STEVE SMALLMAN
PROPERTY INSPECTIONS
Inspecting North Carolina since 1980

Property Inspection Report

Property Address:
2776 Jordan Ct
Creedmoor NC 27522

Steve Smallman Property Inspections

Gary Sutton NCHILB# 2152
Ph: 919-812-7577

Table of Contents

Date: 7/9/2025	**Time:** 09:00:00 AM	**Report ID:** 070925GS4
Property: 2776 Jordan Ct Creedmoor NC 27522	**Customer:**	**Real Estate Professional:** Glen Bulloss

Scope and Purpose of the Inspection

The home inspection is a specific service conducted according to the terms of the Inspection Contract, and according to the Standards of Practice of the North Carolina Home Inspector Licensure Board (NCHILB). Refer to the Contract and the Standards of Practice for additional information regarding the scope and limitations of the inspection. The report is confidential and is for the sole use and benefit of the client(s) named above; we assume no liability to any third parties.

The purpose of the inspection is to provide the client with a better understanding of the condition of the property as observed at the time of inspection. Our goal is to inspect the systems and components specified for inspection in the NCHILB Standards of Practice, and to report those that do not function as intended, allowing for normal wear and tear, and/or significantly affect the habitability of the house. Reporting on other issues, such as routine homeowner maintenance and suggestions for improvements, is included for your information only and should not be relied upon as items that may or may not be repaired under the terms of your Real Estate Purchase and Sale Agreement. We offer no warranties or representations as to your rights or obligations under any Real Estate Purchase and Sale Agreement.

Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs may be of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Conditions can exist which will not be detected by normal inspection procedures; components can fail after the date of inspection. Accordingly, this inspection is not a warranty of system or component conditions and is not insurance against system or component failure. All homeowners should budget for unexpected repairs. Homebuyers' insurance is available from several sources.

The following definitions apply:

Inspected = I inspected the item and it functioned as intended, allowing for normal wear and tear, unless otherwise noted in the report.

Not Inspected = This item is present and is normally a part of the home inspection service, but I did not inspect it for the reason stated.

Building Status:	**Reported/Approximate Age of Building:**	**Type of building:**
Vacant without interior furnishings	26 to 30 Years	Single Family residential
Attendees:	**Weather:**	**Outside Temperature:**
No Attendees - Call Inspector for Questions	Cloudy	80 - 90 degrees
Precipitation:	**Ground/Soil surface condition:**	**Radon Test:**
No Rain During Inspection	Damp	Yes

Summary

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Customer

Address
2776 Jordan Ct
Creedmoor NC 27522

This section contains items from the body of the report which are headed **Repair** or **Investigate Further**. These are the items that typically require attention before closing. We recommend that these items be repaired (or further investigated where that is the recommendation) **before closing** by contractors licensed in the appropriate field, or qualified tradesmen where licensing does not apply.

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 body of the report may also contain maintenance information, additional information about the reasons why certain repairs are needed, and recommendations regarding the types of contractors or tradesmen who should perform the repairs. Please read the entire report.

Photos are provided as examples and should only be used in context with the written report items, the photos are not intended to show all instances of a specific condition.

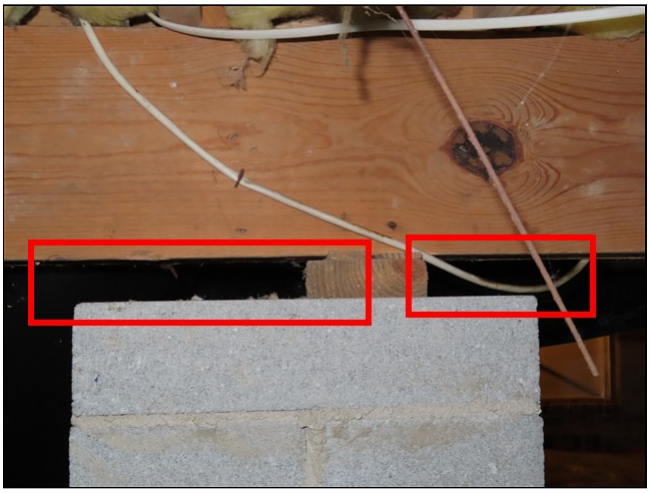
Any directions in this report (left, right, front, rear) are given as viewed standing outside the house facing the front door.

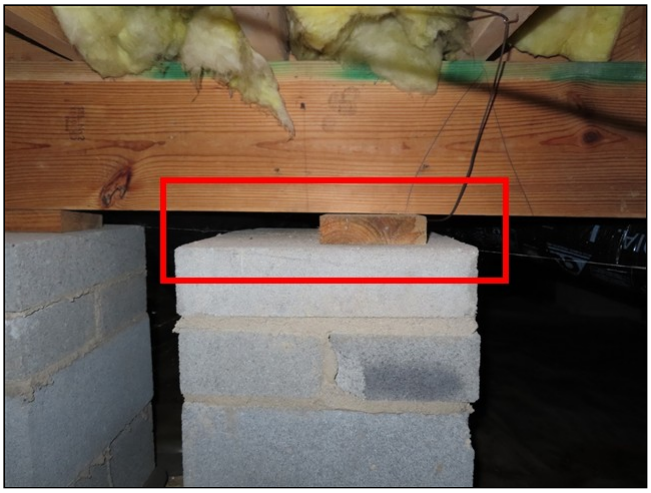
1. Structural Components

FLOORS (Structural)

Inspected

1 **Repair Item** Some of the girders do not rest on the full width of the piers in the crawl space. The shims installed between the piers and the girders are smaller than the piers. In some cases, this can result in over spanning of the girders resulting in sagging of the floor framing. In most cases, the girder should be supported the full width of the pier to assure proper bearing of the girder. We recommend that the girders be fully shimmed over the piers or have these evaluated by a PE (registered professional engineer) to determine if the current method of bearing of the girders on the piers is adequate.

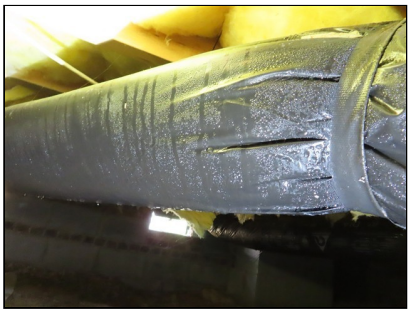




CRAWL SPACES & BASEMENTS

Inspected

2 **Investigate Further** There is excessive condensation dripping from the air conditioning ducts and plumbing pipes. This is resulting in water pooling on the top of the moisture barrier. The moisture content at the wood framing was between 24-27%. This is not uncommon in houses with wall vented crawl spaces in the summer months with hot outdoor temperatures and high humidity. If the moisture content at the wood framing stays over 18% for over 30 days, fungal growth may occur on the floor framing. Moisture content at the wood framing over 20% can damage the wood framing members. We recommend that you consult a crawl space moisture management contractor to make recommendations regarding ways to control crawl space moisture.



condensation on ductwork

condensation on plumbing pipes

water pooling

water pooling

water pooling

water pooling


framing moisture over 26%


framing moisture over 24%


framing moisture over 24%

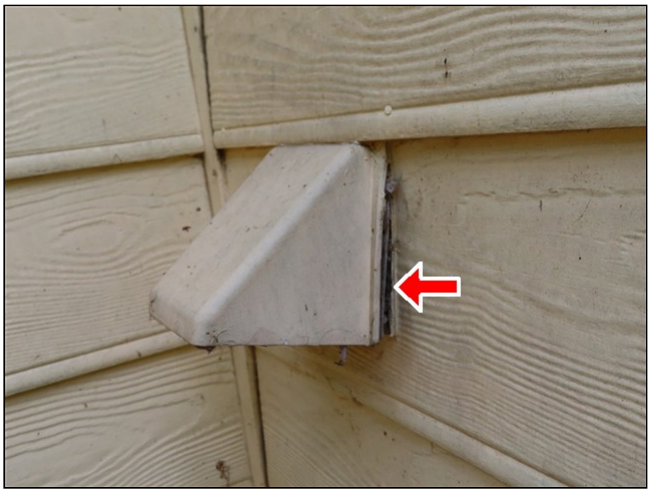
2. Insulation and Ventilation

MECHANICAL VENTILATION SYSTEMS

Inspected

3 **Repair Item** There is excessive noise and/or vibration in operation of an exhaust fan. This may be an indication of imminent motor failure. Repair or replacement is needed. Location: primary bathroom. Contact an electrician for evaluation and to complete the needed repairs.

4 **Repair Item** The dryer vent damper (at the vent termination on the exterior wall) is missing. The damper must open fully to avoid restricting dryer venting, and must close fully to keep birds and insects out. In this case, a screen has been installed but this screen can and is clog with lint. It was also noted that the vent termination cap is not flush and sealed to the siding which can allow water to enter. The vent termination cap should be replaced for safe venting of the dryer.



VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Inspected

5 **Repair item** There are several areas where the crawl space vapor barrier is missing, damaged, moved aside, leaving the earth floor of the crawl space exposed. The vapor barrier is intended to help control moisture in the crawl space, and these conditions reduce its ability to do so. We recommend that the vapor barrier be repaired by a qualified contractor to cover all exposed earth.

3. Roofing

ROOF DRAINAGE SYSTEMS

Inspected

6 **Repair Item** The gutter downspout at the front right corner of the house does not terminate at grade level. The downspout should be extended and a elbow installed to divert water away from the foundation and crawl space.

