missing storm window



2.3 Item 5(Picture) Torn screens



2.3 Item 6(Picture) missing screen

2.4 Storm Doors and Windows (Exterior)

Comments: Repair or Replace

The storm windows in multiple areas has broken window pane and all broken window panes need to be replaced in all affected areas by a qualified glass company



2.4 Item 1(Picture) Broken storm window glass



2.4 Item 2(Picture) broken glass

2.5 Front Porch / Stoop

Comments: Repair or Replace

(1) The handrails and / or pickets around the front porch have deterioration noted in areas and these handrails needs proper repairs by contractor to prevent further damage and to correct the damage in place.



2.5 Item 1(Picture) Loose deteriorated rails and pickets



2.5 Item 2(Picture) broken and missing pickets



2.5 Item 3(Picture) Deteriorated railing and pickets

(2) The front porch slab has settled and is slopping back toward the house. This can allow damage to the structure or cause further damage to the framing for the house. This slab can settle further and needs repairs by concrete company / equivalent. This has the potential to get worse and needs to be made functional.



2.5 Item 4(Picture) Front porch has settled and is slopped towards the home



2.5 Item 5(Picture) Settled front porch



2.5 Item 6(Picture) Outer brickwork is higher than the concrete and will hold water

2.6 Steps To The Building

Comments: Repair or Replace

The front steps has cracked / or missing mortar and is leaving gaps noted in areas. The mortar needs to be pointed up or replaced in affected areas by a mason and all areas made functional.



2.6 Item 1(Picture) missing mortar noted



2.6 Item 2(Picture) Missing mortar noted

2.7 Driveways and Walkways

Comments: Repair or Replace

(1) The concrete driveway / walkway has cracks noted in various areas under 1/4" wide. All cracks under 1/4" wide are considered common cracking by the engineering department of North Carolina and needs to have the gaps sealed and evaluated on a regular basis for further movement or damage and needs general repairs by a qualified mason.

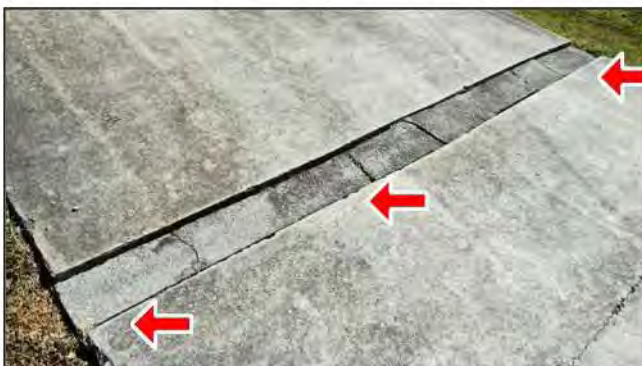


2.7 Item 1(Picture) Common cracks noted in the driveway



2.7 Item 2(Picture) Common cracks noted

(2) The driveway has a joint that is damaged / lower than other areas of the driveway and these areas can hold water and are not smooth to drive across and should be repaired or replaced and made functional buy a qualified contractor.



2.7 Item 3(Picture) Low areas in the driveway

(3) The walkway has cracking with raised areas and is not on the same plane as other areas of the walkway and this is a tripping concern. This is a tripping hazard or safety concern and can allow further settling of this walkway and needs repairs performed and the area made functional and safe qualified contractor.



2.7 Item 4(Picture) Cracking with raised areas noted

(4) The tree at the front steps has roots that are growing against the brick front steps and can cause damage. This tree should be removed and any necessary repairs performed and all areas made functional.



2.7 Item 5(Picture) Tree root growing against and under the front steps

2.8 Decks, Balconies, Porches, Patio/Cover and Applicable Railings

Comments: Repair or Replace

(1) No 45 degree lateral bracing is in place on the porch posts that supports the movement between the posts and framing and needs proper lateral bracing to support these posts properly. Installed by a qualified contractor to offer proper support and to prevent movement in the deck for these areas.



2.8 Item 1(Picture) Missing 45% angle braces



2.8 Item 2(Picture) Post need braces as they are starting to lean

(2) The porch has no visible flashing against the house, can allow water seepage and / or deterioration to the wood members / framing, needs to be checked for concealed damage, and needs proper flashing installed. Any and all damage needs to be located and repaired by a licensed general contractor and made functional.



2.8 Item 3(Picture) No flashings installed

(3) The handrails and pickets for the deck / steps at the rear deck are loose and is a safety concern. These rails need to be secured and made functional by a licensed general contractor.

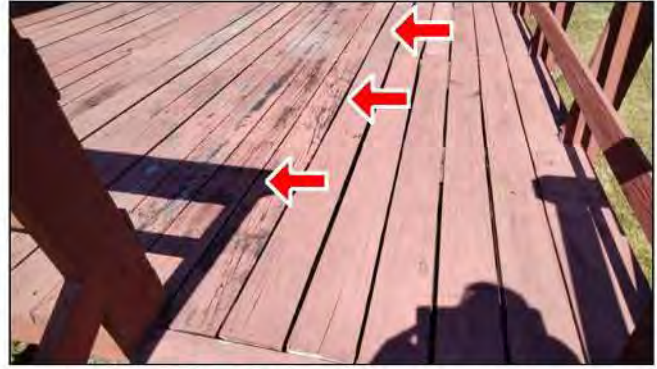


2.8 Item 4(Picture) Loose hand rail

(4) The deck needs cleaning with a deck wash and seal with a waterproof sealant to prevent damage and deterioration to the deck components. Always do the underside of deck as well if accessible.



2.8 Item 5(Picture) Deck and steps need to be cleaned and sealed



2.8 Item 6(Picture) Deck and steps need to be cleaned and sealed

(5) The porch handrails have splintering and / or have raised areas and needs repairs to allow use of the handrails by a licensed contractor and made functional.



2.8 Item 7(Picture) Splintering hand rails



2.8 Item 8(Picture) Cracking boards noted

(6) The deck floor boards has significant cracking, deterioration and damage noted, and is a step through concern. These areas need proper replacement by a licensed general contractor and made functional.



2.8 Item 9(Picture) Deteriorated decking boards



2.8 Item 10(Picture) Deteriorated deck boards

(7) The lower areas of the deck posts is in direct contact with the ground and is causing deterioration in these areas. This deterioration will get worse over time if not corrected and these posts should be evaluated and made functional by a licensed general contractor.



2.8 Item 11(Picture) Deteriorated deck posts



2.8 Item 12(Picture) Deterioration noted at grade

(8) The rear deck has no railings or pickets improperly spaced pickets and can allow persons or pets to fall through these areas. Screen will not prevent persons from falling through and needs pickets on all areas over 30" off of the ground as well as any other areas deemed to high as to cause damage.



2.8 Item 13(Picture) Improperly spaced pickets

2.9 Ground Coverings, Vegetation, & Trees (In relation to structure)

Comments: Inspected

2.10 Grading, Drainage, Retaining Walls (With respect to their effect on the condition of the building)

Comments: Repair or Replace

The yard at the left side of the house has significant erosion and washed out areas and these areas need repairs to prevent erosion and to hold the soil in place. This repair needs to be performed by a qualified landscaper and all erosion controls installed and washed out areas re-graded.



2.10 Item 1(Picture) Erosion along the foundation



2.10 Item 2(Picture) Erosion along the foundation

2.11 Free Standing Fencing

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Type or Style of Roof:	Roof Covering Materials:	Roof Observation Methods:
Gable	3 Tab Architectural Asphalt	From the Ground
Sky Light(s):		
None		

Items

3.0 Roof Coverings

Comments: Repair or Replace

The shingles at the front right corner of the home are not properly overhanging the drip edges, can allow water behind the rake boards or fascia boards, and these areas need proper repairs by a qualified contractor.



3.0 Item 1(Picture) Shingles are not covering the drip edge or trim



3.0 Item 2(Picture) Shingles are not covering the drip edge

3.1 Roof Drainage Systems

Comments: Repair or Replace

(1) The downspout at the right rear corner of the home has a splash block installed that is not properly located under the downspout to drain away from the home and can hold water against the foundation. These downspouts needs the splash block properly located to allow for proper drainage and to prevent damage.

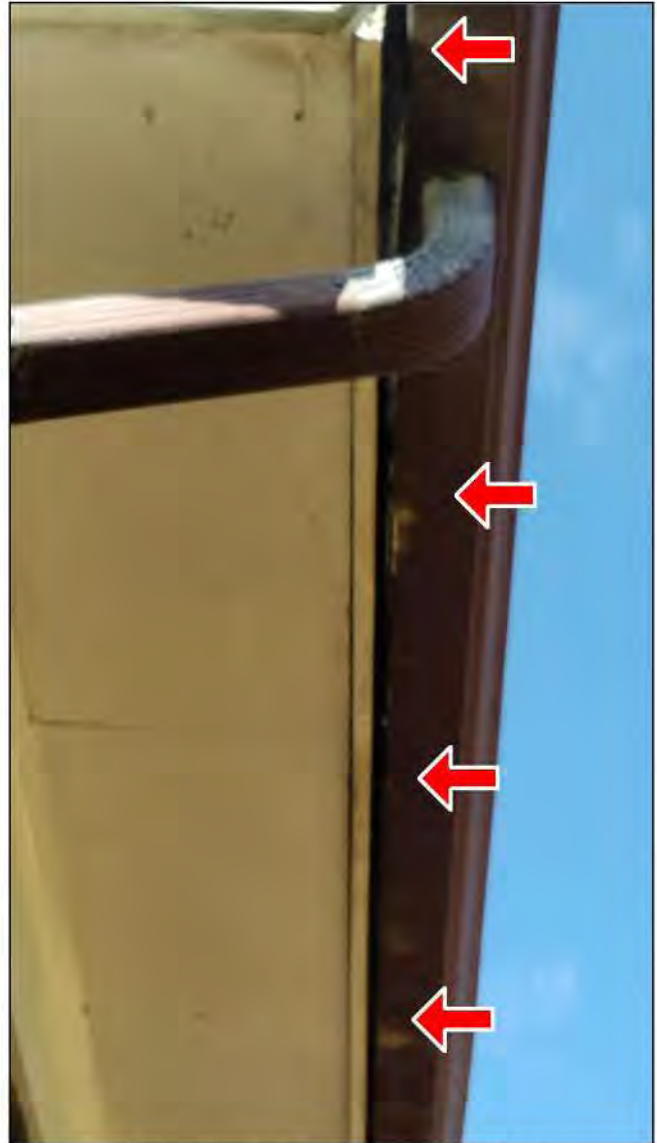


3.1 Item 1(Picture) water draining back against the home

(2) The gutter across the front and rear of the house is loose on both ends and has water flowing between the gutter and fascia board. This can cause the fascia board to rot. A gutter specialist should be consulted to repair or replace the gutter or fascia boards.



3.1 Item 2(Picture) Loose gutters noted on the home



3.1 Item 3(Picture) Loose gutter noted

3.2 Roof Penetrations (Plumbing and Flue Boots)

Comments: Inspected

3.3 Accessible Flashings

Comments: Repair or Replace

The kick out flashing at the front wall coverings where it meets the roof line over the front porch are not installed / could not be verified to bring the water back out from behind the siding and needs repairs / installation to prevent leakage in these areas and made functional by a a licensed general contractor or roofing contractor. These areas need to be checked for concealed damage and all necessary repairs need to be performed.



3.3 Item 1(Picture) Missing kickout flashings with deteriorated siding

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Wall Material: Drywall Paneling	Ceiling Materials: Sprayed Texture Over Drywall	Floor Covering(s): Carpet Linoleum
Interior Doors: Hollow core	Window Types: Wood Double-hung Storm windows	Cabinetry: Wood
Countertop: Laminate		

Items

4.0 Ceilings

Comments: Inspected

4.1 Walls

Comments: Repair or Replace

(1) The drywall has common cracks and defects noted in several rooms of the home and needs general cosmetic repairs and all areas made functional.



4.1 Item 1(Picture) Holes and damage in the wall

(2) The stick on tile in the kitchen is peeling and is no longer functional and these stick on tile need to be repaired or removed and all areas made functional by a qualified contractor.



4.1 Item 2(Picture) Stick on tile are loose



4.1 Item 3(Picture) Stick on tile are loose

4.2 Floors

Comments: Repair or Replace

(1) The carpet is loose/torn in areas and is a tripping concern / safety issue. This carpet needs to be stretched / secured or replaced in areas to prevent this tripping hazard.



4.2 Item 1(Picture) Loose carpet noted

(2) The kitchen and bathroom floor has a dip in the flooring noted. This can be from settlement, a missing pier shim, or the floor framing not being properly supported in this area and all accessible areas of the floor structure were functional. The crawl space under the kitchen was not accessible in areas due to the heating unit and duct work and no representations were made of these areas.



4.2 Item 2(Picture) Large dip noted in the kitchen floor



4.2 Item 3(Picture) Dip in the hall bathroom floor

4.3 Steps, Stairways, Balconies and Railings

Comments: Not Present

4.4 Counters and Cabinets (representative number)

Comments: Repair or Replace

The kitchen cabinet drawers are pulling off the track when opening and closing and no longer pull out and support themselves. These drawers need repairs and made functional by a cabinetry specialist and made functional.



4.4 Item 1(Picture) Drawers off track

4.5 Doors (representative number)

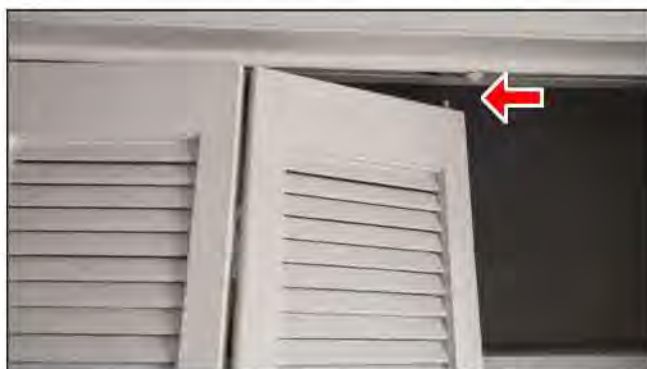
Comments: Repair or Replace

(1) The closet entry door behind the front door would not open and is scraping the door frame when opening and closing, the door will not close in the opening from this scraping, and this door, frame, and / or framing needs adjustment / repair to work properly. This unit needs repairs by a licensed general contractor.



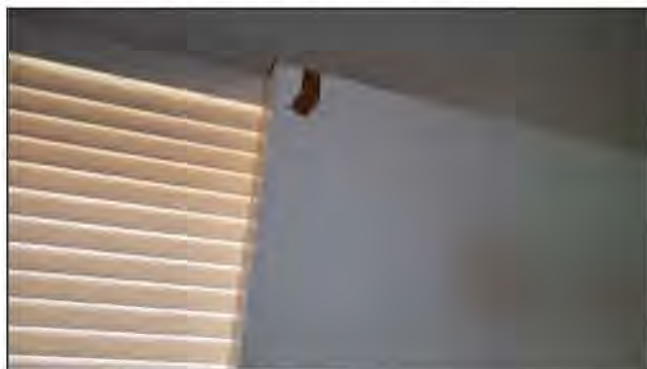
4.5 Item 1(Picture) Door will not open

(2) The bedroom closet sliding doors is off of the track, the doors are not working properly, and these doors are in need of repairs and made functional.



4.5 Item 2(Picture) Bi-fold door off track

(3) The interior hollow core doors in multiple areas have come un-glued / has separated from the internal railings and can cause further damage and failure of these doors. This door needs proper repairs / replacement and made functional.



4.5 Item 3(Picture) Delaminated doors

4.6 Windows (representative number)

Comments: Repair or Replace

The locks on the windows are broken and do not allow these windows to lock into place and be secured. These window locks should be repaired or replaced and the windows made functional.



4.6 Item 1(Picture) Window latches are not aligning

4.7 Miscellaneous Interior Conditions, Water Penetration, Harmful Condensation:

Comments: Repair or Replace

Moisture stains were noted in the lower walls of the converted garage and appears to be from a past or present leak but the cause could not be determined. This area needs should be evaluate to determine the cause of the stains, if the issue is active and the extent of the damage and all areas made functional by a licensed general contractor.



4.7 Item 1(Picture) moisture stains and damage indicate later water leaking into the home in these areas



4.7 Item 2(Picture) Moisture stains noted



4.7 Item 3(Picture) Moisture stains noted

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Main Water Shut off: Not located	Water Source: Public	Water Filters: None
Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Copper PEX	Plumbing Waste: PVC

Items**5.0 Main Water Shut-off Device & Main Water Line Entry**

Comments: Not Inspected

5.1 Plumbing Water Supply Distribution Piping, and Fixtures

Comments: Repair or Replace

The water lines in the crawlspace are not strapped up properly to the wood member and is sagging in areas. These plumbing lines need to be properly strapped and supported every 4 feet and should not sag and rest on the ground and needs to be made functional by a licensed HVAC contractor.



