



Inspection Report

03.08.25

8437 Charlie Stovall Road
Oxford, NC 27565



Your Inspector
Jim Delaney
Lic# 5789

Client(s)
Thomas Hathaway & Traci Hathaway

Realtor
Jacquelyn (Nikki) Harvey
919.673.5352



Contents

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THE SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN. IT IS STRONGLY RECOMMENDED THAT YOU READ THE COMPLETE REPORT. THE SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY, ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING, APPEAR TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST OR REQUIRE SUBSEQUENT OBSERVATION. 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 FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair / Needs Further Evaluation

Exterior

1. Needs Repair: Side Door - Damaged Weather Strip Insulation -

The garage/side entrance door is not making a good seal on the weather strip insulation at the lower striker side of the door jamb where the insulation strip is deteriorated, most likely from the dog pawing at the lower jamb of the door. Have a professional contractor replace the damaged insulation strip on this door so that a complete seal is provided at this door.



Exterior

2. Needs Repair: Garage - Garage Door Opener Down Force Adjustment Needed -

The garage door did not reverse motion when a small amount of resistance (three fingers alone used to stop downward motion) were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor adjust the downforce on the automatic garage door opener auto-reverse function so that less resistance is required in order to reverse downward door motion.



Exterior

3. Needs Further Evaluation/Repair: Deck – Improper Repairs/Structural Support –

There is an area on the deck that may not be properly supported. It appears that an addition to the deck was performed. The junction of the new portion of the deck and the previously existing portion of the deck has a questionable connection. The support girder is cut/compromised in the center of the span and is not centered on the support post it rests on. A variation in the height of the deck boards can be felt at this location and there is some bounce when walking on the deck. Recommend having a qualified general contractor who specializes in deck construction evaluate the deck for proper support and construction and make the appropriate repairs, if necessary.

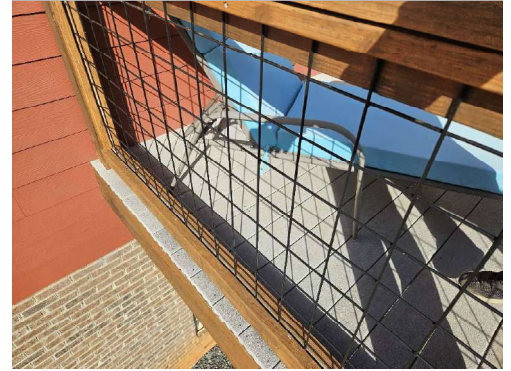


See Additional Photos on Page #17

Exterior

4. Needs Repair: Deck Rails - Loose Rails -

The deck rails are loose and need to be properly secured on the right side of the deck. Rails provide a sense of security/protection from falling when present. Loose rails, currently present, may give out if enough pressure is applied to them. Have a professional contractor evaluate the deck stairs and make any necessary repairs so that proper support is provided if leaned on.



See Additional Photos on Page #18

Exterior

5. Needs Repair: Walkway - Displaced Walkway -

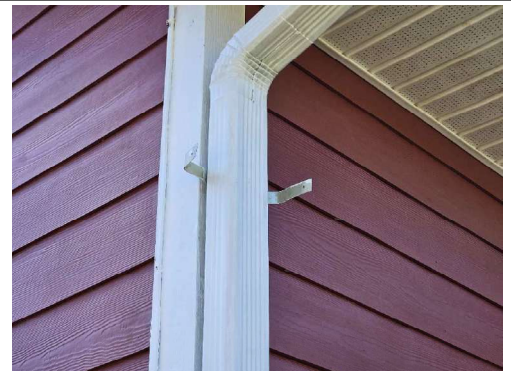
Uneven walkway with a displaced cement section could be a tripping hazard at the front exterior of the home. Displacement of the cement is about 1/2" and could be considered a safety hazard. Have a professional contractor make the necessary repairs due to concerns for personal safety and liability.



Roof

6. Needs Repair: Gutter System - Downspouts Not Secure -

Some of the gutter downspouts around the home are not secured to the home properly. (See Photo) Loose downspouts may allow water to discharge directly at the foundation. Have a professional contractor secure all downspouts so that water is properly directed away from the foundation.