4. Exterior

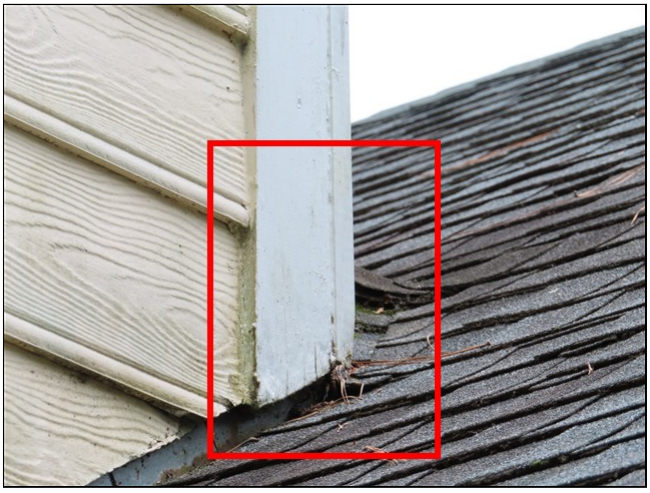
WALL CLADDING FLASHING AND TRIM

Inspected

7 **Repair Item** The bottom edges of some of the corner trim boards are not painted. As water runs down the trim boards, the un-painted lower edge can wick up the water resulting in damage. Paint as required.




8 **Repair Item** One or more pieces of siding and/or trim are damaged or deteriorated to the degree that repair or replacement is needed. Damaged cladding materials should be corrected to prevent further damage and possible water penetration to the wall assembly behind the cladding. Location(s): Base of some of the trim boards at the chimney where the trim boards abut the roof.




WINDOWS

Inspected

9 **Repair Item** One or more insulating glass window seals have failed, resulting in dirt and/or moisture between the panes. Window units with failed seals do not function as intended and need replacement. Location(s): both panels at the rear door at the family room. Note that we do not guarantee that all failed seals are identified; some are very difficult to detect and may be more apparent under certain weather or lighting conditions than others. Furthermore, the windows throughout the house have normal amounts of dirt and film on them that one would expect in any home without recently washed windows. This can further hamper our ability to identify failed seals. A glass company should be contacted to complete the needed repairs.

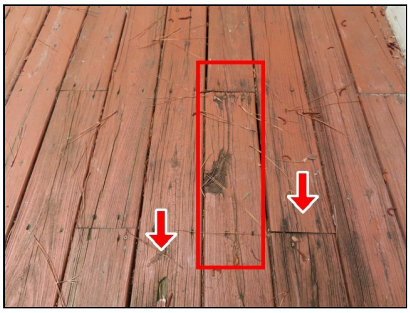
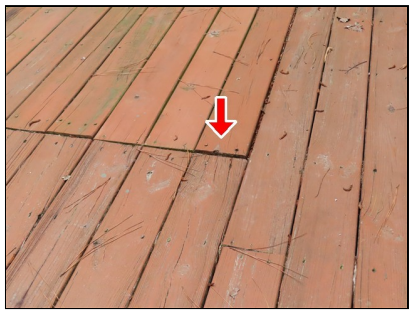
10 **Repair Item** There is a hole through the vinyl at the right front window at the front right bedroom. This may allow water to enter resulting in damage. The window should be repaired or replaced by a qualified contractor.

WOOD DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

11 **Repair item** Exterior wood deck: while most of the deck floor and framing are intact there are several decayed wood components that need replacement. Several of the deck planks are decayed to the extent that replacement is needed. Some deck planks are bowed up away from the framing. Some of the guard rails do not meet safety standards in that they are too low. A qualified contractor should check the deck and repair as needed using these items as examples.




VEGETATION

Inspected

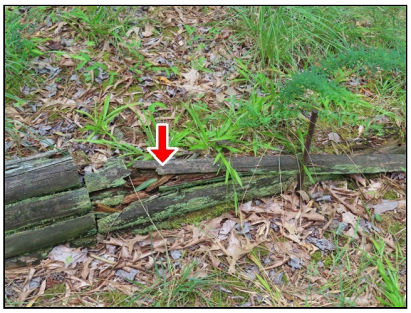
12 **Repair Item** Tree branches are in contact with or too close to the roof. This can damage the roofing materials. Trim back branches, and inspect for any damage that may have been done.

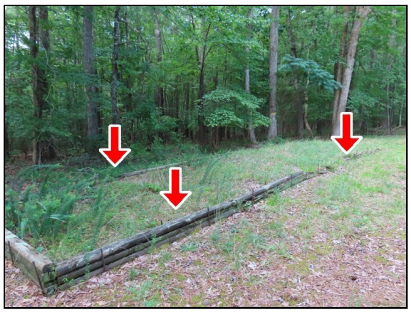
EXTERIOR GRADING AND RETAINING WALLS

Inspected

13 **Repair Item** The exterior grading at the front side of the house slopes towards the house and does not provide for positive drainage away from the foundation walls. A landscaping contractor should be contacted for repair to provide positive drainage away from the foundation and crawl space.

14 **Repair Item** Most of the landscaping timbers at the planter near the middle of the rear yard and around the trash bins are deteriorated to the degree that replacement is needed. Contact a qualified landscaping contractor for repairs.



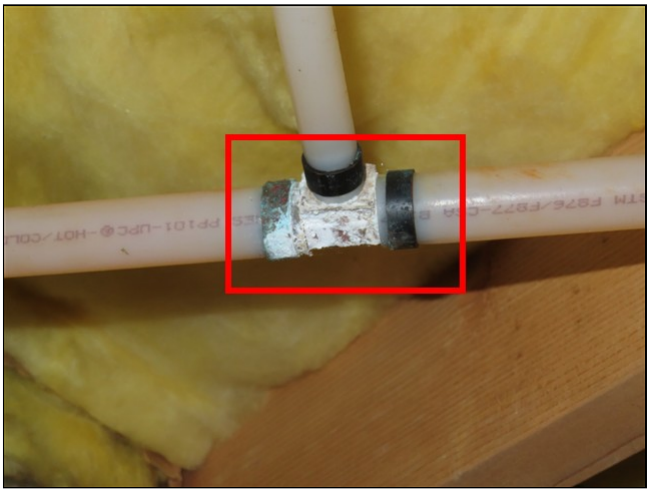
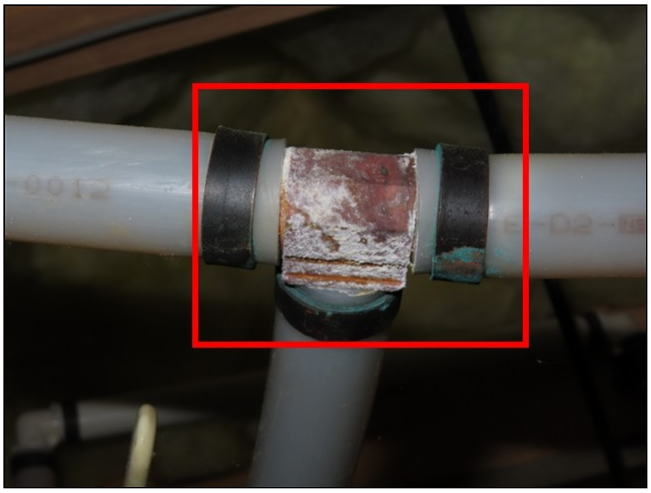
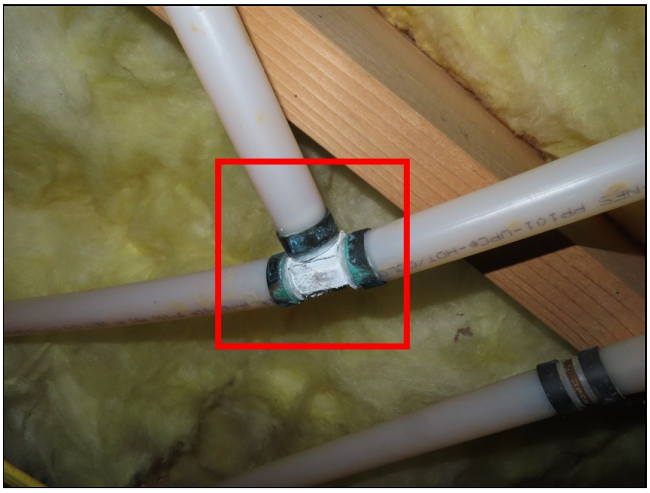
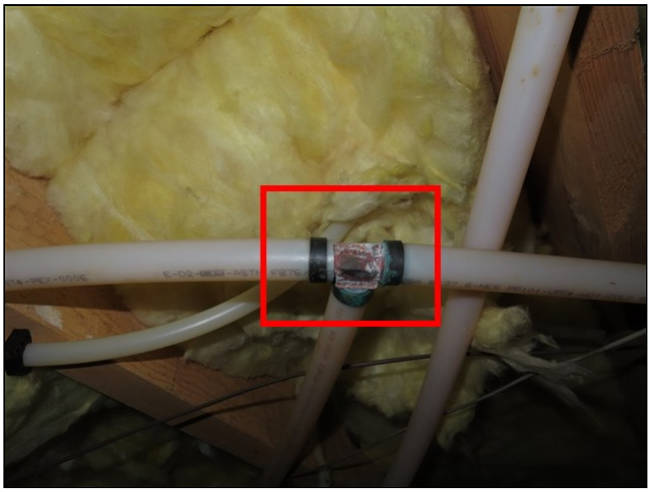


5. Plumbing System

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected

15 **Investigate Further** Water supply piping in this house is PEX, with brass alloy fittings. Some brands of this type of fitting have experienced a higher incidence of corrosion, occlusion, and leakage than others. I observed corrosion on several of these fittings, which is evidence of a problem, but no active leakage. Some fittings are concealed and not readily accessible for inspection. I recommend that you have a licensed plumbing contractor investigate to determine if repairs are needed and if a claim can be filed under class action settlement. For more information visit the website http://failures.wikispaces.com/PEX+pluming+Failures.com

FIXTURES & FAUCETS

Inspected

16 **Repair Item** Repair is needed to the plumbing valve that leaks through its handle when the water is on. Location(s): kitchen sink faucet and faucet at the right sink in the hall bathroom. Contact a plumber for repair.


17 **Repair Item** When the step in whirlpool tub was filled and operated, numerous pieces of black material came out of the jets. This usually contains bacteria, which can be a health hazard. The system should be professionally cleaned before you use it.

18 **Repair Item** The aerator is missing from the following plumbing fixtures: kitchen sink faucet. The aerator should be replaced to control the water flow and to prevent splattering.

6. Electrical System

BRANCH CIRCUIT CONDUCTORS

Inspected

19 **Repair Item** Wiring cables on the ground in the crawl space are subject to mechanical damage and deterioration from the effects of moisture. Location: crawl space from the primary bedroom to the laundry room. All cables are required to be properly secured to the framework of the building.

CONNECTED DEVICES AND FIXTURES

Inspected

20 **Investigate Further** The following devices would not respond to switches, or switches could not be located to turn them on: exterior flood light at the front right corner of the house (note that this fixture is controlled by a motion sensor and may only work when dark outside). Check fixtures with known working bulbs, or check with the current owner. If new bulbs do not correct the problem, an electrician should be contacted for evaluation and to complete any needed repairs.

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

21 **Repair Item** One or more ground fault circuit interrupter (GFCI) receptacles were tested using a testing device and found not to be working. This receptacle is a safety device intended to shut off current in the event of a fault to ground, such as current passing through your body. Repair should be made to restore intended safety function. Location(s): rear side of the house near the rear door at the living room.

22 **Repair Item** No ground fault circuit interrupter (GFCI) protection was found at one or more locations in which such protection would be expected in a house of this age. This is a safety device intended to shut off current in the event of a fault to ground, such as current passing through your body. Repair to provide normal level of safety. Location(s): front exterior wall. Note that this receptacle may be controlled by the non working GFCI on the rear exterior wall.

SMOKE DETECTORS

Inspected

23 **Repair item** The smoke detector in the left end bedroom has been removed. It should be replaced for a first line of notification in the event of a fire.

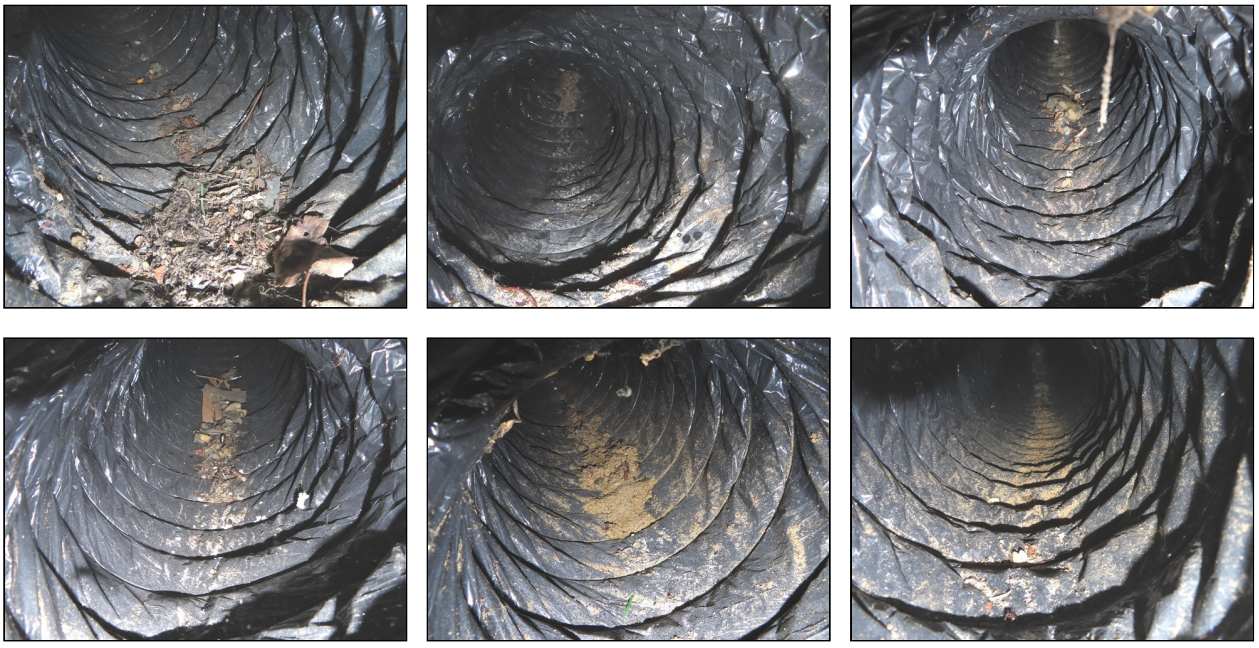
24 **Repair item** Most of the smoke detectors appear to be more than ten years old. The National Association of State Fire Marshals recommends replacing detectors after ten years as they are typically not designed to operate longer than that. Working smoke detectors are an essential fire safety component of the home. Note that we recommend that you improve safety by installing modern hard-wired smoke detectors in each bedroom to meet current standards.

7. Heating / Central Air Conditioning

HEATING AND COOLING DISTRIBUTION SYSTEMS

Inspected

25 **Repair Item** Dirt and other debris was noted in most of the heating/cooling ducts. This may result in poor air quality in the home. The ducts should be professionally cleaned by a qualified contractor to remove the debris and any other contaminants that may exist.





SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected

26 **Investigate Further** Reflective panels have been installed inside the fireplace. This blocks are view of the liners inside the firebox. We recommend that the reflective panels be removed and the liners inspected prior to using the fireplace.

CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

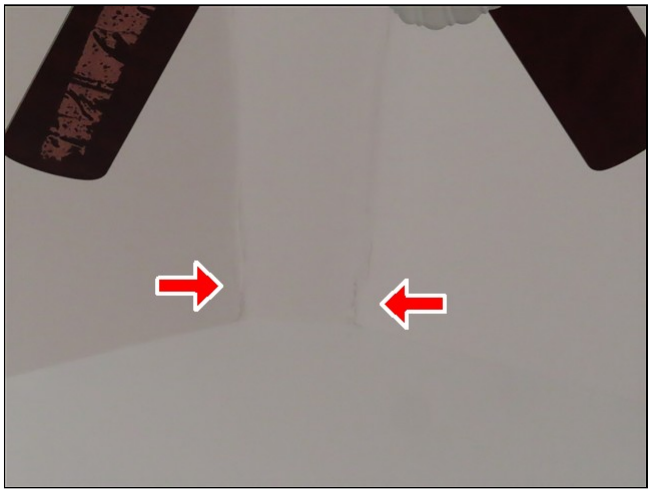
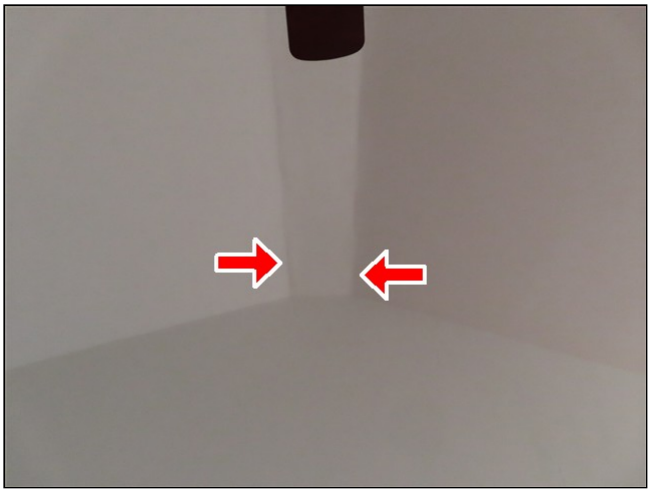
27 Recommendation We performed a limited visual inspection of the readily visible/accessible chimney/fireplace components. All chimneys should have a more detailed Level II chimney inspection, which includes camera scan of interiors of flues, when a house changes hands and before the chimney/fireplace is used. Level II inspections are typically conducted by certified chimney contractors. A level II inspection may report defects not covered in the home inspection.