5.1 Item 1(Picture) Water supply lines not strapped or supported

5.2 Hose Faucets / Sill Cocks

Comments: Inspected

5.3 Washing Machine Connection

Comments: Not Inspected

The washing machine connections could not be evaluated due to no washing machine was in place. No representations are made of the connections and needs to be checked prior to use. All necessary repairs need to be performed by a qualified professional if problems exist.

5.4 Garage / Laundry Room / Wet Bar Sinks / Hot Tubs

Comments: Not Present

5.5 Adequate Water Flow

Comments: Inspected

5.6 Plumbing Drain, Waste and Vent Systems Condition:**Comments:** Repair or Replace

An active waste line leak was noted in the crawlspace in the waste line fitting to the hall bathroom tub. This line is raising the moisture content in the crawl space and can cause additional damage in these areas. This line should be evaluated by a licensed plumbing contractor and made functional. The structural components in this area should be probed for concealed damage and all areas made functional by a licensed general contractor.

5.7 Waste Plumbing Cleanouts**Comments:** Not Inspected

The plumbing cleanouts for this waste system were not found at the time of inspection and no representations are made of this area. Ask the current owners of the location of any cleanout installed on the system.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Water Heater**Styles & Materials****Water Heater Manufacture:**

Rheem

Water Heater Capacity:

47 Gallon

Water Heater Cover Removed:

No

Water Heater Tested:

Yes

Water Heater Power Source:

Electric

Water Heater Location:

Crawlspace

Water Heater Protection:

Built In

Items**6.0 Photo of Water Heater****Comments:** Inspected

6.0 Item 1(Picture)

6.1 Water Heater Model #**Comments:** Inspected

Model # XE47S06ST45U1



6.1 Item 1(Picture) The water heater Mfg. label

6.2 Water Heater Mfg. Date

Comments: Inspected
13MAY2019

6.3 Water Heater Systems, Controls, Hoses, Vents, Compacity Adequacy

Comments: Repair or Replace

The water heater electrical line conduit is loose from the water heater cabinet and this conduit line needs repairs to cover all areas of the wiring and to be properly secured to the water heater and made functional by a licensed electrician.



6.3 Item 1(Picture) Wiring not properly connected

6.4 Water Heater Fuel Supply and Main Shut off

Comments: Inspected

6.5 Water Heater Safety Protection and PRV Extention

Comments: Not Present

No pressure relief extension is in place on the pressure relief valve and is a significant safety concern if the relief valve opens with someone or something close by. This extension should end within six (6) inches of the ground to work properly and needs to be made functional by a licensed plumbing contractor.

6.6 Expantion Tank

Comments: Inspected

7. Bathrooms

Styles & Materials

Tub Type:

Tub standard size

Shower / Tub Surround:

Fiberglass Shower Surround

Items

7.0 Toilets

Comments: Inspected

7.1 Bathroom Sinks

Comments: Repair or Replace

The hall bathroom sink stopper is not opening and closing properly to hold water or release water in the sink at the drain and needs repairs or replacement by a licensed plumbing contractor and made functional.



7.1 Item 1(Picture) Damaged sink stopper not functional

7.2 Shower and Tub Enclosures

Comments: Repair or Replace

(1) No permanently installed drain stopper or drain cover is in place in the bathroom tub, will not properly hold water, and needs proper repairs performed by a licensed plumbing contractor and made functional.



7.2 Item 1(Picture) Tub stopper missing

(2) The master bathroom shower faucet handle has a leak noted at the knob that can leak into the wall and cause further damage. This diverter valve should be evaluated and repaired or replaced by a licensed plumbing contractor with all areas made functional.



7.2 Item 2(Picture) Leak noted at he shower faucer handle

7.3 Garden / SpaTubs
Comments: Not Present

8. Electrical System

The home inspector shall observe; Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Overhead service	Main Panelboard Capacity: 220 Volt 200 AMP	Panel Type: Circuit breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex Conduit	Main Electrical Panel Location: Located at the meter
Was the Panel Cover Removed: Yes	Locations of Smoke Detectors: In The Hall Outside The Bedrooms	

Items

- 8.0 Service Entrance Conductors
Comments: Inspected
- 8.1 Elecrical Service Grounding
Comments: Inspected

8.2 Photo of Main

Comments: Inspected



8.2 Item 1(Picture) The inside of the main electrical box

8.3 Main Panelboard Enclosures, Service Equipment, Overcurrent Devices, Panelboard Amperage and Voltage

Comments: Repair or Replace

The breakers in the panel box are not clearly / properly identified or labeled for use, is a safety concern, and needs to be properly labeled for individual use by a qualified electrician.



8.3 Item 1(Picture) Breakers are not labeled

8.4 Photo Of Electrical Distribution Panel

Comments: Inspected

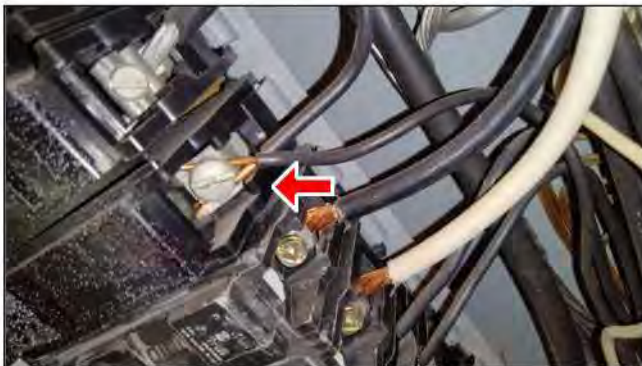


8.4 Item 1(Picture) The inside of the distribution panel box

8.5 Sub Panels, Branch Circuit Conductors, Distribution Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Repair or Replace

Multiple double tapped breakers were noted in the electrical distribution box and this is a safety concern and this can cause arcing inside the box and damage. This installation should be reviewed by a licensed electrical contractor and made functional.



8.5 Item 1(Picture) Double tapped breakers noted



8.5 Item 2(Picture) Double tapped breakers noted

8.6 Junction Boxes, Wire Splices, Wiring Components,

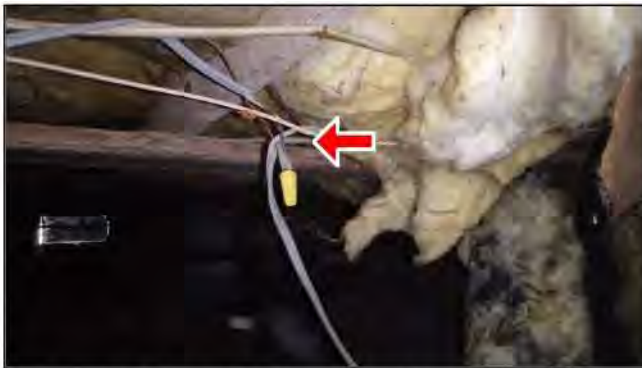
Comments: Repair or Replace

(1) The wiring in the crawlspace is not properly secured and is hanging from the floor framing. This wiring should be evaluated and properly installed and secured and all wiring made functional.



8.6 Item 1(Picture) Wiring not secured in the crawlspace

(2) Exposed wiring and / or improperly terminated wiring was noted in the crawl space and needs to be properly terminated or installed in a junction box with a functional cover with all necessary connections and repairs made by a licensed electrical contractor. This is a shock concern and needs necessary repairs.



8.6 Item 2(Picture) Exposed wiring in the crawlspace

8.7 Light Fixtures, Ceiling Fans, and Switches (Observed from a representative number)

Comments: Repair or Replace

A switch was missing from the switch panel by the front door and this panel should be evaluated and all switches made functional by a licensed electrical contractor.



8.7 Item 1(Picture) Switch missing leaving exposed wiring

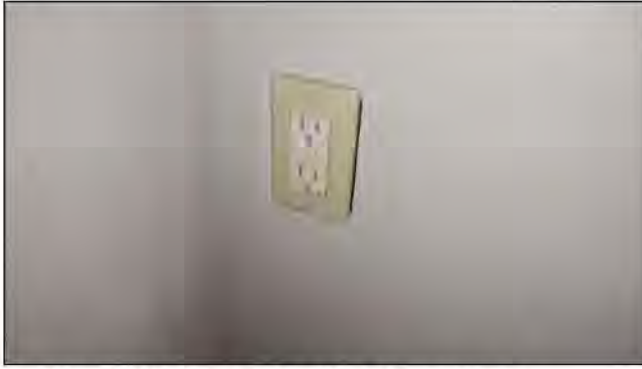
8.8 Receptacles Polarity and Grounding and Condition

Comments: Inspected

8.9 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Repair or Replace

The GFCI's in the bathrooms would not re-set, causes the power to remain off, and needs repair and made functional by a licensed electrician.