See Additional Photos on Page #22

Roof

7. Needs Repair: Downspout Not Connected At Plastic Pipe Extensions -

Some of the gutter downspouts are not properly connected to the buried plastic pipe transition couplings around the home. (See Photo) Water is not being fully captured by the drain system at these locations. Have a professional landscape contractor make a proper connection at all of the downspouts so that all water shedding off the roof system is properly being directed away from the foundation.



Plumbing

8. A. Needs Repair: Kitchen Sink - Waste Plumbing Leak -

Observed a leak from inside the base cabinet under the kitchen sink at the sink waste line. The exact source of the leak was not determined during the inspection, but dripping was occurring at this location. Recommend that a professional plumbing contractor evaluate the area and make the necessary repairs to prevent further leaking.

B. Needs Repair: Water Supply Plumbing - Deteriorated Fittings -

Observed deteriorated water supply plumbing valves under the kitchen sink. Fitting deterioration can result in leaking. Recommend that a professional plumbing contractor evaluate the entire water supply system and make any necessary repairs to ensure long term serviceability and prevent possible leaking.

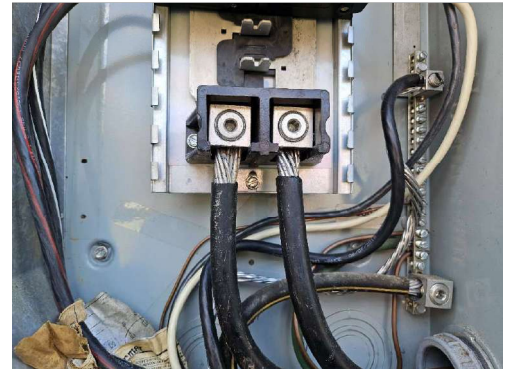


See Additional Photos on Page #28

Electrical

9. Needs Repair: Electrical Service Entrance Wire – Unprotected Main Service Lugs/Insulation Stripped Too Far –

The main service lugs are not protected with a rubber or plastic barrier inside the main electric panel on the left elevation. Also, the insulation on the electrical service entrance wires is stripped back too far. Unprotected, excessive exposed cable without its protective sheath could cause a short circuit or electrical shock. Have a qualified electrician evaluate the service entry cables and make the necessary repairs.



Electrical

10. A. Needs Repair: Large Outbuilding Main Electrical Panel – Incorrectly Sized Breaker/Service Wires –

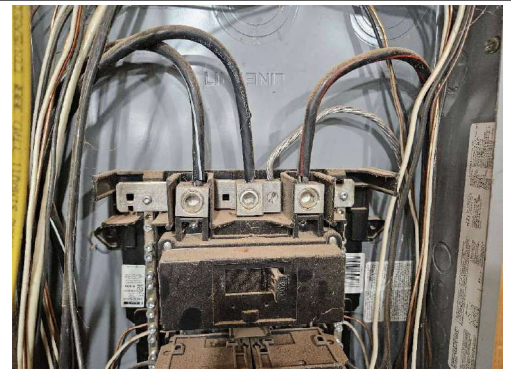
The main breaker at the service wire entry of the main electrical panel is incorrectly sized. The wires are 2-gauge aluminum, which is only rated at 100 amps. The breaker is a 200-amp breaker. This presents an electrical safety risk/fire hazard. Excessive current could be allowed to flow into the panel; more than the service wires are rated to handle. Have a qualified electrician evaluate and make the appropriate repairs.

B. Needs Repair: Large Outbuilding Main Electrical Panel - Loose Wires -

Observed some electrical wires in the main electrical panel that are not properly installed or secured. They are run outside of the panel, preventing the cover from being properly secured. The loose, unsecured wires can become an electrical hazard if contact is made with a live portion of the panel components. Have a professional electrical contractor properly install the loose wires in the main electrical panel.

C. Needs Repair: Electrical Wiring - Large Outbuilding Wire Splices Not Covered -

Observed wires spliced together and outlets installed in the large outbuilding without proper junction boxes and/or covers installed. All wire splices must be safely contained inside a covered junction box to prevent an electrical hazard. All outlets must have appropriate covers installed. Have a professional electrical contractor add the necessary junction boxes/covers at any uncovered connections throughout the building.

