

Tim Wiggins Inspections

PO Box 457

Youngsville, NC 27596

Mobile: (919) 812-5725 Fax: (919) 556-4793

Name: Lou Edwards
Address: _____

Telephone Number: _____
Inspection Ordered by: Client
Property Address: 2412 Oxford Road
Henderson, NC
Year Built/Structure Age*: 1954 Square Footage*: 1296 sq ft
Date Performed: November 12, 2024
Reason for the Inspection: Prepurchase

Statement of Services for the Above Named Property: \$415.00

Paid in Full on: _____ Check #: _____

Thank you for payment.

I inspected the above property address on the date listed.

Tim Wiggins

Tim Wiggins
North Carolina Home Inspector's License Number 655

*Age and square footage information as provided by client or client representative

I. Foundation, Basement and Structure

Foundation Type: Block and Brick; Crawlspaced

Thickness: 8 inches

Column or Pier Type: Block and Brick

Floor Structure Type: Joists

Wall Structure Type: 2x4

Method used to observe under floor crawlspaces: Visual and Entry

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Grade at Foundation	S	
2	Walks/Driveway	U	See Summary Page
3	Retaining Walls	NA	
4	Foundation Walls	S	See Summary Page
5	Sill Plate	S	
6	Footing Drain Pipe	NV	
7	Floor Joists or Girder	S	
8	Sub-flooring	S	
9	Column or Pier Conditions	S	
10	Insulation	U	See Summary Page
11	Cracks	S	
12	Ventilation	S	
13	Prior Water Infiltration	S	
14	Vapor Barrier	U	See Summary Page
15	Sump Pump	NA	
16	Chimney Foundation	S	
17	Dist. 1st Wood to Ground	S	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor.

Unsatisfactory Items:

1. There is an open crack on the front concrete walkway. The walkway has an uneven surface at the open crack on the walkway. The uneven surface on the walkway creates a possible safety/tripping hazard. Corrective action needed.
2. All foundation penetrations should be sealed to prevent moisture and small animals from entering the crawl space.
3. The poly vapor barrier that is installed in the crawl space covers approximately 40% of the crawlspace area. Installation of a 6-mil poly vapor barrier over 100% of the crawl space area is recommended to help control moisture in the crawl space. Corrective action needed.
4. Floor insulation is down, missing, or damaged at multiple locations in the crawl space. Large sections of the floor system have no insulation. All down, missing, or damaged insulation should be repaired or replaced to provide adequate insulation value for the floor system.

II. Exterior: Siding, Windows, Doors, and Other Elements

Wall Structure Type: Frame; wood

Wall Cover Material: Aluminum Siding and Brick

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Siding Condition	S	See Summary Page
2	Cracks (Masonry)	No	
3	Vegetation	S	
4	Windows	S	
5	Doors	S	
6	Trim work	S	
7	Paint & Caulk	U	See Summary Page
8	Storm Doors & Windows	NA	
9	Porch	S	
10	Decks	NA	
11	Steps	S	
12	Balconies	NA	
13	Railings	S	
14	Attached Shed	NA	
15	Carport	NA	
16	Garage	NA	
17	Garage Door Rev. Mech.	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor.

Comments:

1. The left side porch floor has a concrete surface. The porch roof is supported by square wooden posts.

Unsatisfactory Items:

1. All joints on the aluminum siding need to be re-caulked to prevent moisture penetration and possible damage. This includes joints at the perimeter of the windows, joints on cladding on the window trim, and at joints at transitions between the brick and aluminum siding.
2. The siding penetration for the exterior electric service panel is not adequately sealed. Corrective action is needed to prevent moisture penetration and possible damage.
3. No weep holes are installed on the brick veneer siding. Weep holes are needed to allow an escape path for any moisture that penetrates the brick veneer siding. A licensed contractor should evaluate the lack of weep holes on the brick veneer siding and take corrective action as needed.
4. The floor joists for the step landing and for the right side entrance are not adequately supported by ledger boards or joist hangers. The floor joists are supported by end nails only. This is a safety hazard. Corrective action needed.