8.9 Item 1(Picture) GFCI's not resetting

8.10 Gas Line CSST Grounding

Comments: Not Present

8.11 Door Bell

Comments: Repair or Replace

The cover over the front entry door bell is broken / loose / cracked, is damaged, and this unit is not functional. The door bell needs proper repairs / replacement by a qualified contractor.



8.11 Item 1(Picture) Broken door bell cover

8.12 Arc Detectors

Comments: Not Present

8.13 Smoke Detectors

Comments: Inspected

8.14 Carbon Monoxide Detectors

Comments: Not Present

No permanent CO detector could be located or was not marked and this home needs a functional CO detector. This is a safety concern, and needs a permanently installed CO detector installed or a CO detector located.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Central Air Conditioning System

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

AC Unit Brand: Goodman	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	AC Unit Tested: Yes
Cooling Equipment Energy Source: Electricity	AC Condenser Location: Left Side	Number of AC Only Units: One
Condensation Tube Type: Gravity Fed	Unit Conditions These Areas: Main Level	Breaker Size: Unknown
Main Disconnect: Located near the unit	Was the Cover Removed to the Condenser Unit: No	

Items

- 9.0 Photo of the AC unit
- Comments: Inspected



9.0 Item 1(Picture) The AC condenser unit

9.1 Manufacturer Model Number

Comments: Inspected

Model # GSZ140301KG



9.1 Item 1(Picture) AC condenser unit Mfg. label

9.2 Manufacturer's Date Listed On The Unit

Comments: Not Present

9.3 Cooling and Air Handler Equipment Condition

Comments: Inspected

9.4 Normal Operating Controls, Register Air Flow & The Presence of Installed Cooling Source in Each Room

Comments: Inspected

9.5 Condensation Tube Condition

Comments: Repair or Replace

The condensation tube is draining against the foundation behind the condenser unit and is / can allow standing water in this area and allow water to enter the crawlspace or to penetrate under the slab foundation. This condensation tube needs to be extended or made to drain away from the structure to prevent damage to components of the home.



9.5 Item 1(Picture) The condensation tube is draining against the foundation

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat System Brand: UNKNOWN	Heat Type: Heat Pump Forced Air (also provides cool air)	Heating Unit Tested: No
Energy / Fuel Source: Electric	Heating Unit Location: Heating Unit Located In The Attic	Number of Heat Systems (excluding wood): One
Location This Unit Conditions: Main Level	Ductwork: Insulated	Furnace Flues - Material Type: No flues installed
Filter Type: Disposable	Filter Location: In the Returns	Was The Heating Unit Cover Removed: No

Items

10.0 Photo of Heating Unit

Comments: Not Inspected

The heating unit in the attic was not accessible due to stored items and no representations are made of the heating area.

10.1 Manufacturer Model Number

Comments: Not Inspected

10.2 Manufactured Date

Comments: Not Inspected

10.3 Heating Equipment Inspected and condition

Comments: Not Inspected

This is a heat pump system and uses most of the same components as the air conditioning system. This can cause damage when reversing the flow of gases and liquids in the unit and could not be both run during the same inspection when the air conditioning is in use. The heat strips could not be inspected and no representations are made of this area.

10.4 Heating System Flues and Vents

Comments: Inspected

10.5 Normal Operating Controls & Automatic Safety Controls

Comments: Inspected

10.6 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

The filters are clogged with lint and debris, is restricting air flow, and the filter needs to be changed out to allow proper use of the units. This may require cleaning the unit if clogged.



10.6 Item 1(Picture) Clogged filters noted

10.7 Presence of Installed Heat Source in Each Room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials**Attic Insulation:**

Blown

Attic Ventilation:

Gable vents

Bathroom Ventilation:

Fan

Dryer Power Source:

220 Electric

Floor System Insulation:

Batts

Items**11.0 Attic Insulation & Ventilation (Insulation Type, Vents, Fans and Thermostatic Controls)**

Comments: Repair or Replace

(1) The attic does not have adequate insulation installed to offer a proper insulating R-Values. This attic needs to be reviewed by a professional insulation company for proper insulation with all areas properly insulate and made functional.

(2) The attic area is very hot due to a lack of ventilation in the attic and this can be caused by the amount of stored items in the attic space. Hot attics can affect the HVAC system and ductwork, the framing , roof coverings, and other components. This attic needs to be cleaned out and then evaluated for proper ventilation with all needed repairs performed and all areas made functional by a licensed contractor specializing in ventilating attics.



11.0 Item 1(Picture) Stored items from floor to roof rafters in the attic is stopping proper ventilation

11.1 Foundation Ventilation & Flooring Insulation

Comments: Repair or Replace

The insulation has fallen and or is missing in areas of the crawl space and needs to be re-installed or replaced in all affected areas. All areas need insulation to offer proper insulating R value and needs proper installation by a qualified insulation contractor.



11.1 Item 1(Picture) The flooring insulation has fallen in areas of the crawlspace



11.1 Item 2(Picture) The flooring insulation has fallen in areas of the crawlspace

11.2 Vapor Retarders (in Crawlspace or basement)

Comments: Not Present

While not required at the time the home was built the vapor retarding plastic in the crawl space is pulled back. This plastic stops moisture penetration to the crawl space. This plastic should be spread out to cover the entire crawl space floor and up the foundation 8 inches. Have a crawl space specialist review and repair or replace the vapor retarding plastic.

11.3 Venting Systems (Whole House Fan)

Comments: Not Present

11.4 Bathroom Ventilation

Comments: Inspected

11.5 Dryer & Other Appliances, Fresh Air Returns & Ventilation**Comments:** Not Inspected

No dryer was in place at the time of inspection and no representations are made of the dryer fresh air returns

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials**Dishwasher Brand:**

NONE

Disposer Brand:

NONE

Exhaust/Range hood:

VENTED

UNKNOWN BRAND

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

NONE

Trash Compactors:

NONE

Other Appliances:**Items****12.0 Photo Of The Kitchen****Comments:** Inspected

12.0 Item 1(Picture) The kitchen

12.1 Dishwasher**Comments:** Not Present**12.2 Ranges/Ovens/Cooktops****Comments:** Inspected**12.3 Microwave Cooking Equipment****Comments:** Not Present**12.4 Range Hood (s) or Down Drafts****Comments:** Inspected**12.5 Food Waste Disposer****Comments:** Not Present**12.6 Kitchen Sink and Sprayer**

Comments: Repair or Replace

The kitchen sink sprayer is missing the weight on the sprayer line that helps pull the sprayer back into its mount when not in use and this sprayer needs to be made functional by a qualified contractor.

12.7 Other Built In Kitchen Appliances

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Inspect Co. L.L.C.

919-270-9982
inspectco@outlook.com
294 Sunset Lane
Henderson NC 27537

Customer
Jill Pike

Address
1101 Water St
Henderson NC 27536

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

"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."

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

1. Structural Components

1.0 Foundations, Basement and Crawl space (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

The foundation wall at the front porch and garage wall connection of the home has cracks noted that may have structural implications with through brick cracks and / or long cracks and needs to be reviewed and repaired under the guidance of a licensed structural engineer or a licensed general contractor specializing in foundation structural repairs. A clear structural letter and warranty should

be received from the company performing the work.



1.0 Item 1(Picture) Long cracking in the brickwork



1.0 Item 2(Picture) Structural cracks in brickwork with cracked bricks noted



1.0 Item 3(Picture) Structural crack has settlement in the front porch noted

1.1 Columns or Piers

Repair or Replace

The foundation columns footers in areas at the center of the crawlspace has not been back filled and is not allowing for proper drainage of these areas, can hold water, and these areas needs to be back filled and made to properly drain all water from the crawlspace.



1.1 Item 1(Picture) The foundation piers footers have not been back filled



1.1 Item 2(Picture) Footers have not been back filled

1.2 Floors (Structural)

Repair or Replace

(1) The floor framing has broken floor joists noted under the hall bathroom and the bathroom floor has a large dip noted. This area needs to be evaluated and repaired and or replaced and all areas of the floor framing made functional by a licensed general contractor.



1.2 Item 1(Picture) Broken floor joist at a knot in the wood

(2) The floor framing at the rear of the crawlspace has deterioration and fungus growth from radiant moisture and needs proper repairs in these areas (May not be limited to these areas / check during repairs). These areas of the floor framing needs to be reviewed and all necessary repairs performed by a licensed general contractor.



1.2 Item 2(Picture) Heavy fungal growth on the floor framing

(3) Repairs have been made in the crawlspace under or near the rear door and these repairs were not done using proper building techniques (floor joists are not supported to the ends) This can cause uneven floors and possible failure. These repairs need to be reviewed by a licensed general contractor and all areas make functional.