8. Interior, Garage, and Attic

CEILINGS

Inspected

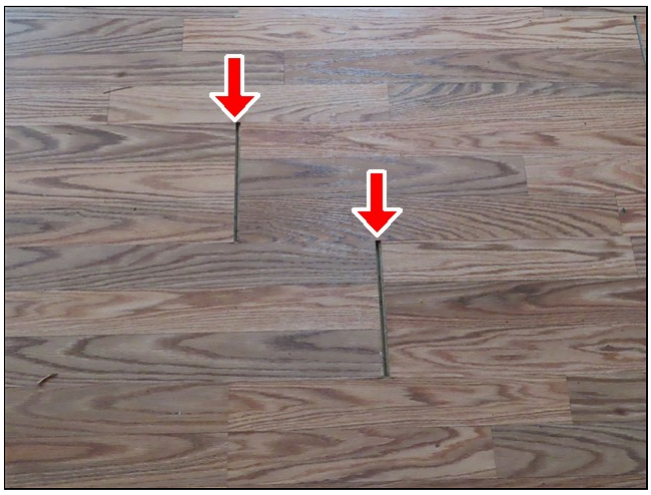
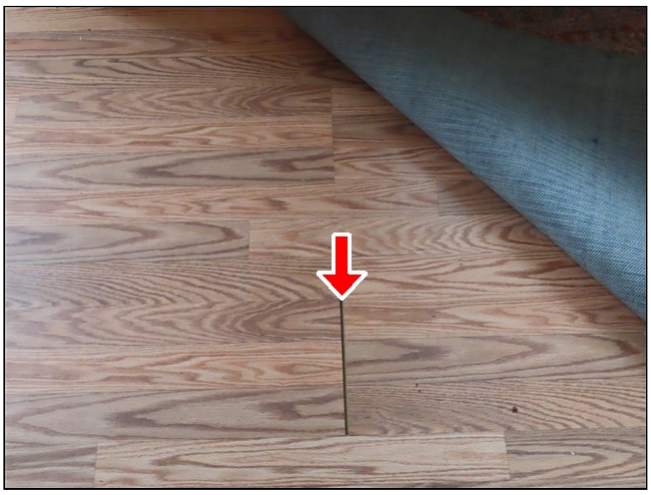
28 **Repair Item** The drywall tape joint is loose at the following locations: peak of the ceiling in the living room. A drywall mechanic should be contacted to complete the needed repairs.

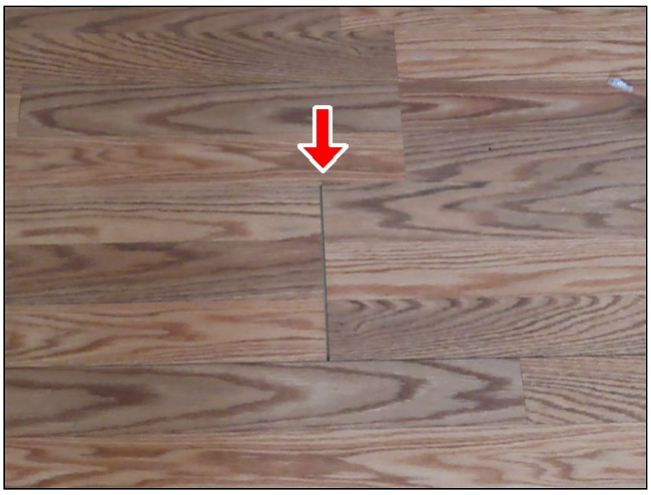



FLOORS

Inspected

29 **Repair Item** There are gaps between the butt ends of some of the vinyl floor planks in the living room and hallway. This will allow debris to enter between sections of floor covering and make cleaning difficult. Most of manufactures of this type of floor cover have interlocking taps to keep the floor covering tight. We recommend that a floor covering installation contractor be contacted for repairs.



COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

30 **Repair Item** Deterioration was observed at the bottom panel inside the kitchen sink base cabinet. A qualified carpenter or cabinet repair specialist should be contacted to complete the needed repairs.

DOORS (REPRESENTATIVE NUMBER)

Inspected

31 **Repair Item** Missing or defective doorstops were noted at these locations: front door, foyer closet, rear door at the living room, both hall closets, closet in the front right bedroom, front left bedroom, closets in the front left bedroom, hall bathroom, primary bedroom, primary bedroom closet, and laundry room. This condition could allow damage to adjoining wall covering or to door. Recommend repair or install doorstops to prevent damage. Any repairs should be performed by a qualified technician.

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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Gary Sutton

1. Structural Components

The N.C. Standards of Practice for inspection of structural components are as follows: The Home Inspector shall inspect 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.

Structural repairs: structural conditions below are reported for repair or further investigation because they may adversely affect the function of the reported components, unless otherwise noted. Repairs should be performed by a qualified structural repair contractor.

Crawl space or basement repairs: moisture issues may result in damage and/or mold growth. Repairs should be made by qualified contractors.

Styles & Materials

Attic access info:
Ceiling scuttle

Method used to observe attic:
Walked accessible areas

Roof Structure:
Engineered wood trusses

Visible Wall Material:
Wood

Method used to observe Crawlspace:
Crawled

Accessible Floor Structure:
Conventional Wood Frame
with Concrete Slab at the Front Porch

Foundation Material:
Brick and Concrete Block

Columns or Piers:
Brick and Concrete Block

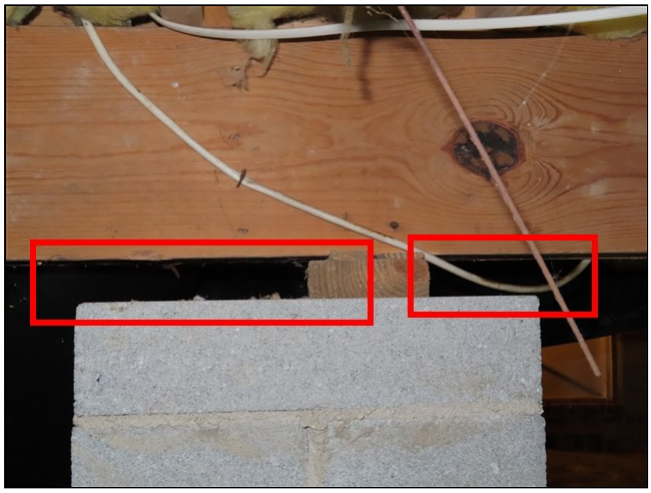
Items

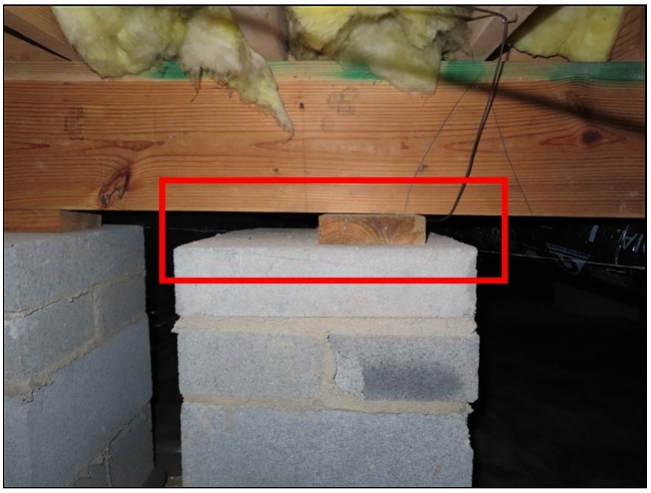
1.0 ROOF/CEILING STRUCTURE
Inspected

1.1 WALLS (Structural)
Inspected

1.2 FLOORS (Structural)
Inspected

Repair Item Some of the girders do not rest on the full width of the piers in the crawl space. The shims installed between the piers and the girders are smaller than the piers. In some cases, this can result in over spanning of the girders resulting in sagging of the floor framing. In most cases, the girder should be supported the full width of the pier to assure proper bearing of the girder. We recommend that the girders be fully shimmed over the piers or have these evaluated by a PE (registered professional engineer) to determine if the current method of bearing of the girders on the piers is adequate.





Comment A prior repair was observed at the floor under the rear door at the laundry room. The repair appears to be functional.

1.3 FOUNDATIONS, COLUMNS & PIERS

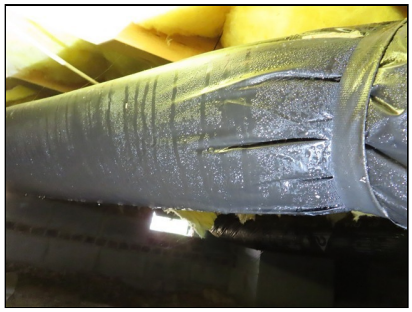
Inspected

Comment Hairline cracks were observed in some of the concrete block foundation walls. Locations: left side of the house under a foundation vent near the crawl space access door. These cracks do not appear to require repair for practical purposes. In most cases cracks such as these are stable and do not significantly change once a house has reached this age. In all cases we cannot predict nor guarantee against future changes that might require repair.

1.4 CRAWL SPACES & BASEMENTS

Inspected

Investigate Further There is excessive condensation dripping from the air conditioning ducts and plumbing pipes. This is resulting in water pooling on the top of the moisture barrier. The moisture content at the wood framing was between 24-27%. This is not uncommon in houses with wall vented crawl spaces in the summer months with hot outdoor temperatures and high humidity. If the moisture content at the wood framing stays over 18% for over 30 days, fungal growth may occur on the floor framing. Moisture content at the wood framing over 20% can damage the wood framing members. We recommend that you consult a crawl space moisture management contractor to make recommendations regarding ways to control crawl space moisture.



condensation on ductwork

condensation on plumbing pipes

water pooling

water pooling

water pooling

water pooling


framing moisture over 26%


framing moisture over 24%


framing moisture over 24%

Maintenance We recommend that all homeowners where there is an underfloor crawl space install a humidity monitor in the crawl space to keep track of moisture levels. Simple humidity monitors that use a sensor placed in the crawl space and a base station that can be placed inside the house are available for less than $100 (google AcuRite or Meade humidity monitor).

2. Insulation and Ventilation

The N.C. Standards of Practice for inspection of insulation and ventilation are as follows: 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.

Insulation repair items: most insulation repair items need repair because they reduce energy efficiency.

Ventilation repair items: most ventilation repair items need repair because they either (a) reduce energy efficiency, or (b) are not effectively and safely vented to the exterior, or (c) contribute to increased heat and/or moisture that can damage building materials.