III. Roof

Type of Roof: Gable

Roof Structure: Rafters

Sheathing Material: Wood

Method used to observe Roof Surface: Visual and with binoculars from the ground

Materials: Fiberglass

Layers: One layer

Rain Gutters: Aluminum

Attic Access Method: Walk-up

Attic Ventilation: Gable Vents and Power Fan

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Condition of Shingles	S	See Summary Page
2	Flashing & Joints	S	
3	Eaves, Soffits & Fascias	S	
4	Skylights	NA	
5	Vent Pipes	S	
6	Chimney	S	
7	Gutters	S	
8	Downspouts	S	
9	Attic Ventilation	S	
10	Attic Water Infiltration	S	
11	Attic Insulation	S	R-19
12	Attic Wood Condition	S	
13	Joists & Rafters	S	
14	Sheathing	S	
15	Trusses	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor or licensed roofing contractor.

Unsatisfactory Items:

1. All debris on the roof surface should be removed to prevent damage to the roof shingles. Corrective action needed.
2. The handrail around the stairwell in the attic is not complete. A handrail should be needed at the perimeter of the stairwell for safety. Corrective action needed.

IV. Plumbing System

Water Supply: Municipal**Supply Piping:** Copper**Distribution Piping:** Copper and PEX**Waste Disposal:** Municipal**Waste Piping:** Cast Iron and PVC**Waste Ventilation:** Cast Iron**Water Heater:** Electric**Gallon Capacity:****Manufacturer:** AO Smith**Model Number:** E650H45DV120**Water Heater Location:** Crawl space**Water Shut Off Valve Location:** Crawl space

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1.	Condition of bathroom and laundry venting	S	
2.	Water Pressure (Functional Flow)	S	
3.	Functional Drainage	S	
4.	Condition of water piping	S	
5.	Fixture Connections including Faucets & Traps	U	See Summary Page
6.	Interior Drain, Sewer and Vent Piping	U	See Summary Page
7.	Water Heaters	U	See Summary Page
8.	Bathroom Plumbing Fixtures	S	
9.	Bathroom Tile, Grout, & Caulk	S	
10.	Shower Pans	S	
11.	Whirlpool Tub	NA	
12.	Laundry Tubs	NA	
13.	Bar Sinks	NA	
14.	Exposed Water Storage Tanks	NA	
15.	Septic System and Well System	NA	
16.	Condensate Pump	NA	
17.	Drainage Ejector Pump	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed plumber.

Unsatisfactory Items:

1. An S-trap is used to connect the kitchen sink drain. S-traps were typically used in older homes before the importance of plumbing drain ventilation systems were realized. The rush of wastewater through an S-trap can siphon the water seal out of the trap. With no water seal, sewer gases can escape into the house. A licensed plumber should evaluate the S-traps and take corrective action as needed.
2. Leaks are present on the cast iron drain pipe in the crawl space. A licensed plumber should evaluate the cast iron drain piping and take corrective action as needed. The interior of the cast iron drain piping should be scoped to determine the severity of the damage on the cast iron piping. Note that the cast iron drain piping is near the end of its design life.
3. The water heater temperature pressure relief valve is not piped to within six inches of the ground/floor. This is a safety hazard. Repair needed.

V. Electrical System

Main Service Capacity: 200 Amps ☐ 110 Volts ☒ 110/220 Volts

Service Entry Conductor Type: Aluminum

Location of Main Panel: Outside ☒ Overhead ☐ Underground ☒ Seal Intact

Weatherproofing of service entrance: Satisfactory

Main Panel Box Type: Breakers **Additional Spaces Available:** No

Number of Disconnects to cut all power: 6 (6 maximum.)

House Wiring: Copper

Other: Receptacles: Ungrounded **Polarity:** Satisfactory

Ground Fault Circuit Interrupters (GFCI): Yes **Operating:** Yes

Location of Distribution & Sub Panels: Kitchen Pantry and Attic

Distribution of Receptacles: Adequate

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Service Ground and Bonding Wires	S	
2	Main Service Cable Attached to House	S	
3	Service Panel Box	U	See Summary Page
4	Breaker/Fuse Condition	U	See Summary Page
5	Interior House Wiring	S	
6	Receptacles, Switches, & Fixtures	U	See Summary Page
7	Wiring to Central Heat/AC Systems	S	
8	Wiring to other Major Electrical Equipment	U	See Summary Page
9	Outside Receptacles and Fixtures	S	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed electrical contractor.

Unsatisfactory Items:

1. Three-prong receptacles are installed on ungrounded circuits at multiple locations throughout the structure. This is a safety hazard. A licensed electrical contractor should evaluate the three-prong receptacles with open grounds and take corrective action as needed.
2. Two 30 amp fuses are installed in the kitchen pantry electric sub panel. The cover for the panel in the kitchen pantry could not be removed due to inadequate clearance in front of the panel. A licensed electrical contractor should evaluate the 30 amp fuse installation in the sub panel and take corrective action as needed to provide adequate overcurrent protection for the electrical circuits in the panel.
3. Adequate clearance is not available in front of the kitchen pantry electric sub panel. This is a safety hazard. At least three feet of clearance is required in front of the panel.
4. Electrical wiring to the gas pack heating and cooling system is not adequately protected at the foundation penetration for the wiring. The wiring is susceptible to damage at the foundation penetration for the wiring. This is a safety hazard. Corrective action needed.
5. The screw that is needed to attach the dead front cover to the exterior electric service panel is missing. This is a safety hazard. Corrective action needed.

VI. Central Heating System

Type: Gas Pack

Power Source: Natural Gas

Brand: Airease

Model: RPGE13A30075P-3A

Tested System: Yes

Condition: Satisfactory

Type of Ducts or Piping: Flex

Size of Filters: 14x24x1

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Flue Pipes	S	
2	Chimneys	U	See Summary Page
3	Slope	S	
4	Joints	S	
5	Oil Tank	NA	
6	Oil Tank Vent	NA	
7	Draft Device	S	
8	Heat Exchanger	S	
9	Furnace	S	
10	Carbon Monoxide Detector	No	See Comment Below
11	Thermostat	S	
12	Heat Pump	NA	
13	Emergency/Aux. Heat Strips	NA	
14	Coil	S	
15	Evaporator	S	
16	Refrigerant Lines	S	
17	Outside Fan	S	
18	Air Ducts and Piping	S	
19	Supply / Return Plenums	S	
20	Registers	S	
21	Inside Fan	S	
22	Fireplaces	S	Gas logs are installed in the family room fireplace.
23	Gas Piping / Connection	S	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed mechanical contractor.

Comments:

1. Installation of a carbon monoxide detector is recommended.

Unsatisfactory Items:

1. The fireplace damper is closed. The lever that is needed to open and close the damper has been disconnected. Unvented gas logs are installed in the fireplace.
2. The top of the fireplace chimney has been capped with a metal cap. The chimney is not functional at this time. Unvented gas logs are installed in the fireplace.

VII Air Conditioning System

Type: Central Air Conditioner

Power Source: Electric

Brand: Airease

Model: RPGE13A30075P-3A

Tested System: No, air temperature too cold to test system.

Condition:

Type of Ducts or Piping: Flex

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Filters	S	
2	Controls	S	
3	Fan	S	
4	Coil Fins	S	
5	Condensation Drain	S	
6	Temperature Drop Test 15 - 25 Degrees = normal		The air temperature was too cold to allow testing of the operation of the AC system.

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed mechanical contractor.

VIII. Interior: Walls, Ceilings, Floors, Windows, & Doors

Ceiling Structure: I-Joists

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Walls	S	
2	Ceilings	S	
3	Floors	S	
4	Stairways	S	
5	Steps	S	
6	Closets	S	
7	Railings	S	
8	Windows	S	
9	Doors	S	
10	Trim work	S	
11	Insulation	NV	The presence of wall insulation could not be visually verified.
12	Kitchen & Bath Cabinets	S	
13	Kitchen Counter Tops	S	
14	Locks	S	
15	Fire Alarms/Smoke Detector	U	See Summary Page
16	Ceiling Fans	U	See Summary Page

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a licensed contractor.

Unsatisfactory Items:

1. A house of this age will always contain some form of lead based paint on the interior and exterior surfaces. Evaluation of lead and/or asbestos levels is beyond the scope of this inspection and will not be performed.
2. The cabinet beside the clothes washer and dryer is not adequately attached to the wall. The cabinet is a tipping hazard. Corrective action needed.
3. The fan blades on the ceiling fan in the back left bedroom are not properly balanced. Excessive movement of the fan when the fan is operating creates a possible safety hazard. Corrective action needed.
4. No smoke detectors were installed in the subject home at the time of inspection. This is a fire safety hazard. Adequate smoke detector protection should be installed before the subject home is inhabited.

IX. Kitchen Appliances

S = Satisfactory U = Unsatisfactory O = Operating NA = Not Applicable NV = Not Visible

	Checkpoint	Rating	Comments
1	Sinks	S	
2	Dishwasher	S	
3	Range	S	
4	Oven	S	
5	Microwave	S	
6	Fan/Hood	S	Vent: ☒ Interior ☐ Exterior
7	Garbage Disposal	NA	
8	Trash Compactor	NA	
9	Central Vacuum System	NA	

Comments and Notes:

Note: All items in this section of the report that are identified as "Unsatisfactory" and in need of further evaluation or repair are explained in the Summary section of the report and should be further evaluated and repaired as needed by a qualified appliance repair technician.

Summary Sheet for: 2412 Oxford Road

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. "For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." The summary page lists items that do not function as intended or adversely affects the habitability of the dwelling as well as items that appear to warrant further investigation by a specialist or subsequent observation. The complete report consists of this summary sheet and a nine part detailed home inspection checklist. The checklist portion contains individual component and system information, evaluation and testing conditions, and preventative maintenance comments.

If certain materials or items are found present in the structure, a listing of "Items for Further Investigation" may follow the list of unsatisfactory items. Items in that section will offer information regarding well documented home material issues and further investigation by a specialist or subsequent observation may be required.

This property was not inspected by Tim Wiggins Inspections for the presence or absence of health-related molds, mildew or fungi. Tim Wiggins Inspections is not qualified, authorized, nor licensed to inspect for health-related molds, mildew or fungi. If information about these issues is desired, it would be prudent to have the entire structure inspected by an industrial hygienist before closing proceedings.

It is strongly recommended that all evaluation and repair of all unsatisfactory items be performed by qualified and licensed professionals.

Items Considered to be Unsatisfactory

I. Foundation

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. There is an open crack on the front concrete walkway. The walkway has an uneven surface at the open crack on the walkway. The uneven surface on the walkway creates a possible safety/tripping hazard. Corrective action needed.
2. All foundation penetrations should be sealed to prevent moisture and small animals from entering the crawl space.
3. The poly vapor barrier that is installed in the crawl space covers approximately 40% of the crawlspace area. Installation of a 6-mil poly vapor barrier over 100% of the crawl space area is recommended to help control moisture in the crawl space. Corrective action needed.
4. Floor insulation is down, missing, or damaged at multiple locations in the crawl space. Large sections of the floor system have no insulation. All down, missing, or damaged insulation should be repaired or replaced to provide adequate insulation value for the floor system.

II. Exterior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. All joints on the aluminum siding need to be re-caulked to prevent moisture penetration and possible damage. This includes joints at the perimeter of the windows, joints on cladding on the window trim, and at joints at transitions between the brick and aluminum siding.
2. The siding penetration for the exterior electric service panel is not adequately sealed. Corrective action is needed to prevent moisture penetration and possible damage.
3. No weep holes are installed on the brick veneer siding. Weep holes are needed to allow an escape path for any moisture that penetrates the brick veneer siding. A licensed contractor should evaluate the lack of weep holes on the brick veneer siding and take corrective action as needed.

4. The floor joists for the step landing and for the right side entrance are not adequately supported by ledger boards or joist hangers. The floor joists are supported by end nails only. This is a safety hazard. Corrective action needed.

III. Roof

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor or licensed roofing contractor unless noted otherwise.

1. All debris on the roof surface should be removed to prevent damage to the roof shingles. Corrective action needed.
2. The handrail around the stairwell in the attic is not complete. A handrail should be needed at the perimeter of the stairwell for safety. Corrective action needed.

IV. Plumbing

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a plumber unless noted otherwise.

1. An S-trap is used to connect the kitchen sink drain. S-traps were typically used in older homes before the importance of plumbing drain ventilation systems were realized. The rush of wastewater through an S-trap can siphon the water seal out of the trap. With no water seal, sewer gases can escape into the house. A licensed plumber should evaluate the S-traps and take corrective action as needed.
2. Leaks are present on the cast iron drain pipe in the crawl space. A licensed plumber should evaluate the cast iron drain piping and take corrective action as needed. The interior of the cast iron drain piping should be scoped to determine the severity of the damage on the cast iron piping. Note that the cast iron drain piping is near the end of its design life.
3. The water heater temperature pressure relief valve is not piped to within six inches of the ground/floor. This is a safety hazard. Repair needed.

V. Electrical

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed electrical contractor unless noted otherwise.

1. Three-prong receptacles are installed on ungrounded circuits at multiple locations throughout the structure. This is a safety hazard. A licensed electrical contractor should evaluate the three-prong receptacles with open grounds and take corrective action as needed.
2. Two 30 amp fuses are installed in the kitchen pantry electric sub panel. The cover for the panel in the kitchen pantry could not be removed due to inadequate clearance in front of the panel. A licensed electrical contractor should evaluate the 30 amp fuse installation in the sub panel and take corrective action as needed to provide adequate overcurrent protection for the electrical circuits in the panel.
3. Adequate clearance is not available in front of the kitchen pantry electric sub panel. This is a safety hazard. At least three feet of clearance is required in front of the panel.
4. Electrical wiring to the gas pack heating and cooling system is not adequately protected at the foundation penetration for the wiring. The wiring is susceptible to damage at the foundation penetration for the wiring. This is a safety hazard. Corrective action needed.
5. The screw that is needed to attach the dead front cover to the exterior electric service panel is missing. This is a safety hazard. Corrective action needed.

VI. Central Heating System

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed mechanical contractor unless noted otherwise.

1. The fireplace damper is closed. The lever that is needed to open and close the damper has been disconnected. Unvented gas logs are installed in the fireplace.
2. The top of the fireplace chimney has been capped with a metal cap. The chimney is not functional at this time. Unvented gas logs are installed in the fireplace.

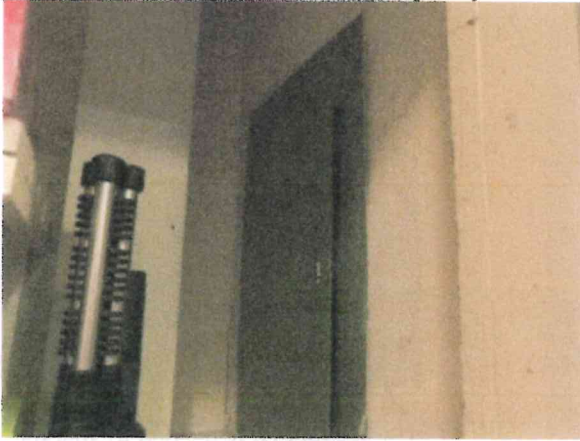
VIII. Interior

Note: All items listed in this section of the report that are identified as being in need of further evaluation or repair should be evaluated and repaired by a licensed contractor unless noted otherwise.

1. A house of this age will always contain some form of lead based paint on the interior and exterior surfaces. Evaluation of lead and/or asbestos levels is beyond the scope of this inspection and will not be performed.
2. The cabinet beside the clothes washer and dryer is not adequately attached to the wall. The cabinet is a tipping hazard. Corrective action needed.
3. The fan blades on the ceiling fan in the back left bedroom are not properly balanced. Excessive movement of the fan when the fan is operating creates a possible safety hazard. Corrective action needed.
4. No smoke detectors were installed in the subject home at the time of inspection. This is a fire safety hazard. Adequate smoke detector protection should be installed before the subject home is inhabited.

Pictures:

1. Adequate clearance is not available in front of the electric sub panel in the kitchen pantry.



2. Two 30 amp fuses are installed in the electric sub panel in the kitchen pantry.



3. All areas in the front left bedroom cannot be visually inspected due to stored personal items located in the bedroom.



4. An electric sub panel is located in the attic.



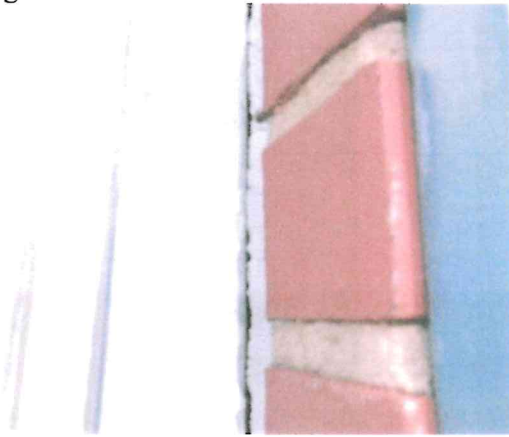
5. The disconnect panel that is located adjacent to the electric sub panel in the attic is no longer used as a disconnect panel. The panel is used as a junction box.



6. All debris should be removed from the roof surface to prevent damage to the roof shingles.



7. Transitions between the aluminum siding and the brick veneer siding should be properly sealed to prevent moisture penetration and possible damage.



8. There is an open crack with deflection on the front concrete walkway.



9. All penetrations on the foundation should be sealed to prevent moisture and small animals from entering the crawl space.



10. Electrical wiring for the gas pack heating and cooling unit is not adequately protected at the foundation penetration for the wiring.



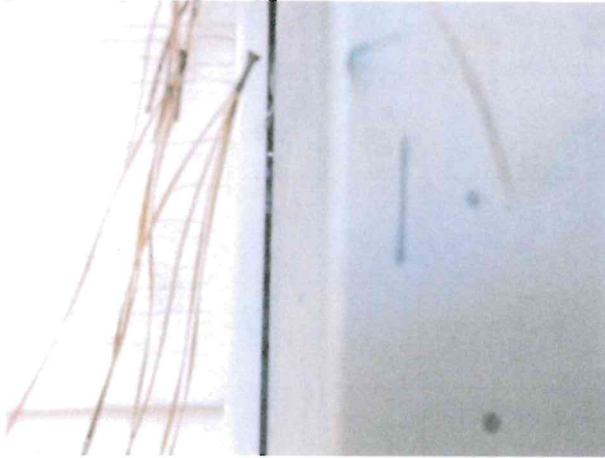
11. The screw that is needed to attach the dead front cover to the exterior electric service panel is missing.



12. The gas pack unit was operating as intended when testing in the heat mode at the time of inspection.



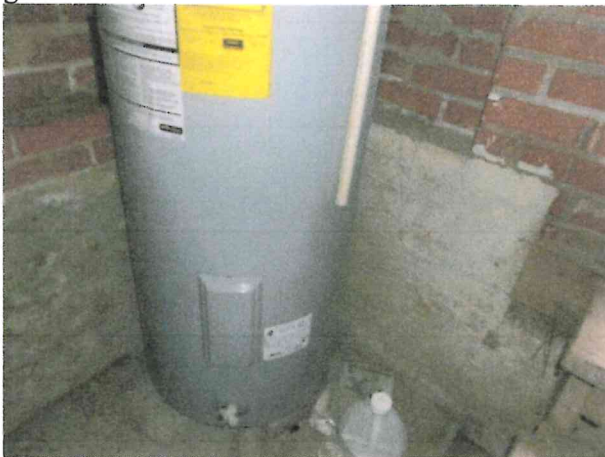
13. The siding penetration for the electric service panel is not adequately sealed.



14. All penetrations on the aluminum siding should be properly sealed to prevent moisture penetration and possible damage.



15. The temperature pressure relief valve for the water heater is not piped within six inches of the ground.



16. Visual evidence of leakage on the cast iron drain piping in the crawl space.



17. Multiple support girders have been added under the floor system. These support girders are supported by metal posts with concrete footers.



18. Multiple support girders have been added under the floor system. These support girders are supported by metal posts with concrete footers.



19. The floor joists for the step landing for the right side entrance are not adequately supported by ledger boards or joist hangers.