1.2 Item 3(Picture) Sistered floor framing not supported on the ends

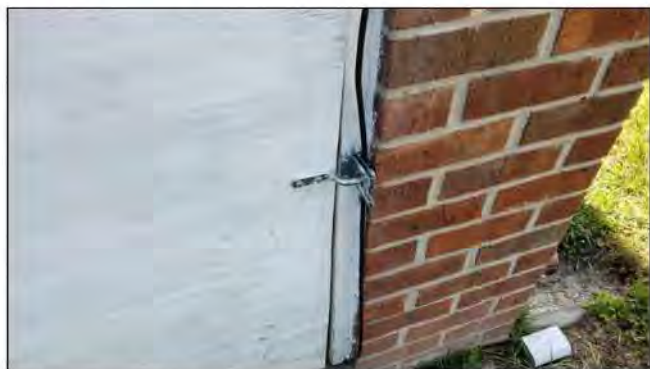


1.2 Item 4(Picture) Large dip in the kitchen floor

1.3 Crawl Space Door

Repair or Replace

(1) The crawlspace door has a fence type latch that can latch itself from the outside if blown or closed shut and lock persons or animals into the crawl space. This is a significant safety concern and needs a safe type latch installed that will not trap persons or animals in the crawl.



1.3 Item 1(Picture) Fence latch installed on the crawlspace door is a safety issue

(2) The crawlspace door has gaps noted and is not sealed and can allow water and pests to enter the crawlspace and can cause damage and this crawlspace door needs to be repaired and sealed and made functional by a qualified contractor.



1.3 Item 2(Picture) Gaps at the crawlspace door



1.3 Item 3(Picture) Gaps at the crawlspace door

1.7 Entry to the Attic Areas

Repair or Replace

The attic access is not sealed or insulated and these gaps are allowing conditioned air to escape the home. This can cause higher than normal energy bills and excessive wear on the HVAC components. This access door should have weather stripping and insulation installed by a qualified contractor to stop air loss in this area.



1.7 Item 1(Picture) Door missing insulation and weather stripping

1.9 Miscellaneous Crawl Space / Attic

Repair or Replace

(1) The attic was inaccessible in areas and could only be viewed from the attic entry and this attic should be cleaned and inspected before closing with all needed repairs performed. No representations are made of these areas of this attic.



1.9 Item 1(Picture) Stored items in the attic block access

(2) The crawlspace has wood and construction debris noted in various areas making areas inaccessible for inspection and no representations are made of these areas. Remove these items from the crawl space to prevent pest infestation and to increase accessibility for inspection and ventilation and to make the crawl space clean.



1.9 Item 2(Picture) Wood and stored items in the crawl space

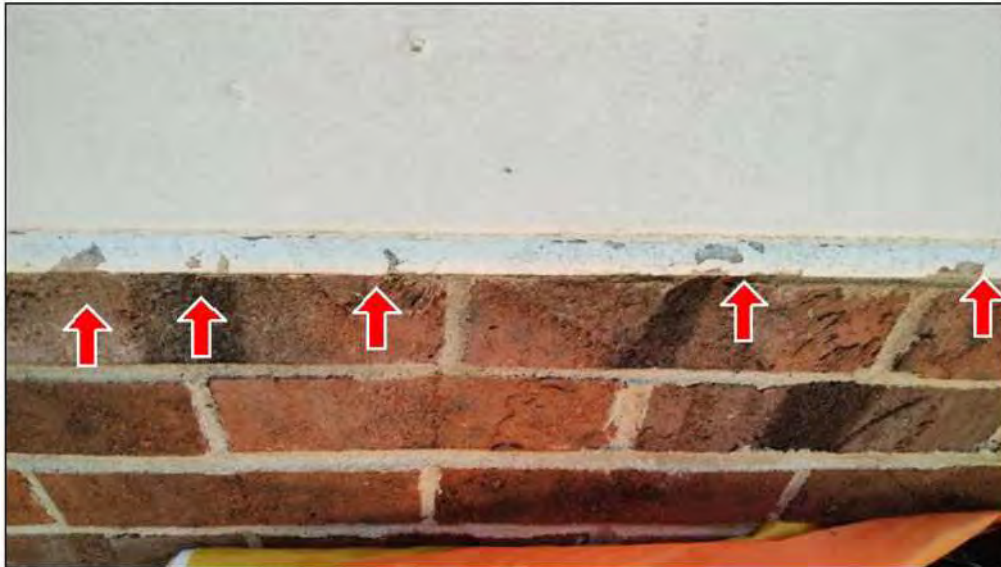
2. Exterior



2.0 Wall Cladding and Flashing

Repair or Replace

The hard board siding has deterioration noted in multiple areas around the home. The framing in affected areas need to be checked for obvious and / or concealed damage and all necessary repairs performed by a licensed general contractor.



2.0 Item 1(Picture) Moisture damaged siding



2.0 Item 2(Picture) Deteriorated siding



2.0 Item 3(Picture) Damaged siding



2.0 Item 4(Picture) Deteriorated siding in the lower areas.



2.0 Item 5(Picture) Deteriorated siding and trim



2.0 Item 6(Picture) Deterioration noted at the gable vent

2.1 Eaves, Soffits, Fascias, & Rake Boards, Corner & Exterior Trim

Repair or Replace

The fascia, rake boards and trim at the front, rear and ends of the home deterioration noted from moisture running between the gutter and the fascia boards and this area needs to have the fascia boards repaired or replaced and the gutter properly re-secured and all areas made functional by a licensed general contractor.



2.1 Item 1(Picture) Deterioration noted at the front and rear fascia boards



2.1 Item 2(Picture) Deterioration noted in the rake boards



2.1 Item 3(Picture) Deterioration noted in the trim boards

2.2 Paint and Calk Issues

Repair or Replace

The entry doors, windows, trim, gable vents handrails and other areas of the home have failing paint and failing caulk in areas and all exposed substrates needs functional paint and all gaps need to be properly sealed. This is needed to prevent leakage and damage to the substrates and needs to be made functional by a qualified painting contractor.



2.2 Item 1(Picture) Failing paint on the front porch railing



2.2 Item 2(Picture) failing paint on front porch rail



2.2 Item 3(Picture) Bubbling paint on the front door



2.2 Item 4(Picture) Failing paint and caulk at the windows



2.2 Item 5(Picture) Failing paint at the windows



2.2 Item 6(Picture) Failing paint on the gable vents



2.2 Item 7(Picture) Failing paint on the windows



2.2 Item 8(Picture) Caulk has failed



2.2 Item 9(Picture) Failing paint noted on the siding



2.2 Item 10(Picture) Failing paint noted

2.3 Exterior Doors and Windows

Repair or Replace

(1) The glazing and paint in many areas of the homes windows failing / missing in areas. This glazing holds the glass into place and needs repairs to prevent the glass from pulling loose and leaking and made functional by a window company.



2.3 Item 1(Picture) Failing and missing glazing

(2) The windows at the left side window has deterioration noted to the outer sash, threshold, frame and trim and these areas can allow water to enter the home and can cause further damage and deterioration. All windows should be evaluated and probed for concealed damage with all areas made functional by a licensed general contractor.



2.3 Item 2(Picture) Deterioration noted

(3) The storm window screens and glass at various areas around the house have torn screens / bent frames in areas and all damaged screens need repairs / replacement as needed. These screens are not required structural components unless no cooling system is in place for the home.



2.3 Item 3(Picture) Missing screens and glass



2.3 Item 4(Picture) Missing storm window



2.3 Item 5(Picture) Torn screens



2.3 Item 6(Picture) missing screen

2.4 Storm Doors and Windows (Exterior)

Repair or Replace

The storm windows in multiple areas has broken window pane and all broken window panes need to be replaced in all affected areas by a qualified glass company



2.4 Item 1(Picture) Broken storm window glass



2.4 Item 2(Picture) broken glass

2.5 Front Porch / Stoop

Repair or Replace

(1) The handrails and / or pickets around the front porch have deterioration noted in areas and these handrails needs proper repairs by contractor to prevent further damage and to correct the damage in place.



2.5 Item 1(Picture) Loose deteriorated rails and pickets



2.5 Item 2(Picture) broken and missing pickets



2.5 Item 3(Picture) Deteriorated railing and pickets

(2) The front porch slab has settled and is sloping back toward the house. This can allow damage to the structure or cause further damage to the framing for the house. This slab can settle further and needs repairs by concrete company / equivalent. This has the potential to get worse and needs to be made functional.



2.5 Item 4(Picture) Front porch has settled and is sloped towards the home



2.5 Item 5(Picture) Settled front porch



2.5 Item 6(Picture) Outer brickwork is higher than the concrete and will hold water

2.6 Steps To The Building

Repair or Replace

The front steps has cracked / or missing mortar and is leaving gaps noted in areas. The mortar needs to be pointed up or replaced in affected areas by a mason and all areas made functional.



2.6 Item 1(Picture) missing mortar noted



2.6 Item 2(Picture) Missing mortar noted

2.7 Driveways and Walkways

Repair or Replace

(1) The concrete driveway / walkway has cracks noted in various areas under 1/4" wide. All cracks under 1/4" wide are considered common cracking by the engineering department of North Carolina and needs to have the gaps sealed and evaluated on a regular basis for further movement or damage and needs general repairs by a qualified mason.

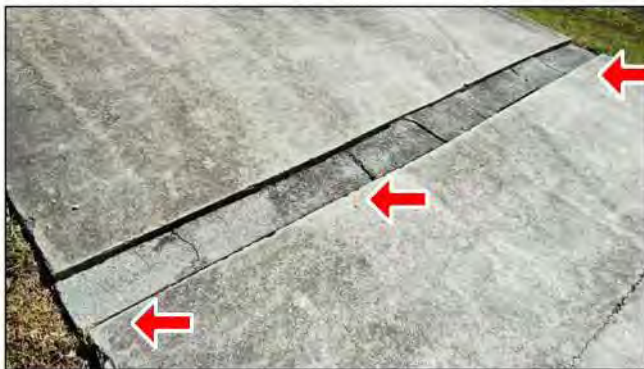


2.7 Item 1(Picture) Common cracks noted in the driveway



2.7 Item 2(Picture) Common cracks noted

(2) The driveway has a joint that is damaged / lower than other areas of the driveway and these areas can hold water and are not smooth to drive across and should be repaired or replaced and made functional buy a qualified contractor.



2.7 Item 3(Picture) Low areas in the driveway

(3) The walkway has cracking with raised areas and is not on the same plane as other areas of the walkway and this is a tripping concern. This is a tripping hazard or safety concern and can allow further settling of this walkway and needs repairs performed and the area made functional and safe qualified contractor.



2.7 Item 4(Picture) Cracking with raised areas noted

(4) The tree at the front steps has roots that are growing against the brick front steps and can cause damage. This tree should be removed and any necessary repairs performed and all areas made functional.



2.7 Item 5(Picture) Tree root growing against and under the front steps

2.8 Decks, Balconies, Porches, Patio/Cover and Applicable Railings

Repair or Replace

(1) No 45 degree lateral bracing is in place on the porch posts that supports the movement between the posts and framing and needs proper lateral bracing to support these posts properly. Installed by a qualified contractor to offer proper support and to prevent movement in the deck for these areas.



2.8 Item 1(Picture) Missing 45% angle braces



2.8 Item 2(Picture) Post need braces as thy are starting to lean

(2) The porch has no visible flashing against the house, can allow water seepage and / or deterioration to the wood members / framing, needs to be checked for concealed damage, and needs proper flashing installed. Any and all damage needs to be located and repaired by a licensed general contractor and made functional.



2.8 Item 3(Picture) No flashings installed

(3) The handrails and pickets for the deck / steps at the rear deck are loose and is a safety concern. These rails need to be secured and made functional by a licensed general contractor.

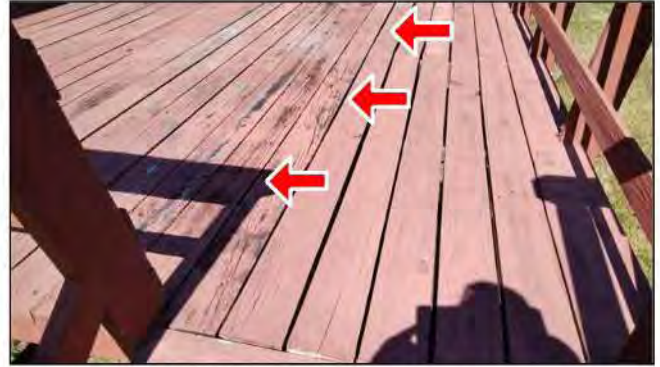


2.8 Item 4(Picture) Loose hand rail

(4) The deck needs cleaning with a deck wash and seal with a waterproof sealant to prevent damage and deterioration to the deck components. Always do the underside of deck as well if accessible.



2.8 Item 5(Picture) Deck and steps need to be cleaned and sealed



2.8 Item 6(Picture) Deck and steps need to be cleaned and sealed

(5) The porch handrails have splintering and / or have raised areas and needs repairs to allow use of the handrails by a licensed contractor and made functional.



2.8 Item 7(Picture) Splintering hand rails



2.8 Item 8(Picture) Cracking boards noted

(6) The deck floor boards has significant cracking, deterioration and damage noted, and other defects, and is a step through concern. These areas need proper replacement by a licensed general contractor and made functional.



2.8 Item 9(Picture) Deteriorated decking boards



2.8 Item 10(Picture) Deteriorated deck boards

(7) The lower areas of the deck posts is in direct contact with the ground and is causing deterioration in these areas. This deterioration will get worse over time if not corrected and these posts should be evaluated and made functional by a licensed general contractor.



2.8 Item 11(Picture) Deteriorated deck posts



2.8 Item 12(Picture) Deterioration noted at grade

(8) The rear deck has no railings or pickets improperly spaced pickets and can allow persons or pets to fall through these areas. Screen will not prevent persons from falling through and needs pickets on all areas over 30" off of the ground as well as any other areas deemed to high as to cause damage.



2.8 Item 13(Picture) Improperly spaced pickets

2.10 Grading, Drainage, Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

The yard at the left side of the house has significant erosion and washed out areas and these areas need repairs to prevent erosion and to hold the soil in place. This repair needs to be performed by a qualified landscaper and all erosion controls installed and washed out areas re-graded.



2.10 Item 1(Picture) Erosion along the foundation



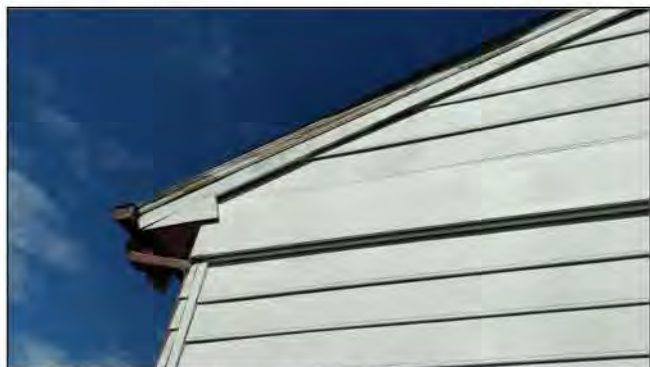
2.10 Item 2(Picture) Erosion along the foundation

3. Roofing

3.0 Roof Coverings

Repair or Replace

The shingles at the front right corner of the home are not properly overhanging the drip edges, can allow water behind the rake boards or fascia boards, and these areas need proper repairs by a qualified contractor.



3.0 Item 1(Picture) Shingles are not covering the drip edge or trim



3.0 Item 2(Picture) Shingles are not covering the drip edge

3.1 Roof Drainage Systems

Repair or Replace

(1) The downspout at the right rear corner of the home has a splash block installed that is not properly located under the downspout to drain away from the home and can hold water against the foundation. These downspouts needs the splash block properly located to allow for proper drainage and to prevent damage.

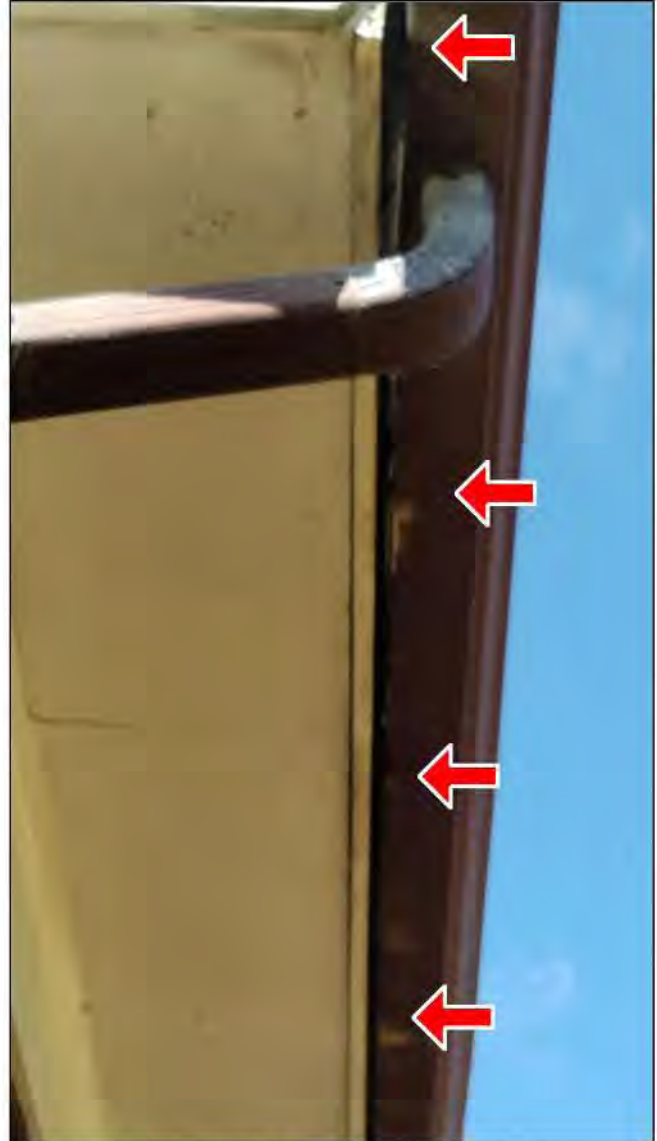


3.1 Item 1(Picture) water draining back against the home

(2) The gutter across the front and rear of the house is loose on both ends and has water flowing between the gutter and fascia board. This can cause the fascia board to rot. A gutter specialist should be consulted to repair or replace the gutter or fascia boards.



3.1 Item 2(Picture) Loose gutters noted on the home



3.1 Item 3(Picture) Loose gutter noted

3.3 Accessible Flashings

Repair or Replace

The kick out flashing at the front wall coverings where it meets the roof line over the front porch are not installed / could not be verified to bring the water back out from behind the siding and needs repairs / installation to prevent leakage in these areas and made functional by a a licensed general contractor or roofing contractor. These areas need to be checked for concealed damage and all necessary repairs need to be performed.



3.3 Item 1(Picture) Missing kickout flashings with deteriorated siding

4. Interiors

4.1 Walls

Repair or Replace

(1) The drywall has common cracks and defects noted in several rooms of the home and needs general cosmetic repairs and all areas made functional.



4.1 Item 1(Picture) Holes and damage in the wall

(2) The stick on tile in the kitchen is peeling and is no longer functional and these stick on tile need to be repaired or removed and all areas made functional by a qualified contractor.



4.1 Item 2(Picture) Stick on tile are loose



4.1 Item 3(Picture) Stick on tile are loose

4.2 Floors

Repair or Replace

(1) The carpet is loose/torn in areas and is a tripping concern / safety issue. This carpet needs to be stretched / secured or replaced in areas to prevent this tripping hazard.

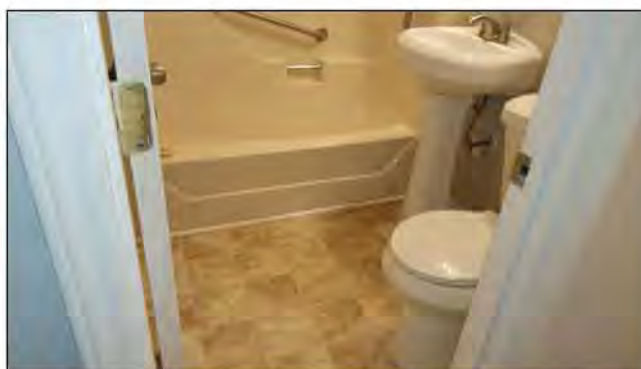


4.2 Item 1(Picture) Loose carpet noted

(2) The kitchen and bathroom floor has a dip in the flooring noted. This can be from settlement, a missing pier shim, or the floor framing not being properly supported in this area and all accessible areas of the floor structure were functional. The crawl space under the kitchen was not accessible in areas due to the heating unit and duct work and no representations were made of these areas.



4.2 Item 2(Picture) Large dip noted in the kitchen floor



4.2 Item 3(Picture) Dip in the hall bathroom floor

4.4 Counters and Cabinets (representative number)

Repair or Replace

The kitchen cabinet drawers are pulling off the track when opening and closing and no longer pull out and support themselves. These drawers need repairs and made functional by a cabinetry specialist and made functional.



4.4 Item 1(Picture) Drawers off track

4.5 Doors (representative number)

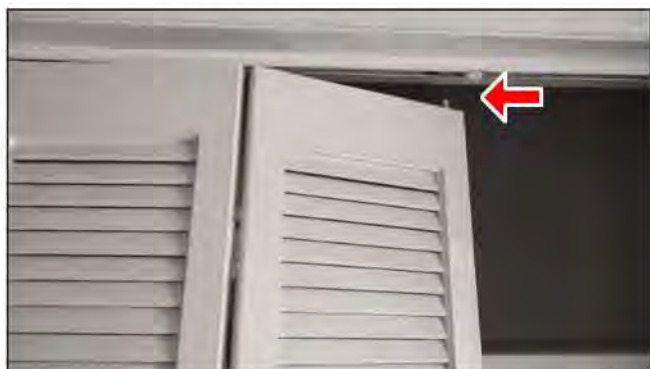
Repair or Replace

(1) The closet entry door behind the front door would not open and is scraping the door frame when opening and closing, the door will not close in the opening from this scraping, and this door, frame, and / or framing needs adjustment / repair to work properly. This unit needs repairs by a licensed general contractor.



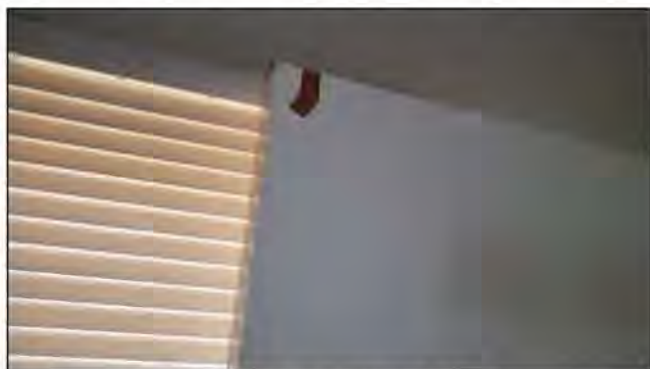
4.5 Item 1(Picture) Door will not open

(2) The bedroom closet sliding doors is off of the track, the doors are not working properly, and these doors are in need of repairs and made functional.



4.5 Item 2(Picture) Bi-fold door off track

(3) The interior hollow core doors in multiple areas have come un-glued / has separated from the internal railings and can cause further damage and failure of these doors. This door needs proper repairs / replacement and made functional.



4.5 Item 3(Picture) Delaminated doors

4.6 Windows (representative number)

Repair or Replace

The locks on the windows are broken and do not allow these windows to lock into place and be secured. These window locks should be repaired or replaced and the windows made functional.



4.6 Item 1(Picture) Window latches are not aligning

4.7 Miscellaneous Interior Conditions, Water Penetration, Harmful Condensation:

Repair or Replace

Moisture stains were noted in the lower walls of the converted garage and appears to be from a past or present leak but the cause could not be determined. This area needs should be evaluate to determine the cause of the stains, if the issue is active and the extent of the damage and all areas made functional by a licensed general contractor.



4.7 Item 1(Picture) moisture stains and damage indicate later water leaking into the home in these areas



4.7 Item 2(Picture) Moisture stains noted



4.7 Item 3(Picture) Moisture stains noted

5. Plumbing System

5.1 Plumbing Water Supply Distribution Piping, and Fixtures

Repair or Replace

The water lines in the crawlspace are not strapped up properly to the wood member and is sagging in areas. These plumbing lines need to be properly strapped and supported every 4 feet and should not sag and rest on the ground and needs to be made functional by a licensed HVAC contractor.



5.1 Item 1(Picture) Water supply lines not strapped or supported

5.3 Washing Machine Connection

Not Inspected

The washing machine connections could not be evaluated due to no washing machine was in place. No representations are made of the connections and needs to be checked prior to use. All necessary repairs need to be performed by a qualified professional if problems exist.

5.6 Plumbing Drain, Waste and Vent Systems Condition:

Repair or Replace

An active waste line leak was noted in the crawlspace in the waste line fitting to the hall bathroom tub. This line is raising the moisture content in the crawl space and can cause additional damage in these areas. This line should be evaluated by a licensed plumbing contractor and made functional. The structural components in this area should be probed for concealed damage and all areas made functional by a licensed general contractor.