Insulation and ventilation repairs should be made by qualified contractors.

Styles & Materials

Attic Insulation:
Fiberglass

Attic Ventilation:
Gable Vents
Soffit Vents

Floor System Insulation:
Fiberglass batts

Crawl Space Ventilation:
Screened Foundation Vents

Crawl Space Moisture Barrier:
Partial

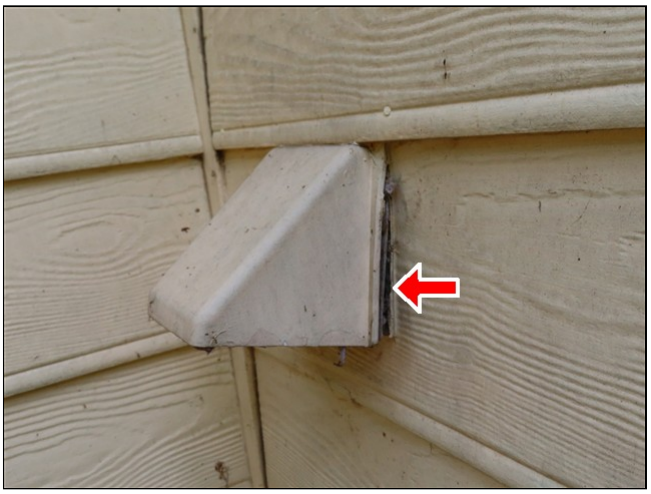
Items

2.0 MECHANICAL VENTILATION SYSTEMS

Inspected

Repair Item There is excessive noise and/or vibration in operation of an exhaust fan. This may be an indication of imminent motor failure. Repair or replacement is needed. Location: primary bathroom. Contact an electrician for evaluation and to complete the needed repairs.

Repair Item The dryer vent damper (at the vent termination on the exterior wall) is missing. The damper must open fully to avoid restricting dryer venting, and must close fully to keep birds and insects out. In this case, a screen has been installed but this screen can and is clog with lint. It was also noted that the vent termination cap is not flush and sealed to the siding which can allow water to enter. The vent termination cap should be replaced for safe venting of the dryer.



2.1 VENTILATION OF ATTIC

Inspected

2.2 ATTIC INSULATION

Inspected

2.3 VENTILATION OF CRAWL SPACE

Inspected

2.4 UNDERFLOOR INSULATION

Inspected

2.5 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Inspected

Repair item There are several areas where the crawl space vapor barrier is missing, damaged, moved aside, leaving the earth floor of the crawl space exposed. The vapor barrier is intended to help control moisture in the crawl space, and these conditions reduce its ability to do so. We recommend that the vapor barrier be repaired by a qualified contractor to cover all exposed earth.

3. Roofing

The roof inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine whether active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually.

Styles & Materials

Viewed Roof Covering From:	Roof Covering:	Roof Drainage:
From Ground with Binoculars	Asphalt/Fiberglass Shingles	Eave-mounted gutters and downspouts

Items

3.0 ROOF COVERINGS

Inspected

Roofing materials are in the first third of their typical expected lifespan.

Maintenance It is important that leaves be kept from accumulating on the roof surfaces. Accumulated leaves can cause leakage and will accelerate the wear of the roof coverings by trapping moisture. Cleaning is needed at this time.

3.1 ROOF FLASHINGS AND PENETRATIONS

Inspected

3.2 ROOF DRAINAGE SYSTEMS

Inspected

Monitor Gutter guards are installed to keep roof debris from clogging the gutters. This is a maintenance-saving feature. However, it limits our inspection of the gutters so we cannot determine if they may be dirty or clogged. If you observe water overflowing or getting behind the gutters you should engage the services of a gutter cleaning service.

Repair Item The gutter downspout at the front right corner of the house does not terminate at grade level. The downspout should be extended and a elbow installed to divert water away from the foundation and crawl space.

4. Exterior

We conduct a thorough visual examination of the readily accessible exterior components. We gently probe surfaces where visual inspection suggests damage. Please be aware that we cannot inspect every square foot of the exterior and cannot always identify every area of damage.

Vegetation, including trees, is examined only to the extent that it is effecting the structure.

Styles & Materials

Cladding Material:
Cement Fiber Planks or Panels

Appurtenance:
Deck with steps
Sidewalk
Ramp

Driveway:
Concrete

Items

4.0 WALL CLADDING FLASHING AND TRIM

Inspected

The exterior **"building envelope"** includes cladding (such as brick or stone veneer, stucco, and many types of siding), trim, flashings, exterior doors, and windows. Its functions include protecting the building from the elements, and giving the building its intended appearance. Items cited for repair may not only adversely effect the item itself (such as a damaged piece of siding) but may also allow water or even small animal entry to the building. **Exterior repairs** should be completed by qualified contractors, and the contractors should determine the extent of damage and scope of repairs.

Repair Item The bottom edges of some of the corner trim boards are not painted. As water runs down the trim boards, the un-painted lower edge can wick up the water resulting in damage. Paint as required.




Repair Item One or more pieces of siding and/or trim are damaged or deteriorated to the degree that repair or replacement is needed. Damaged cladding materials should be corrected to prevent further damage and possible water penetration to the wall assembly behind the cladding. Location(s): Base of some of the trim boards at the chimney where the trim boards abut the roof.


4.1 DOORS (Exterior)

Inspected

4.2 WINDOWS

Inspected

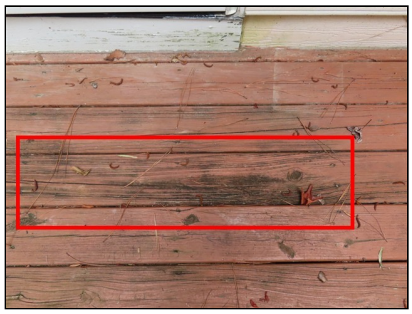
Repair Item One or more insulating glass window seals have failed, resulting in dirt and/or moisture between the panes. Window units with failed seals do not function as intended and need replacement. Location(s): both panels at the rear door at the family room. Note that we do not guarantee that all failed seals are identified; some are very difficult to detect and may be more apparent under certain weather or lighting conditions than others. Furthermore, the windows throughout the house have normal amounts of dirt and film on them that one would expect in any home without recently washed windows. This can further hamper our ability to identify failed seals. A glass company should be contacted to complete the needed repairs.

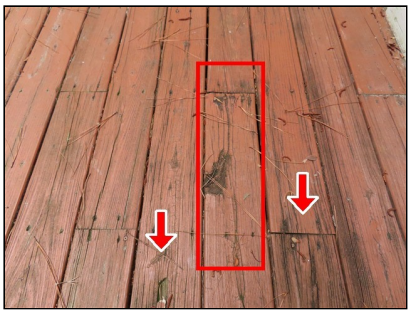
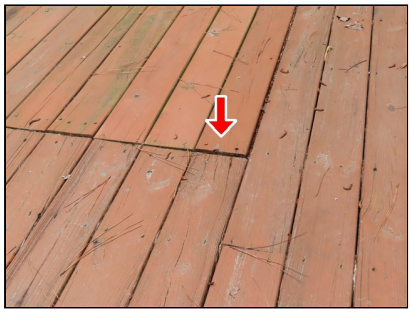
Repair Item There is a hole through the vinyl at the right front window at the front right bedroom. This may allow water to enter resulting in damage. The window should be repaired or replaced by a qualified contractor.

4.3 WOOD DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

Repair item Exterior wood deck: while most of the deck floor and framing are intact there are several decayed wood components that need replacement. Several of the deck planks are decayed to the extent that replacement is needed. Some deck planks are bowed up away from the framing. Some of the guard rails do not meet safety standards in that they are too low. A qualified contractor should check the deck and repair as needed using these items as examples.




4.4 CONCRETE/ASPHALT DRIVES, WALKS, PATIO(S), AND STEPS,

Inspected

Typical cracks were observed in the driveway.

4.5 VEGETATION

Inspected

Repair Item Tree branches are in contact with or too close to the roof. This can damage the roofing materials. Trim back branches, and inspect for any damage that may have been done.

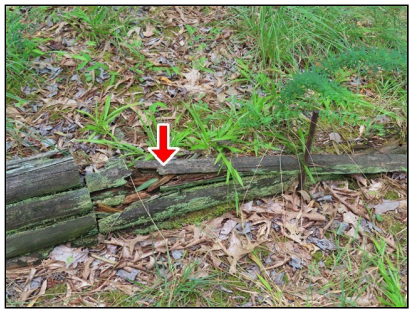
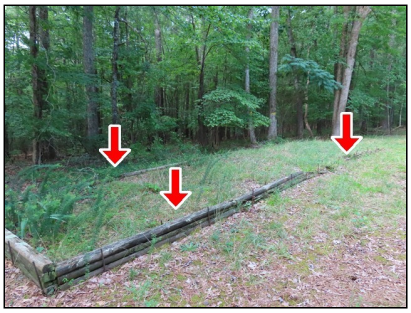
4.6 EXTERIOR GRADING AND RETAINING WALLS

Inspected

Repair Item The exterior grading at the front side of the house slopes towards the house and does not provide for positive drainage away from the foundation walls. A landscaping contractor should be contacted for repair to provide positive drainage away from the foundation and crawl space.


Repair Item Most of the landscaping timbers at the planter near the middle of the rear yard and around the trash bins are deteriorated to the degree that replacement is needed. Contact a qualified landscaping contractor for repairs.




5. Plumbing System

Plumbing system inspection includes a brief test of all readily accessible fixtures and regularly used faucets. We do not test faucets that have appliances attached to them. We do not open/close shutoff valves such as main shutoff valve and fixture shutoff valves. Inspection is limited to interior, basement, and crawl space components. Underground and concealed pipes are not inspected. Private water supply and private sewage systems are not inspected, and water quality is not tested.

Plumbing repair items: plumbing items are generally cited because they cause leakage that can result in damage, excess moisture, or mold growth; because they represent health or safety hazards, or because they do not function as intended.

Most plumbing system repairs should be made by licensed plumbing contractors. Some simple repairs can be made by a skilled handy-man or homeowner.

Styles & Materials

Plumbing Water Distribution (inside home):	Plumbing Waste:	Water Heater Capacity:
PEX	PVC	47 gallon

Water Heater Location:
Crawlspace

Water Heater Power Source:
Electric

Water temperature:
120 Degrees F.

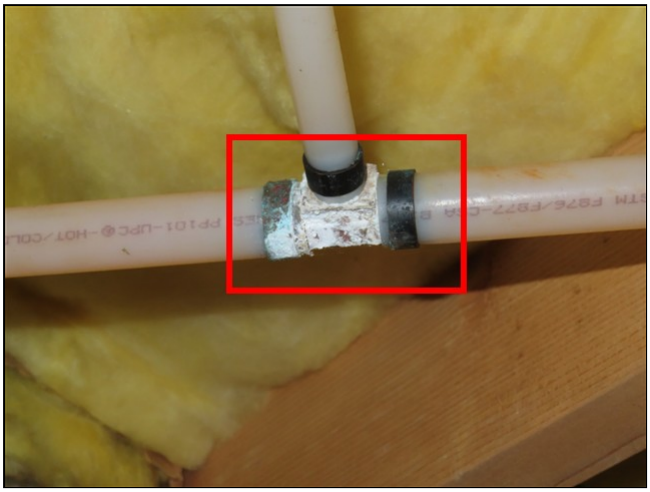
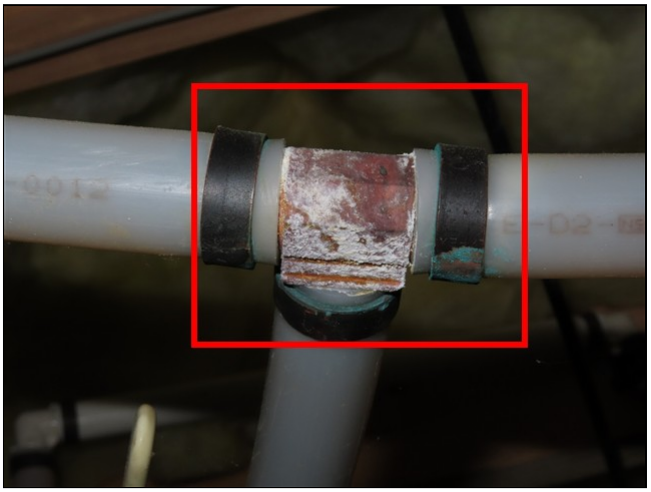
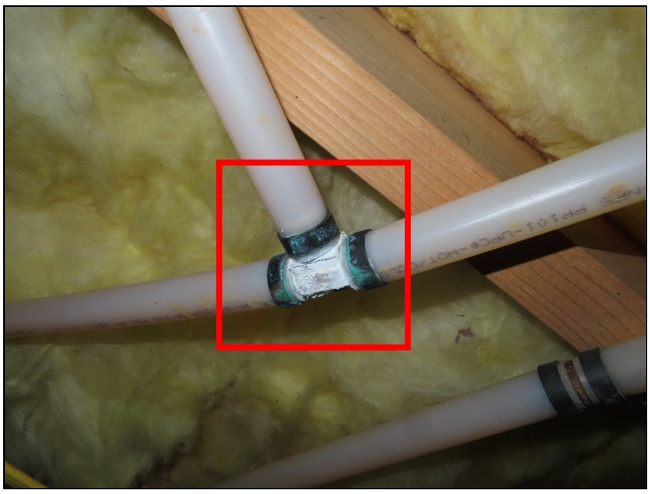
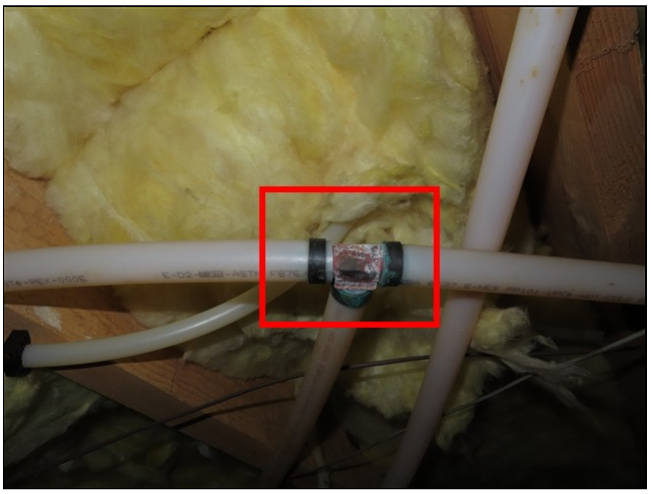
Water Shut Off Valve:
Crawl Space

Items

5.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected

Investigate Further Water supply piping in this house is PEX, with brass alloy fittings. Some brands of this type of fitting have experienced a higher incidence of corrosion, occlusion, and leakage than others. I observed corrosion on several of these fittings, which is evidence of a problem, but no active leakage. Some fittings are concealed and not readily accessible for inspection. I recommend that you have a licensed plumbing contractor investigate to determine if repairs are needed and if a claim can be filed under class action settlement. For more information visit the website http://failures.wikispaces.com/PEX+pluming+Failures.com

5.1 FIXTURES & FAUCETS

Inspected

Repair Item Repair is needed to the plumbing valve that leaks through its handle when the water is on. Location(s): kitchen sink faucet and faucet at the right sink in the hall bathroom. Contact a plumber for repair.

Repair Item When the step in whirlpool tub was filled and operated, numerous pieces of black material came out of the jets. This usually contains bacteria, which can be a health hazard. The system should be professionally cleaned before you use it.

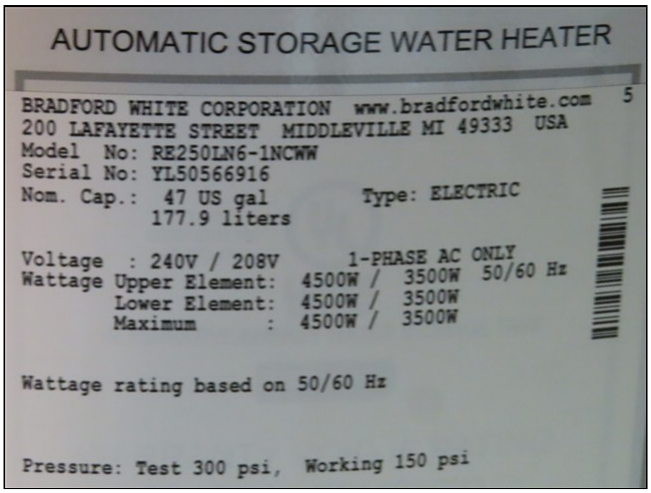
Repair Item The aerator is missing from the following plumbing fixtures: kitchen sink faucet. The aerator should be replaced to control the water flow and to prevent splattering.

5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

5.3 DOMESTIC WATER HEATING EQUIPMENT

Inspected



47 gallon 2022

5.4 MAIN WATER SHUT-OFF DEVICE

Inspected

6. Electrical System

Inspection of the electrical system includes visual examination of readily accessible components and random sampling of electrical devices. We remove the covers of the main disconnect and main distribution panels (i.e., the panels where the majority of the breakers or fuses are located); no other covers or cover plates are normally removed. We look for adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. All low-voltage wiring (such as telephone, communications, computer, video, audio, security system, landscape lighting) is excluded from the inspection. See N.C. Standards of Practice section .1110 for details.

Electrical repair items: almost all electrical repair items are cited because they represent a safety hazard (shock or fire hazards). Even items that indicate non-functional devices may have safety implications.

Electrical system repairs should by made by a licensed electrical contractor.

Styles & Materials

Electrical Service Conductors:
Below Ground Service
Copper Bus Bars

Main Panel Capacity:
200 AMP

Service Voltage:
Nominal 120/240

Main Panel Location:
Exterior wall next to the meter

Sub-panel Location:
Laundry room

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Non-metallic sheathed cable (Romex)

Grounding Type:
Driven Rod

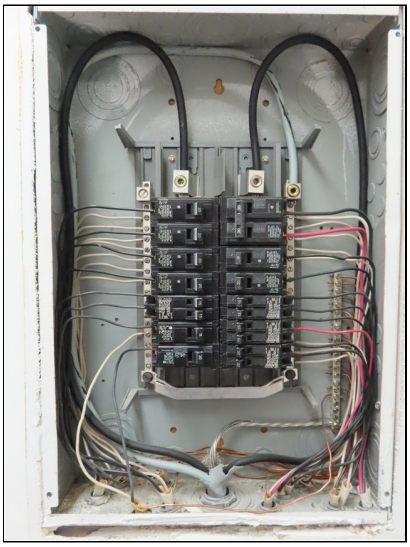
Smoke Detector(s):
Present

Carbon Monoxide Detector(s):
Not Present

Items

6.0 SERVICE ENTRANCE CONDUCTORS AND GROUNDING
Inspected

6.1 MAIN AND DISTRIBUTION ELECTRICAL PANELS
Inspected



6.2 BRANCH CIRCUIT CONDUCTORS
Inspected

Repair Item Wiring cables on the ground in the crawl space are subject to mechanical damage and deterioration from the effects of moisture. Location: crawl space from the primary bedroom to the laundry room. All cables are required to be properly secured to the framework of the building.

6.3 CONNECTED DEVICES AND FIXTURES

Inspected

Investigate Further The following devices would not respond to switches, or switches could not be located to turn them on: exterior flood light at the front right corner of the house (note that this fixture is controlled by a motion sensor and may only work when dark outside). Check fixtures with known working bulbs, or check with the current owner. If new bulbs do not correct the problem, an electrician should be contacted for evaluation and to complete any needed repairs.

6.4 RECEPTACLES

Inspected

Comment Some of the receptacles are controlled by wall switches. Example locations include: left side wall in the living room and rear wall in the primary bedroom. This is so a lamp can be plugged into the receptacle and turned on using the wall switch near the entrance to the room.

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

Improvement We recommend adding ground fault circuit interrupter (GFCI) protection to meet today's stricter standards at receptacles in the laundry room.

Repair Item One or more ground fault circuit interrupter (GFCI) receptacles were tested using a testing device and found not to be working. This receptacle is a safety device intended to shut off current in the event of a fault to ground, such as current passing through your body. Repair should be made to restore intended safety function. Location(s): rear side of the house near the rear door at the living room.

Repair Item No ground fault circuit interrupter (GFCI) protection was found at one or more locations in which such protection would be expected in a house of this age. This is a safety device intended to shut off current in the event of a fault to ground, such as current passing through your body. Repair to provide normal level of safety. Location(s): front exterior wall. Note that this receptacle may be controlled by the non working GFCI on the rear exterior wall.

6.6 SMOKE DETECTORS

Inspected

Repair item The smoke detector in the left end bedroom has been removed. It should be replaced for a first line of notification in the event of a fire.

Repair item Most of the smoke detectors appear to be more than ten years old. The National Association of State Fire Marshals recommends replacing detectors after ten years as they are typically not designed to operate longer than that. Working smoke detectors are an essential fire safety component of the home. Note that we recommend that you improve safety by installing modern hard-wired smoke detectors in each bedroom to meet current standards.

6.7 CARBON MONOXIDE (PERMANENTLY INSTALLED)

Not Present

Comment Carbon monoxide (CO) is a colorless, odorless, poisonous gas. In high concentrations it can be fatal. It is often produced by gas-fired or oil-fired appliances (such as furnaces, water heaters, gas fireplaces or logs, gas cooking equipment, clothes dryers, etc.) and by motor vehicles. If your house has any such appliances or an attached garage, we recommend that you install a carbon monoxide detector in the home. They are readily available at home and hardware stores.

6.8 ADDITIONAL INFORMATION REGARDING THE ELECTRICAL INSPECTION

Inspected

Comment Several of the plumbing pipes in the crawl space were wet due to condensation. This makes checking for leaks difficult due to the pipes being wet.

7. Heating / Central Air Conditioning

Be advised that mechanical equipment can fail without warning at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. We recommend that you purchase a warranty or service contract to cover replacement or repair.

It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters should be changed monthly.

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)

Heat Energy Source:
Electric

Types of Fireplaces:
Factory-built metal chimney/fireplace

Chimneys:
Prefabricated Metal in a Wood Frame Structure

Cooling Equipment Type:
Electric Heat Pump Forced Air (also provides warm air)

Number of Heat Systems (excluding wood):
One

Number of Air Conditioing Units:
One

Method of heating/cooling sytem inspection:
Visual inspection heating equipment
Visual inspection cooling equipment
Operation of heating equipment
Operation of cooling equipment
Did not open evaporator cover

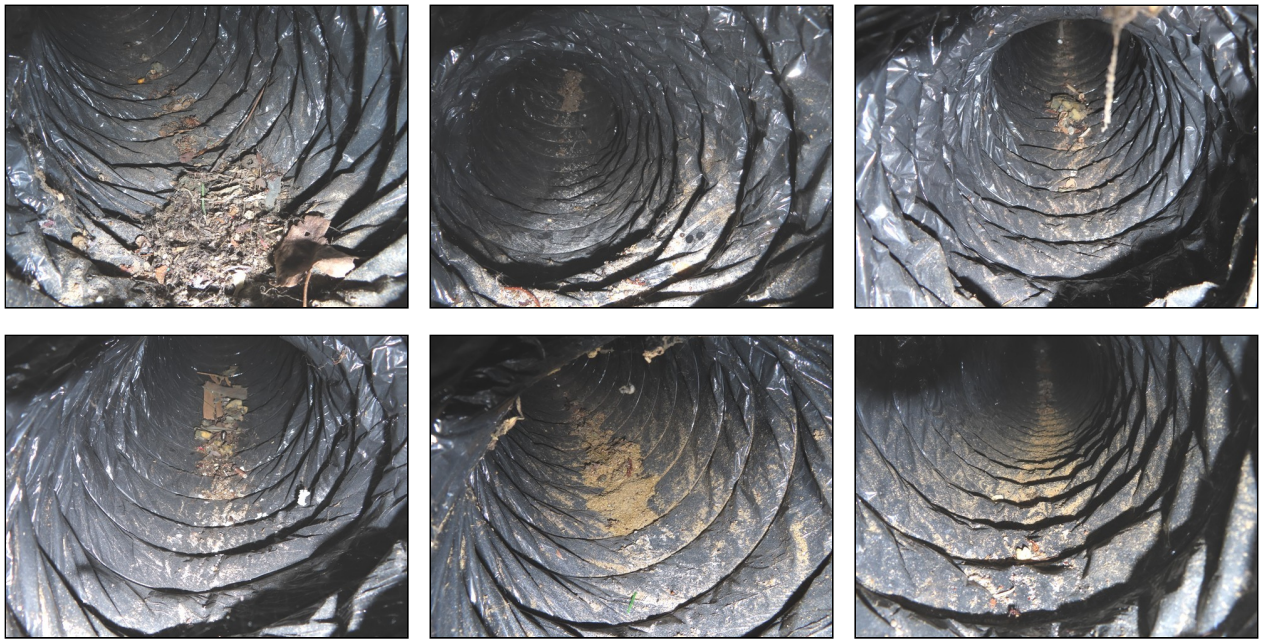
Items

7.0 HEATING AND COOLING DISTRIBUTION SYSTEMS

Inspected

The heat is distributed through a duct system. A duct system is generally defined as the continuous system of pipes through which conditioned or return air circulates within a structure. The system is usually considered to include the plenum, duct connections, boots, registers, fans, and all other air handling and air moving equipment with exclusion of the furnace itself.

Repair Item Dirt and other debris was noted in most of the heating/cooling ducts. This may result in poor air quality in the home. The ducts should be professionally cleaned by a qualified contractor to remove the debris and any other contaminants that may exist.





7.1 HEATING EQUIPMENT

Inspected

See the air conditioning section below for information regarding the heat pump.

7.2 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected

It is important that a fireplace flue on solid fuel fireplaces be cleaned on a regular basis to prevent a buildup of creosote in the flue, which can catch fire. We recommend that the flue be examined and cleaned if needed before use each year.

The chimney and fireplace were examined visually. A fire was not started. No comment can be made on the efficiency or operation of either. Masonry chimneys cannot be fully inspected as part of a home inspection. The interiors of flues and chimneys cannot be fully observed from the fireplace or roof. If you desire further analysis of the interior parts of the chimney contact a guild-certified chimney sweep for video-camera inspection.

Investigate Further Reflective panels have been installed inside the fireplace. This blocks are view of the liners inside the firebox. We recommend that the reflective panels be removed and the liners inspected prior to using the fireplace.

7.3 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

Recommendation We performed a limited visual inspection of the readily visible/accessible chimney/fireplace components. All chimneys should have a more detailed Level II chimney inspection, which includes camera scan of interiors of flues, when a house changes hands and before the chimney/fireplace is used. Level II inspections are typically conducted by certified chimney contractors. A level II inspection may report defects not covered in the home inspection.

7.4 COOLING AND AIR HANDLER EQUIPMENT

Inspected

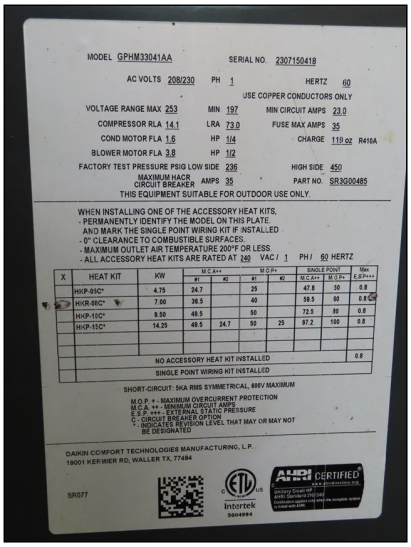
In addition to visual inspection of equipment, we operated the heat pump and confirmed function. We do not open air handler, evaporator, or condenser panels, unless there are filters in the air handler compartment.

A heat pump operates exactly the same as an air conditioner when it is cooling. When heating, it operates in a reverse cycle, using the same components that are used for air conditioning. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from heating to cooling. Instead of extracting heat from the indoor air and exchanging it outdoors (air conditioning), it extracts heat from the outdoor air and exchanges it indoors (heating). The heat pump is a more energy efficient method of heating than most other electric heat systems. Efficiency of a heat pump in cooling mode is comparable to other air conditioning systems.

Most heat pumps have a supplemental electric heat strip located in the air handler. This provides additional heat when the outdoor temperature is very low and the heat pump is not able to extract as much heat from the colder air.

The heat pump was tested in the cooling mode and auxiliary resistance heating modes and found functional in both. Note that heat pump manufacturers recommend against operating heat pumps in the "reverse" mode for the season (i.e. they should not be operated in heating mode in hot weather); accordingly we could not test the heat pump in heating mode.

The heat pump was operated in the cooling mode during the inspection using the normal operating controls. The temperature differential was measured and found to be 16 degrees F. This is the number of degrees the system is cooling the house air. Normal range for this number is 14-22 degrees when operating the system during hot weather, higher when ambient temperatures are lower.



2 1/2 ton 2023

8. Interior, Garage, and Attic

Inspection of major interior components is based on visual inspection made without moving furniture, rugs or carpets, or personal belongings. Note that inspection of interior components is for structural or functional defects, not cosmetic defects. Paint, wallpaper, carpeting, window treatments, and recreational equipment are excluded.

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

We cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

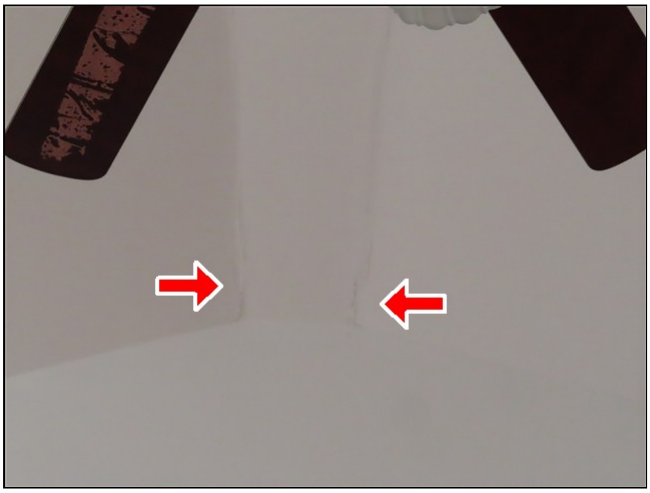
The home inspection service does not specifically include inspection for the existence of or potential for mold or mold-related damage in the home. If you have concerns about mold or other indoor air quality issues we recommend that you obtain further information from sources listed below, and/or contract for mold screening/sampling services. For further information regarding the issues of mold and other indoor air contaminates we recommend that you visit the Environmental Protection Administration at http://www.epa.gov/iaq/molds/i-e-r_plan.html

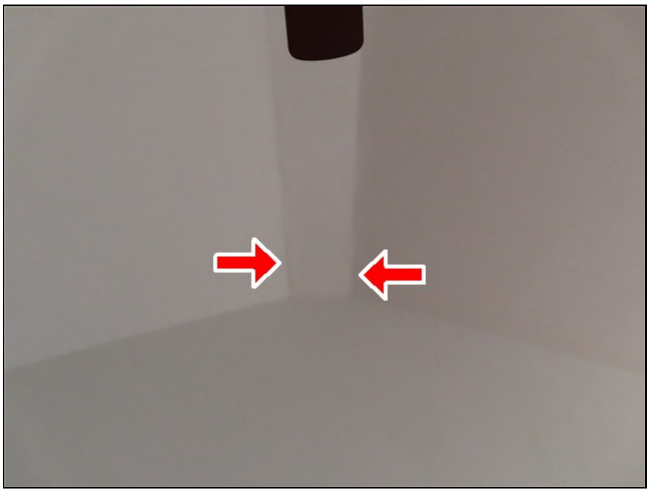
Items

8.0 CEILINGS

Inspected

Repair Item The drywall tape joint is loose at the following locations: peak of the ceiling in the living room. A drywall mechanic should be contacted to complete the needed repairs.





8.1 WALLS

Inspected

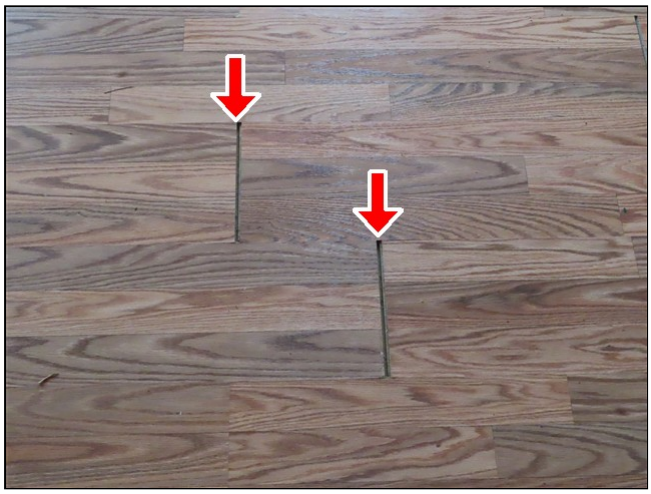
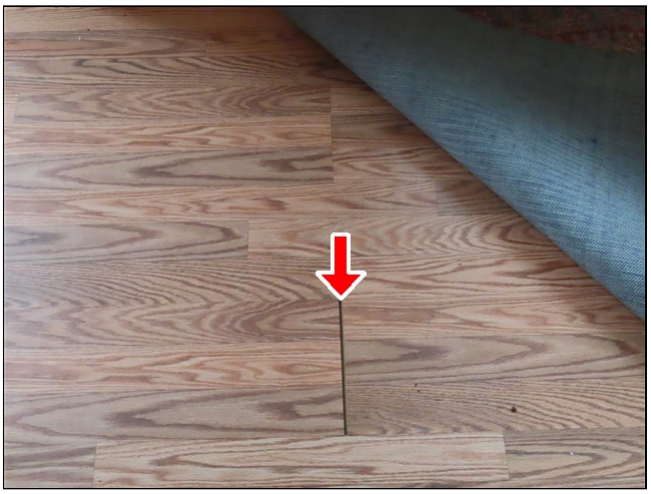
Comment We do not conduct inspection for cosmetic/appearance items. Typical cosmetic punch list repairs such as drywall repairs, paint, and interior caulk are needed.

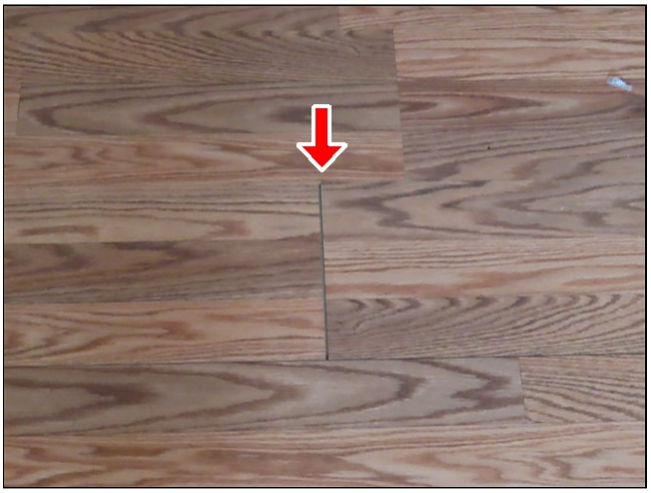
Comment There are some cracks in the drywall over doors. This type of crack is not uncommon and is usually a result of normal settling. Example locations include but not limited to: over door between the living room and kitchen, over opening between the living room and hallway, and over door at the primary bedroom. Repair may be desired for aesthetic appeal.

8.2 FLOORS

Inspected

Repair Item There are gaps between the butt ends of some of the vinyl floor planks in the living room and hallway. This will allow debris to enter between sections of floor covering and make cleaning difficult. Most of manufactures of this type of floor cover have interlocking taps to keep the floor covering tight. We recommend that a floor covering installation contractor be contacted for repairs.



8.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

Repair Item Deterioration was observed at the bottom panel inside the kitchen sink base cabinet. A qualified carpenter or cabinet repair specialist should be contacted to complete the needed repairs.

8.4 DOORS (REPRESENTATIVE NUMBER)

Inspected

Repair Item Missing or defective doorstops were noted at these locations: front door, foyer closet, rear door at the living room, both hall closets, closet in the front right bedroom, front left bedroom, closets in the front left bedroom, hall bathroom, primary bedroom, primary bedroom closet, and laundry room. This condition could allow damage to adjoining wall covering or to door. Recommend repair or install doorstops to prevent damage. Any repairs should be performed by a qualified technician.

8.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

8.6 ATTIC

Inspected

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following installed kitchen appliances: Dishwasher, through a complete cycle; Range, cook top, and oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and 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.

Items

9.0 RANGES/OVENS/COOKTOPS

Inspected

9.1 RANGE HOOD/KITCHEN EXHAUST FAN

Inspected

9.2 MICROWAVE COOKING EQUIPMENT

Not Present

9.3 DISHWASHER

Inspected

Comment The dishwasher is older than the average service life for such equipment. While function is verified, we cannot guarantee the condition or service life of interior parts. With equipment of this age, you should budget for its replacement at any time.

9.4 FOOD WASTE DISPOSER

Not Present

9.5 TRASH COMPACTOR

Not Present

9.6 NOTE RE APPLIANCE INSPECTIONS

Inspected

Only the appliances listed above are to be inspected per the NC Standards of Practice. Any other appliances, if noted in this report, are outside the scope of this home inspection and were only checked as a courtesy, and we provide no warranty on any such appliances.

9.7 REFRIGERATOR

Inspected