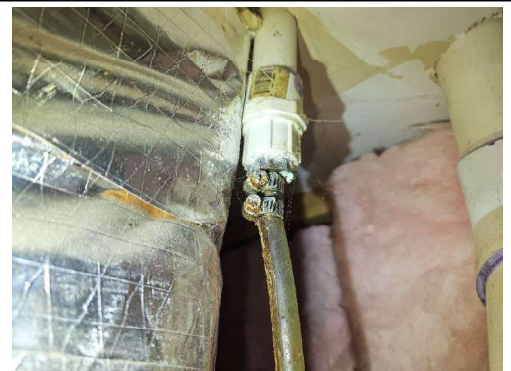


See Additional Photos on Page #37

Heating

11. Needs Repair: Heating – Condensate Discharge – Rust/Deterioration –

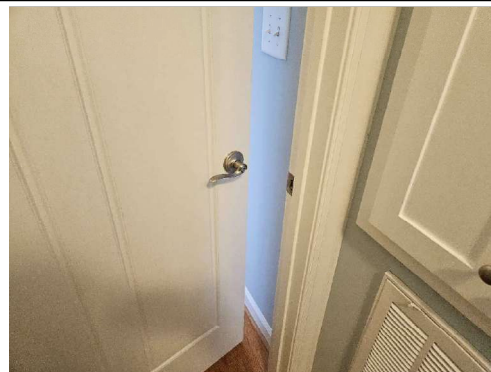
There is some deterioration on the fitting between the flexible condensate discharge line and the main PVC discharge line at the furnace in the basement closet. Some rust stains are present and leaking is imminent. Recommend a qualified HVAC contractor evaluate and make the appropriate repairs to prevent any leaking.



Interior

12. Needs Repair: Interior Doors - Door Not Latching -

The left front bedroom door will not latch properly when closed. Doors that do not latch properly cannot be properly secured. Have a professional interior trim contractor evaluate all of the doors throughout the home and make any necessary repairs to allow for proper operation.



Appliances

13. Needs Repair: Dishwasher - Dishwasher Not Secured Properly -

The dishwasher needs to be properly secured to the underside of the countertop and/or sides of the cabinet. (See Photo) The loose appliance can result in damage/personal injury. Recommend a professional contractor to properly secure the dishwasher.



See Additional Photos on Page #49

Appliances

14. Needs Repair: Range - Missing Anti-Tip Bracket -

The anti-tip bracket required for safety on all freestanding ranges, was not installed at the time of the inspection. The anti-tip device can prevent personal injury/damage caused by the appliance tipping over due to weight added to the open door. Recommend a professional appliance installation contractor install this anti-tip device as required to prevent damage and personal injury.



See Additional Photos on Page #49

Appliances

15. Needs Repair: Range Hood Vent - Insect Nests Inside Vent -

The range hood vent exhaust end cap has some insect nests present where it vents through to the exterior of the home. (See Photo) The baffle that closes when the vent fan is not operating is partially open at all times. Being open all the time allows air exchange between the exterior and interior of the house, as well as the possibility of vermin getting in the exhaust duct. Have a professional contractor make repairs/remove the insect nests so that the baffle closes fully when not being used.



See Additional Photos on Page #50

Inspection Observations, Information, Suggestions and/or Limitations:

Roof

16. Information/Observation: Roof Covering – Remodeling/Retrofit Roof Installation –
There is an area of the roof covering that appears to have been installed more recently than the original installation. Newer roofing shingles are tied into the existing back patio area. Evidence of extension on the deck also confirms that the rear enclosed patio of the home is a newer addition. No adverse signs were noted.



Plumbing

17. Information: Whole House Sediment Filter System - The main water supply line for this house is equipped with a whole house water filter that helps filter out high levels of sediment/contaminants from the water being delivered from the water supply. When low water pressure/volume levels are present in the house, the filter cartridge in this filter needs to be replaced.



Water Heater

18. Information/Recommendation: Water Heater – Water Heater Advanced Age –
The water heater in the home is original to the home's construction and is 18 years old. It is reaching the end of its lifespan. Recommend budgeting for replacement soon. Have a qualified plumber evaluate the water heater and perform the necessary repairs/replacement.



See Additional Photos on Page #29

Heating

19. Further Evaluation is Suggested: Older Furnace -
The average life expectancy of an HVAC system is about 13 years. Observed this HVAC system's furnace age to be near or to have surpassed 17 years. Even though the systems operated as intended at the time of inspection, it is suggested that a more thorough/invasive evaluation of the systems be provided by a professional HVAC contractor.



See Additional Photos on Page #38

Air Conditioning

20. Further Evaluation is Suggested: Older HVAC AC System -

The average life expectancy of an HVAC system is about 13 years. Observed this HVAC system's AC age to be near or to have surpassed 17 years. Even though the systems operated as intended at the time of inspection, it is suggested that a more thorough/invasive evaluation of the systems be provided by a professional HVAC contractor.



See Additional Photos on Page #42

Air Conditioning

21. Limited Evaluation: A/C Equipment - The A/C systems were visually inspected only. Cooling function was not tested due to manufacturers recommendations not to operate when the outdoor temperature is less than 60 degrees.



Summary

Congratulations. Feel free to call if you have any questions. Jim Delaney 919-454-6706.

Inspection Picture Addendum



Front elevation



Left elevation



Rear elevation



Right elevation

Inspection Picture Addendum



Large Outbuilding



Small Outbuilding

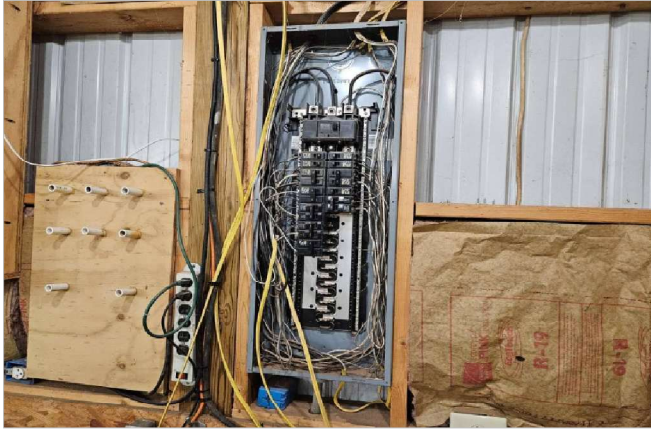


The electrical service entrance and main electrical panel are located at the right elevation.



The main water shutoff is located in the garage near the pressure tank.

Inspection Picture Addendum



The large outbuilding electrical panel is located in the outbuilding.



The small outbuilding electrical panel is located inside the building.



The home sub-electrical panel is located in the laundry area.



The water heater is located at the rear elevation of the home.

***** GENERAL COMMENTS ON THE INSPECTION *****

Due to the mostly visual nature of the home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. The inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection. It is designed to educate about the home, not to replace the obligation of a seller to disclose known defects. A home inspector is not required to report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future. It is strongly recommended that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection. We recommend that appropriately licensed professionals carry out all repairs. Your real estate contract may include this as a stipulation. We also recommend that the buyer retain all repair work orders, receipts and guarantees for future reference.

If Advantage Inspection performs a re-inspection of the property after repairs are completed, the repair work orders and receipts must be made available to the inspector at the time of the reinspection. Some repairs, such as specific types of roof repairs, air conditioning repairs, etc., cannot be confirmed visually, and the repair receipts are the only indication of the nature and suitability of the repair. Please ensure that relevant repair receipts will be available for review by your home inspector during the reinspection.

As a reference to the terms used to describe directional orientation in this report, right, left, front and rear are used as if facing the front of the home.

All bathroom fixtures are tested and operated at the time of the inspection. Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucets only (not the toilets).

Disclaimer: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes or 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 the 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 dwelling 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.

Please understand that a home inspector is a generalist trying to identify any concerns that need to be repaired by a professional contractor. Concerns noted in a report may not always be all that is wrong with a system or component as the inspection is limited to general observations and the recommendation that a professional be used to fully evaluate for any additional concerns. We rely on the professional contractors that provide the follow up repairs to ensure that any other deficiencies that they may identify are also repaired. It is recommended that a professional contractor perform repairs whenever possible.

Inspection Time 1:30 PM	People Present At the Inspection Buyer and Buyer's Agent
Approximate Age 18	Home Style Ranch
Construction Type Wood Frame with Masonry Veneer	Weather And Soil Conditions Clear and dry
Temperature (°F) 64	Structure Occupied Occupied
Residence Type Single Family Detached	Number Of Stories One with basement
Approximate House Orientation North	Lot Description Typical residential lot in rural area.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Structural

S **R** **I** **NP** **NI**

Foundation

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Foundation-Inspection method & accessible areas**Type :** Slab, Basement

Satisfactory/Information: The accessible areas around the exterior perimeter of the house, inside the interior of the house and accessible foundation are inspected by walking around and/or crawling through these areas. The inspection will have been limited in areas concealed by stored personal property, finished ceilings, insulation, duct work, plumbing pipes and low or inaccessible areas.

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Floor/Slab**Type :** Concrete

Satisfactory/Information: Cement Slab Foundation - This house has a concrete slab foundation. The inspection is limited due to floor coverings, landscaping, etc. Where visible, no adverse conditions were observed in the cement slab foundation, but it is an expected behavior to have small shear cracks in the sides of the cement slab foundation of a house itself, as well as across the slab in areas not visible due to finished floor coverings. Small movement (settlements) in the foundation can become apparent in older homes due to years of exposure to seasonal changes in temperature, humidity, and ground moisture levels. The small cracks observed in a house should be considered a typical behavior unless cracks exceed 1/4" or more in vertical or horizontal displacement. In cases that exceed 1/4", it is suggested that a structural engineer be consulted to determine if cracking is a structural concern and what the repair for this failure will be.

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Subfloor**Type :** Not visible

Limited Evaluation/Information: Slab Foundation - Floor coverings and finished ceilings prevent the inspection of the floor system subflooring material. There were no visible areas or visibly adverse conditions observed at the time of the inspection in which to identify the type of material used or to suggest that any adverse conditions were present. The floor felt secure when walking through the house.

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Piers/Columns/Foundation Walls**Type :** Superior Wall - Prefabricated Wall System

Limited Evaluation: Basement (Finished) - Finished areas on the interior of the house prevented inspection of bearing point load locations, load bearing walls and composition of these materials. Where visible at the exterior of the home and in the unfinished portions of the basement, conditions appeared typical/normal for the period of original construction and conditions present at the time of the inspection.

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Floor Joist & Sills**Type :** Not visible

Satisfactory: Basement (Finished) - Finished areas on the interior of the house prevented inspection of the floor joists and sills, and composition of these materials.

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Girder**Type :** Not visible

Not Inspected/Not Present: Finished areas on the interior of the house prevented inspection of the girders and composition of these materials.

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Moisture**Wood Moisture Content :**

Limited Evaluation: Finished Basement - There is very little to no exposed wood in the basement to obtain a moisture content reading.

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Sump Pump

Not Present: This system or component was not part of this home's construction type or architectural design.

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Vapor Barrier**Type :** Not Visible

Not Inspected: Slab Foundation - A vapor barrier is not a visible component when a structure has a slab foundation system and cannot be inspected.

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Structural

S **R** **I** **NP** **NI**

Roof Details

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Roof Framing**Type :** Conventional truss system

Satisfactory: Typically observed framing practices were used to build this roof system. Where visible to inspect, no adverse conditions were observed at the time of the inspection.

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Ceiling Joists**Type :** Conventional Truss System

Satisfactory/Limited Evaluation: The majority of ceiling joists and/or trusses could not be inspected closely due to the limited amount of floored attic area and/or insulation. Appeared serviceable where visible.

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Roof Decking**Type :** OSB - Orientated Strand Board

Satisfactory: Roof sheathing, where visible inside the attic, was typical for the period of construction and in good condition.

Wall Details

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Exterior/Interior Walls

Satisfactory/Limited Evaluation: Framing of exterior and interior walls appears to be 2 x 4 studs. Unable to inspect wall framing for condition and spacing of studs due to sheetrock and/or other wall coverings. No visible conditions were observed to suggest that wall framing has any adverse conditions in it.

Additional Structural Item (If needed)

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Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

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Exterior

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**Wall Cladding****Type :** Brick, Fiber Cement

Satisfactory: The exterior siding/wall cladding was inspected and noted as being in good condition. No adverse conditions were observed that would be associated with either poor installation and or moisture intrusion. Installation and materials are typical/consistent for the construction type and period.

**Flashing**

Satisfactory/Limited Evaluation/Information: Due to the limited scope and noninvasive nature of this inspection, a full evaluation of the flashings was not able to be performed. Except for the areas where adverse conditions are noted in the report, all flashings appeared to be installed properly and diverting water away from the exterior wall.

**Trim**

Satisfactory/Limited Evaluation: The exterior wood around the home was inspected and noted as being in good condition. Indications are that proper maintenance has been provided. In older homes, some weathering may be present.

>>> Limitation Information - While no rot/deteriorated areas of wood were observed, the standard of practice for a home inspector limits the inspector to probing areas of expected rot - areas where damage is visible or where damage commonly occurs. This limitation is in place to prevent unnecessary damage to the home. This can prevent the observation of rot that is not visible at time of inspection. Damaged wood on the exterior of the home may be present that is not visible. If further concerns are present regarding possible rot on the exterior of the home, have a professional contractor provide further evaluation of all the exterior wood/trim around the house.

**Front Door****Type :** Single, Fiberglass

Satisfactory: The front entry door system was tested and operated properly at the time of the inspection.

**Rear Doors****Type :** Single, Metal

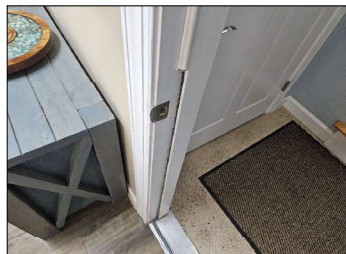
Satisfactory: Rear entry door system was tested and operated properly at the time of the inspection.

>>> Note: If not already present, a storm door can be installed in order to protect the lower door assembly area which is vulnerable to wind driven rain moisture deterioration over long periods of time.

**Side Doors****Type :** Metal

Needs Repair: Side Door - Damaged Weather Strip Insulation -

The garage/side entrance door is not making a good seal on the weather strip insulation at the lower striker side of the door jamb where the insulation strip is deteriorated, most likely from the dog pawing at the lower jamb of the door. Have a professional contractor replace the damaged insulation strip on this door so that a complete seal is provided at this door.



Side entry door to the garage is missing some weatherstrip.

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**Sliding Glass Door**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

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Exterior

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**Windows - (exterior side)****Type :** Insulated, Vinyl, Single Hung, Fixed, Slider

Satisfactory: Visual inspection of the windows at the exterior of the house did not reveal any adverse conditions.

**Garage****Electric Eye Sensor :** Present

Needs Repair: Garage - Garage Door Opener Down Force Adjustment Needed -
 The garage door did not reverse motion when a small amount of resistance (three fingers alone used to stop downward motion) were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor adjust the downforce on the automatic garage door opener auto-reverse function so that less resistance is required in order to reverse downward door motion.



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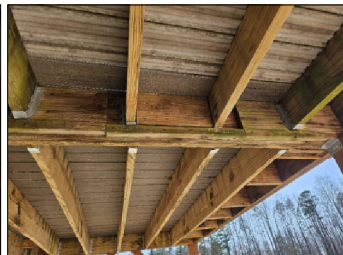
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**Deck****Type :** Wood

Needs Further Evaluation/Repair: Deck – Improper Repairs/Structural Support –
 There is an area on the deck that may not be properly supported. It appears that an addition to the deck was performed. The junction of the new portion of the deck and the previously existing portion of the deck has a questionable connection. The support girder is cut/compromised in the center of the span and is not centered on the support post it rests on. A variation in the height of the deck boards can be felt at this location and there is some bounce when walking on the deck. Recommend having a qualified general contractor who specializes in deck construction evaluate the deck for proper support and construction and make the appropriate repairs, if necessary.



There is a gap between the rim joists at the rear deck.



There is an improper repair at the rear deck.



There is a slight deviating height between the different deck boards on the exterior.

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