5.7 Waste Plumbing Cleanouts

Not Inspected

The plumbing cleanouts for this waste system were not found at the time of inspection and no representations are made of this area. Ask the current owners of the location of any cleanout installed on the system.

6. Water Heater

6.3 Water Heater Systems, Controls, Hoses, Vents, Capacity Adequacy

Repair or Replace

The water heater electrical line conduit is loose from the water heater cabinet and this conduit line needs repairs to cover all areas of the wiring and to be properly secured to the water heater and made functional by a licensed electrician.



6.3 Item 1(Picture) Wiring not properly connected

7. Bathrooms

7.1 Bathroom Sinks

Repair or Replace

The hall bathroom sink stopper is not opening and closing properly to hold water or release water in the sink at the drain and needs repairs or replacement by a licensed plumbing contractor and made functional.



7.1 Item 1(Picture) Damaged sink stopper not functional

7.2 Shower and Tub Enclosures

Repair or Replace

(1) No permanently installed drain stopper or drain cover is in place in the bathroom tub, will not properly hold water, and needs proper repairs performed by a licensed plumbing contractor and made functional.



7.2 Item 1(Picture) Tub stopper missing

(2) The master bathroom shower faucet handle has a leak noted at the knob that can leak into the wall and cause further damage. This diverter valve should be evaluated and repaired or replaced by a licensed plumbing contractor with all areas made functional.



7.2 Item 2(Picture) Leak noted at he shower faucer handle

8. Electrical System

8.3 Main Panelboard Enclosures, Service Equipment, Overcurrent Devices, Panelboard Amperage and Voltage

Repair or Replace

The breakers in the panel box are not clearly / properly identified or labeled for use, is a safety concern, and needs to be properly labeled for individual use by a qualified electrician.

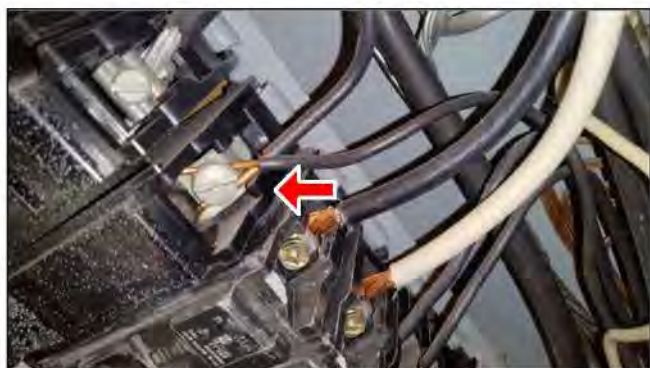


8.3 Item 1(Picture) Breakers are not labeled

8.5 Sub Panels, Branch Circuit Conductors, Distrabution Overcurrent Devices and Compatability of their Amperage and Voltage

Repair or Replace

Multiple double tapped breakers were noted in the electrical distribution box and this is a safety concern and this can cause arcing inside the box and damage. This installation should be reviewed by a licensed electrical contractor and made functional.



8.5 Item 1(Picture) Double tapped breakers noted



8.5 Item 2(Picture) Double tapped breakers noted

8.6 Junction Boxes, Wire Splices, Wiring Components,

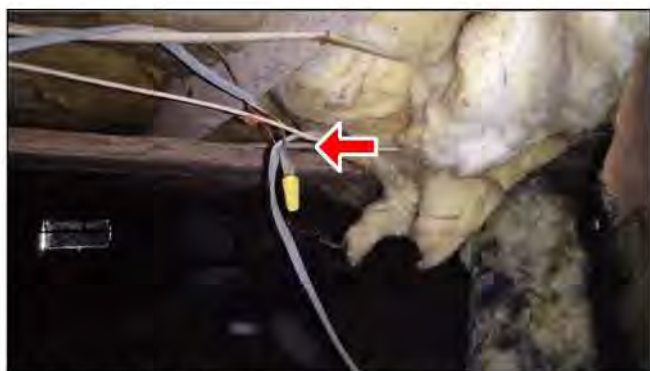
Repair or Replace

(1) The wiring in the crawlspace is not properly secured and is hanging from the floor framing. This wiring should be evaluated and properly installed and secured and all wiring made functional.



8.6 Item 1(Picture) Wiring not secured in the crawlspace

(2) Exposed wiring and / or improperly terminated wiring was noted in the crawl space and needs to be properly terminated or installed in a junction box with a functional cover with all necessary connections and repairs made by a licensed electrical contractor. This is a shock concern and needs necessary repairs.



8.6 Item 2(Picture) Exposed wiring in the crawlspace

8.7 Light Fixtures, Ceiling Fans, and Switches (Observed from a representative number)

Repair or Replace

A switch was missing from the switch panel by the front door and this panel should be evaluated and all switches made functional by a licensed electrical contractor.



8.7 Item 1(Picture) Switch missing leaving exposed wiring

8.9 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

The GFCI's in the bathrooms would not re-set, causes the power to remain off, and needs repair and made functional by a licensed electrician.



8.9 Item 1(Picture) GFCI's not resetting

8.11 Door Bell

Repair or Replace

The cover over the front entry door bell is broken / loose / cracked, is damaged, and this unit is not functional. The door bell needs proper repairs / replacement by a qualified contractor.



8.11 Item 1(Picture) Broken door bell cover

8.14 Carbon Monoxide Detectors

Not Present

No permanent CO detector could be located or was not marked and this home needs a functional CO detector. This is a safety concern, and needs a permanently installed CO detector installed or a CO detector located.

9. Central Air Conditioning System

9.5 Condensation Tube Condition

Repair or Replace

The condensation tube is draining against the foundation behind the condenser unit and is / can allow standing water in this area and allow water to enter the crawlspace or to penetrate under the slab foundation. This condensation tube needs to be extended or made to drain away from the structure to prevent damage to components of the home.



9.5 Item 1(Picture) The condensation tube is draining against the foundation

10. Heating Systems

10.3 Heating Equipment Inspected and condition

Not Inspected

This is a heat pump system and uses most of the same components as the air conditioning system. This can cause damage when reversing the flow of gases and liquids in the unit and could not be both run during the same inspection when the air conditioning is in use. The heat strips could not be inspected and no representations are made of this area.

10.6 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The filters are clogged with lint and debris, is restricting air flow, and the filter needs to be changed out to allow proper use of the units. This may require cleaning the unit if clogged.



10.6 Item 1(Picture) Clogged filters noted

11. Insulation and Ventilation

11.0 Attic Insulation & Ventilation (Insulation Type, Vents, Fans and Thermostatic Controls)

Repair or Replace

(1) The attic does not have adequate insulation installed to offer a proper insulating R-Values. This attic needs to be reviewed by a professional insulation company for proper insulation with all areas properly insulate and made functional.

(2) The attic area is very hot due to a lack of ventilation in the attic and this can be caused by the amount of stored items in the attic space. Hot attics can affect the HVAC system and ductwork, the framing, roof coverings, and other components. This attic needs to be cleaned out and then evaluated for proper ventilation with all needed repairs performed and all areas made functional by a licensed contractor specializing in ventilating attics.



11.0 Item 1(Picture) Stored items from floor to roof rafters in the attic is stopping proper ventilation

11.1 Foundation Ventilation & Flooring Insulation

Repair or Replace

The insulation has fallen and or is missing in areas of the crawl space and needs to be re-installed or replaced in all affected areas. All areas need insulation to offer proper insulating R value and needs proper installation by a qualified insulation contractor.



11.1 Item 1(Picture) The flooring insulation has fallen in areas of the crawlspace



11.1 Item 2(Picture) The flooring insulation has fallen in areas of the crawlspace

12. Built-In Kitchen Appliances

12.6 Kitchen Sink and Sprayer

Repair or Replace

The kitchen sink sprayer is missing the weight on the sprayer line that helps pull the sprayer back into its mount when not in use and this sprayer needs to be made functional by a qualified contractor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that

obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Inspect Co. L.L.C.
919-270-9982
inspectco@outlook.com
294 Sunset Lane
Henderson NC 27537
Inspected By: Mitch Wyatt

Inspection Date: 7/2/2024
Report ID: Jpwaterst722024

Customer Info:	Inspection Property:
Jill Pike 1203 COLLEGE ST OXFORD NC 27565 Customer's Real Estate Professional:	1101 Water St Henderson NC 27536

Inspection Fee:

Service	Price	Amount	Sub-Total
1,000 - 1500 sq. ft.	429.00	1	429.00
			Tax \$0.00
			Total Price \$429.00

Payment Method:
Payment Status:
Note: