



Inspection Report

Jill Pike

Property Address:

2557 Mint Julep Dr
Creedmoor NC 27522



The front of the home



The rear 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

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Date: 5/2/2024	Time: 11:30 AM	Report ID: JPmintjulep522024
Property: 2557 Mint Julep Dr Creedmoor NC 27522	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)
Weather and Temperature At The Time Of The Inspection: The Temp was 70 to 80 (F)	Home Occupied: The Home Was Vacant	

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

Ceiling	Roof Structure:	Attic Entry & Access With The Attic Observed From::
Structure:	Engineered	Scuttle Hole Access With Flooring Allowed The Attic To Be Crawled And Observed
Not visible	wood trusses	From The Flored Service Areas Only
	Plywood	
Storage		
Available:		
None		

Items

1.0 Entry to the Attic Areas

Comments: Inspected

1.1 Roof Structure and Attic

Comments: Inspected



1.1 Item 1(Picture) The roof framing



1.1 Item 2(Picture) The roof framing

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. 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 Ground and top of the ladder
Sky Light(s):		
None		

Items

2.0 Roof Coverings

Comments: Repair or Replace

(1) Roof appears to be the original roof and would be 7 years old or the same age of the home.



2.0 Item 1(Picture) The shingles appear to be original from 2017



2.0 Item 2(Picture) Shingles appears to be original



2.0 Item 3(Picture) Shingles appears to be original

(2) A satellite frame is in place on the roof at the left rear of the home. These areas are conducive to

leaks and this frame needs to be removed, the shingles replaced in this area, and this area made functional by a qualified roofing contractor.



2.0 Item 4(Picture) Satellite frame in place on the roof coverings

(3) The roof coverings at the right side of the home but not limited to these areas has rips, tears, and damaged areas and this roof and roof coverings needs to be evaluated by a qualified roofing contractor and all areas made functional.



2.0 Item 5(Picture) Torn shingle notes

(4) The shingles at the ends over the drip edges are hanging over several inches and are bent down. This can cause the shingles to bend or break off and needs to be installed with maximum 3/8" to 3/4" inch over hang per manufacturers specifications.



2.0 Item 6(Picture) Shingles are starting to bend



2.0 Item 7(Picture) Shingles are starting to bend

2.1 Roof Drainage Systems

Comments: Repair or Replace

(1) The gutter across the front of the house is damaged and loose on the ends and has water improperly draining against the foundation. This can cause the fascia board to rot and or washout against the foundation. A gutter specialist should be consulted to repair or replace the gutter or fascia boards.



2.1 Item 1(Picture) Damaged gutters

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and it was unable to be determined if such conditions exist.



2.1 Item 2(Picture) Gutters are full of debris

2.2 Roof Penetrations (Plumbing and Flue Boots)

Comments: Inspected



2.2 Item 1(Picture) Plumbing boots look to be functional with no signs of leaks



2.2 Item 2(Picture) Plumbing boots look to be functional with no signs of leaks

2.3 Accessible Flashings

Comments: Inspected

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.

General Summary



Inspect Co. L.L.C.

**919-270-9982
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Henderson NC 27537**

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Address
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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.

2. Roofing

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2.0 Item 4(Picture) Satellite frame in place on the roof coverings

(3) The roof coverings at the right side of the home but not limited to these areas has rips, tears, and damaged areas and this roof and roof coverings needs to be evaluated by a qualified roofing contractor and all areas made functional.



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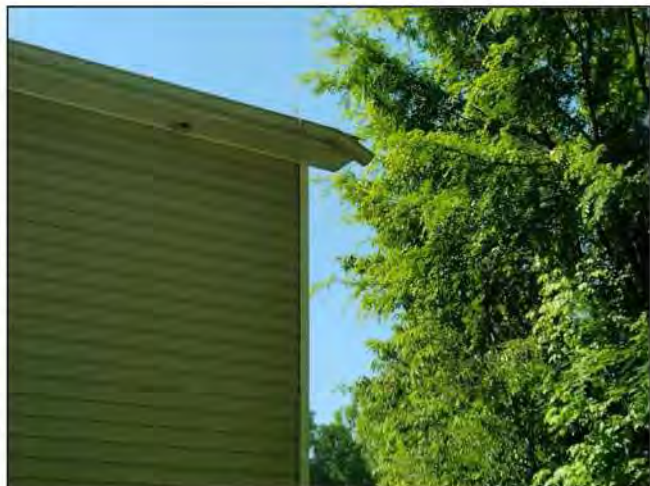


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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; 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

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Inspection Date: 5/2/2024
Report ID: JPmintjulep522024

Customer Info:	Inspection Property:
Jill Pike 1203 COLLEGE ST OXFORD NC 27565 Customer's Real Estate Professional:	2557 Mint Julep Dr Creedmoor NC 27522

Inspection Fee:

Service	Price	Amount	Sub-Total
Roof Coverings, & Framing Inspections	379.00	1	379.00
			Tax \$0.00
			Total Price \$379.00

Payment Method:
Payment Status:
Note: