

PNP Residential, LLC

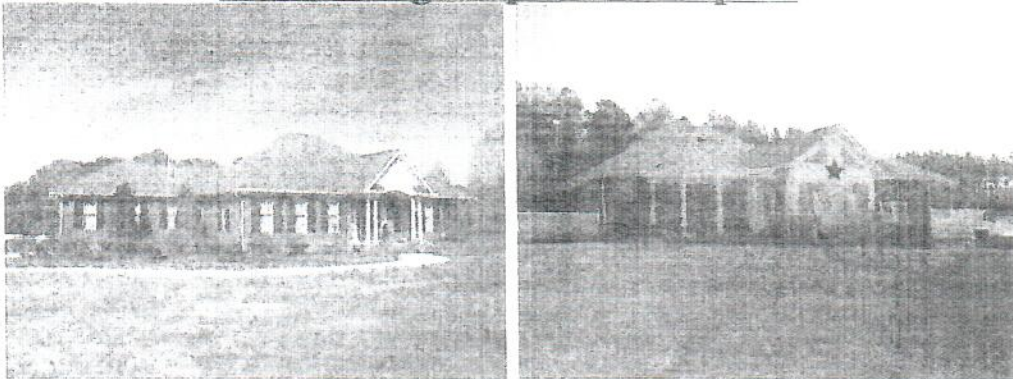


107 Saddle View Lane, Franklinton, NC 27525

919/556-8640

www.pnpresidential.embarqspace.com

A Building Inspection Report



**22 Greta Ln.
Henderson, NC 27537**

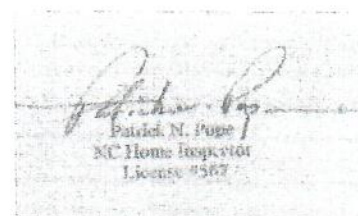
Inspection Date: March 22, 2022

Client Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Realtor Name: NA (FSBO)
Company:
Address:
Phone: Fax:
Email:

Attorney Name: NA
Address:
Phone: Fax:

Closing Date: TBD



Inspection Summary

This summary 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 a real estate purchase contract, contact your North Carolina real estate agent or an attorney. (Designations such as front, rear, right and left are as viewed from the street toward the house unless otherwise noted).

**22 Greta Ln.
Henderson, NC 27537**

I. Roof & Exterior

1. Shingle tabs at the left end of the main roof have separated and detached from the roof sheathing. This may lead to a roof leak and should be corrected by qualified professional.

II. Structural, Crawl Space, Attic, Ventilation & Insulation and Environmental:

1. Foundation vents are at, or below finished grade on both sides of the front porch and the right end wall. This allows water intrusion through the vent openings and into the crawl space area increasing moisture. Installation of "area wells", (half round metal barriers) is recommended in front of vents which are at or below grade to serve as a barrier against water intrusion into the crawl space.

III. Plumbing & Major Kitchen Appliances:

1. The water level in the half bath toilet rises to above the overflow tube which may cause the toilet to run continuously and waste precious or costly water. Adjustment to lower the water level in the tank is needed.
2. Water drips from beneath the left side master bath sink and is believed to be from a crack in the sink finish. Repair by a qualified professional is recommended.
3. The rear outdoor shower was turned off for winterization at the time of the inspection and was not tested.
4. The whirlpool tub was full of stored personal items at the time of the inspection. The tub motor was found to be functioning by the start switch but the tub was not filled with water.
5. A small crack is present in the corner of the dishwasher door. Repair as needed.
6. A food disposal is installed beneath the kitchen sink. Disposals are not recommended to be used in conjunction with private septic systems as they may introduce the wrong type of matter into the natural biodegradable septic system causing problems. Caution should be taken when using the disposal.
7. No wire collar is installed on the food disposal electrical opening. This may result in the wire shorting against the bare metal edge of the opening posing a shock or fire hazard. Correction to provide a protective wire collar for the disposal wiring is needed.

IV. Electric & Interior:

1. The cover plate is missing from the left side master bedroom closet light switch posing a potential shock hazard. All damaged or missing outlet/switch covers should be replaced for electrical safety.
2. The recessed ceiling light at the right rear corner of the kitchen does not function by any control switches tested (possibly a burnt bulb). Replace the existing bulb and test.
3. The doors to the master bath and guest bath do not latch when closed. Since these are "privacy" doors, adjustment to the strike plates is needed for proper closure, latch and/or lock.
4. Many areas of the dwelling were cluttered with stored personal items pending an estate sale and could not be readily accessed for inspection. It is important to understand that condition.

V. Heating & Central Air Systems:

1. The gas log fireplace was not lit or fueled at the time of the inspection and was not tested. Lighting shut down gas devices is not performed as part of the inspection process for safety reasons. Prior to starting the gas logs or other gas appliances, subsequent evaluation by a qualified gas professional should be made to insure all such items are in good and safe working order. Consult with your future gas provider for recommendations.

- X
2. **The condenser unit is not level.** This may result in the refrigerant in the condenser to flow unevenly causing the system to perform improperly. Repair to properly level the unit in place is recommended.
 3. Given the age of the heating and cooling equipment (17 years), routine service by a licensed HVAC contractor is recommended to enhance the continued performance of the system.
 4. The rear sunroom is conditioned by a PTAC, or through wall heat pump which was found to be functional at the time of the inspection.

End of the Inspection Summary.

For helpful information regarding maintenance and care of your home, please visit us @ [pnpresidential.embargo.space.com](http://pnpresidentialembargo.space.com)

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SECTION I

ROOF & EXTERIOR:

FINDINGS

Main Roof Material	☒ Asphalt/ Fiberglass ☐ Built up ☐ Slate ☐ Wood ☐ Rubberized ☐ Metal ☐ Other Estimated number of Layers: One Estimated Age: 17 years  * Shingle tabs at the left end of the main roof have separated and detached from the roof sheathing. This may lead to a roof leak and should be corrected by qualified professional.	D
Viewed from:	☐ Roof (walked on) ☐ From a Ladder (against the eaves) ☒ From ground ☐ From upper story window(s) ☒ Inside Attic	
Garage/Carport/Porch Roof	☒ Same as Main Roof ☐ Garage/Carport is detached ☐ Other:	A
Gutters/Downspouts	☒ Aluminum ☐ Galvanized ☐ Plastic ☐ Wood ☐ Other:	A
Fireplace Chimney	☐ Brick/Block ☐ Metal Flue/Wood Frame ☐ Metal Flue Only ☒ Non Vented Gas Logs ☐ Direct /Vented Gas Logs Note: Inspection of chimney flues and flue connections are not performed as part of the inspection process as they cannot be readily accessible for inspection.	NP
Flashing	☒ Aluminum ☐ Copper ☐ Galvanized ☐ Other:	A
Siding/Wall Cladding	☒ Vinyl ☐ Aluminum ☐ Wood ☒ Brick ☐ Fiber Cement ☐ Composition Board ☐ Asbestos Shingles ☐ Other:	A
Corner Boards	☒ Vinyl ☐ Wood ☐ Composition Board ☐ Other:	A
Soffits / Fascias / Rake Boards and Trim work	☒ Vinyl ☒ Aluminum Trim ☐ Wood ☐ Composition Board ☐ Other:	A
Decks	☐ Pressure Treated Wood ☐ Composite ☐ Bolted to house ☐ Free Standing ☐ Flashing Visible ☐ Yes ☐ No ☐ Ledger Board ☐ Joist Hangers ☐ Single Banded	NP
Concrete/Brick Patio	☒ Pitched from the house ☐ Cracked ☐ Settled ☐ Other	A
Garage Door(s)	☐ Manual ☒ Electric Opener ☒ Auto-Reverse Sensor ☐ Wood (Composite) ☒ Metal ☐ Fiberglass ☐ Other:	A
Primary Doors	☒ Wood ☒ Metal ☐ Fiberglass ☒ Storm Doors ☐ Sliding	A
Primary Windows	☐ Casement ☒ Double/Single Hung ☒ Sliding ☒ Fixed ☒ Insulated Glass ☐ Single Pane ☐ Storm ☐ Broken	A
Porches, Balconies, Railings, Fences & Gates (Exterior)	☒ Front porch/stoop ☒ Rear-Side porch/stoop ☐ Other:	A
Trees, Shrubs	☐ Trim ☐ Remove A minimum clearance of 12 inches should be maintained between the house wall or equipment and any foliage to prevent water intrusion into the exterior surfaces and promote ventilation.	A
Exterior Grading, Sidewalks Driveways & Steps	☒ Concrete Drive ☐ Gravel Drive ☐ Asphalt Drive/Parking ☒ Concrete Walk ☐ Brick/Paver Walk ☐ Gravel Walk ☐ Flagstone	A
Style/Age	☒ Detached ☒ Ranch ☐ Multi-level ☐ Condo ☐ Townhouse ☐ Modular ☐ Cape (1 1/2 Story) ☒ Site Built ☐ Manufactured Est. Year Built (MLS): 2005	
Remarks:		

Legend:

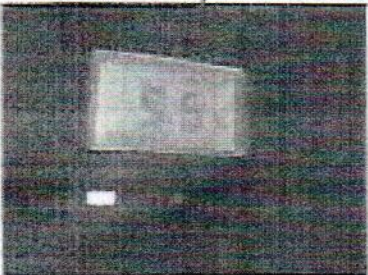
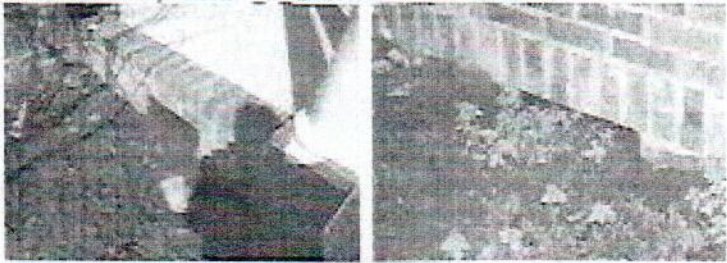
A= Acceptable (Inspected and found to be functioning as intended given normal wear and tear). Not deemed to be in need of immediate repair or replacement.

D= Defective-not functioning as intended. (Inspected and found to be in need of immediate repair or replacement).

SR= See Remarks NP= Not Present NI= Not Inspected

Note: We recommend that repairs to electrical, plumbing, HVAC or structural items be conducted by fully licensed contractors only!

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SECTION II STRUCTURAL, VENTILATION AND INSULATION		FINDINGS
Foundation Type	☒ Crawl Space Concrete Slab ☐ Full Basement ☐ Partial Basement Other:	A
Walls	Block ☒ Brick/Block Stone Concrete Other:	A
Supporting Piers / Columns	☒ Brick/Block ☐ Steel Columns ☐ Wood Supports Stone Other:	A
Water Penetration	☐ Major ☐ Minor ☒ No Evidence Vapor Barrier: Yes ☒ No. The entire crawl space area is installed over a concrete slab.	A/SR
Moisture Level in Floor Framing / Sub Floor	 5.5% Wood Members/sub floor (Note: Above 19% wood begins to decay) *This is the highest level of moisture recorded at the time of the inspection.	A
Crawl Space	☒ Vented Not Vented ☐ Sealed Method of Inspection: ☒ Entered ☐ Viewed From the Access Opening  Foundation vents are at, or below finished grade on both sides of the front porch and the right end wall. This allows water intrusion through the vent openings and into the crawl space area increasing moisture. Installation of "area wells", (half round metal barriers) is recommended in front of vents which are at or below grade to serve as a barrier against water intrusion into the crawl space. On a vented crawl space it is important that foundation vents be kept open for adequate air circulation and the evaporation of excess moisture.	SR
Floor System	☒ Conventional (Floor joist & girder) Trusses ☐ Temporary Supports ☐ Concrete Slab ☐ I Joists Other: Note: Floor and ceiling insulation may conceal conditions not readily visible for inspection. Removal of floor insulation is not performed as part of the home inspection. Conditions requiring repair may exist which could not be readily observed for inspection.	A

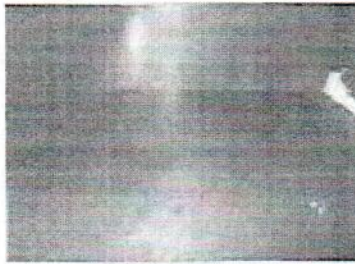
Wall Framing	☒ Wood Studs ☐ Block ☐ Other: Due to the finished areas of the house, most wall framing is not accessible. It is possible that conditions may exist within wall cavities that cannot be observed.	A
Ceiling Structure	☒ Conventional Framing ☐ Trusses ☐ Other:	A
Roof Structure	☒ Conventional Framing ☐ Trusses ☐ Other:	A
Attic	Access Location: ☒ Master bedroom ☒ Other: Garage Walk UP ☒ Pull Down Stair ☐ Scuttle ☐ No access	A
Entered the Attic Area	☒ Yes ☐ No ☐ Viewed from Scuttle Hole ☐ Limited/No Access Note: Stored items are not moved to gain access to the attic area.	
Attic Ventilation	☒ Ridge Vents ☐ Gable Louvers ☒ Soffit Vents ☐ Passive vents Power Roof Fan Turbine Roof Vent Power Gable Fan	A
Attic Insulation	12 Inches ☒ Blown Fiberglass (No Vapor Barrier) Approx. R-Value: 38 ☐ Fiberglass Batts ☐ Cellulose The standard R-value for attic insulation in central NC is R-30	A
Crawl Space/Basement Insulation	6-8 Inches ☐ Non faced Fiberglass ☒ Faced Fiberglass Note: Wall insulation is not visible and is not inspected. Approx. R-Value: 19 The standard R-value for floor & basement insulation in central NC is R-19	A
Environmental Test	☐ Radon ☐ Mold /Swab ☐ Mold /Air ☐ Water ☐ Septic	Not Requested
Additional Remarks:		

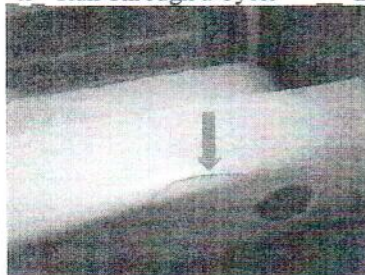
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SECTION III

PLUMBING & BUILT-IN KITCHEN APPLIANCES

FINDINGS

Water Supply	☐ Private Well ☐ Well Tag Present ☐ Bored Well ☐ Drilled Well Pump Type: ☐ Jet ☐ Submersible ☒ Public/Community Water Supply ☐ Other: Water Sample Taken for Lab Analysis: ☐ Bacteria Only ☐ FHL/VA	A
Water Service Line	Copper ☐ Polybutylene ☐ Pex ☒ Plastic/PVC ☐ Other:	A
Interior Lines	Copper ☐ Polybutylene ☒ Pex ☐ Galvanized ☐ CPVC	A
Pipe Fittings	☐ Plastic ☒ Copper/Brass ☐ Aluminum Note: Polybutylene pipe with plastic or aluminum fittings have a higher failure rate than with copper fittings. For more information on polybutylene piping, please visit www.pbpipe.com	A
Main Shut Off	Location: Crawl space Tested: ☐ Yes ☒ No Main water shut off valves can sometimes begin to leak when turned off or on and are not generally tested as part of the inspection process unless the water is already shut off prior to the inspection.	SR
Water Pressure/Drainage	Functional Flow / Functional Drainage	A
	Kitchen Sink / Bar Sink / Laundry Sink	A
	Bathroom Sinks / Commodes / Showers and Tubs  * The water level in the half bath toilet rises to above the overflow tube which may cause the toilet to run continuously and waste precious or costly water. Adjustment to lower the water level in the tank is needed.  * Water drips from beneath the left side master bath sink and is believed to be from a crack in the sink finish. Repair by a qualified professional is recommended. Note: Leaks in showers and tubs are often difficult to detect and may not be evident until days or weeks later or only when someone is actually in the tub or shower. Standing in the tub or shower is not performed as part of the inspection. PNP Residential can make no guarantee as to the absence of leaks in tubs or showers.	SR
Water Heater	Size: 50 Gallons Estimated Age: 2015 Location: Garage ☐ Gas (Vented to the exterior ☐ Yes ☐ No) Combustion Air ☐ ☒ Electric ☒ Cold Water Shut Off Temperature/Pressure Relief Valve: Piped to the Floor ☒ Yes ☐ No Note: The estimated life span for water heaters is 7-12 yrs. depending on the minerals in the water and other variables. The buyer should be aware that it may be necessary to replace the water heater as it nears the end of the life span.	A

Interior Waste & Vent Pipes	☒ PVC ☐ ABS ☐ Galvanized ☐ Cast Iron ☐ Other: ☐ Cracked Roof Vent Flashings	A
Exterior Waste	☐ Municipal Sewer ☒ Private Septic Tank ☐ Septic Insp. Performed. Other than flushing toilets and running water through drains the future performance of municipal waste systems cannot be assured. Caution should be exercised in the types of waste material disposed into the municipal system.	NI
Exterior Faucet Locations	☒ Front ☒ Rear ☒ Right Side ☐ Left Side ☐ Yard  * The rear outdoor shower was turned off for winterization at the time of the inspection and was not tested.	A/SR
Water Temperature	Kitchen Faucet: 120 degrees F. Note: Water temperatures over 130 degrees F. can scald children.	A
Whirlpool Tub	Access to motor unit visible ☒ Yes ☐ No  * The whirlpool tub was full of stored personal items at the time of the inspection. The tub motor was found to be functioning by the start switch but the tub was not filled with water.	Not Tested/SR
Range/Oven	☐ Gas ☒ Electric ☐ Down Draft ☐ No Anti-tip Device Installed Note: Oven Thermostats and Timers are not inspected.	A
Exhaust Fan	Microwave ☒ Vented/Down Draft ☐ Non Vented	A
Refrigerator	Conveys per MLS/Agent/Buyer ☒ Yes ☐ No ☒ Ice Maker Present ☒ Ice/Water in Door	A
Dishwasher	☒ Run Through a Cycle ☐ Leaks ☐ Not Secured to Counter Top  * A small crack is present in the corner of the dishwasher door. Repair as needed.	SR
Microwave	Vented to the exterior? ☐ Yes ☒ No ☐ Not Built In Note: Only built in microwaves are inspected.	A

Food Disposal	Noisy Leaks Seized * A food disposal is installed beneath the kitchen sink. Disposals are not recommended to be used in conjunction with private septic systems as they may introduce the wrong type of matter into the natural biodegradable septic system causing problems. Caution should be taken when using the disposal. * No wire collar is installed on the food disposal electrical opening. This may result in the wire shorting against the bare metal edge of the opening posing a shock or fire hazard. Correction to provide a protective wire collar for the disposal wiring is needed.	SR
Other Built In Appliances	Hot Water Dispenser Under Sink Water Heater Toaster Oven	NP
Additional Remarks:		

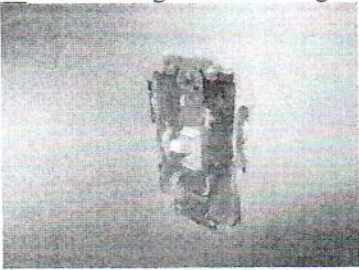
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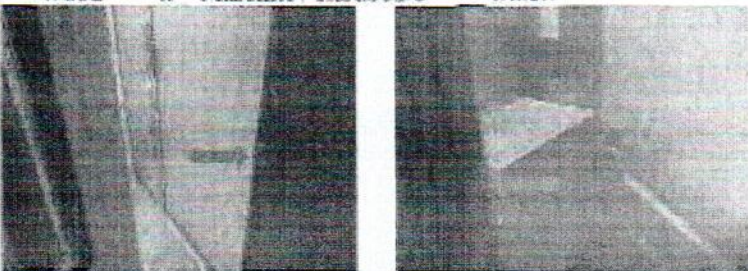
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SECTION IV

ELECTRIC AND INTERIOR

FINDINGS

Main Service Line	Overhead ☒ Underground	A
Service Size	120 Volts ☒ 220/240 Volts	A
Main Service Conductor	Copper ☒ Aluminum ☐ Other: ☐	A
Branch Wiring Type	☒ Copper ☐ Aluminum: ☐ Multi Stranded ☐ Single Stranded Location of Aluminum Single Strand Wiring:	A
Main Service Panel	Location: Garage Amps: 200 Type: ☒ Breaker ☐ Fuse No. of Branches: 30	A
Ground Cable	Connected to: ☐ Water Main Pipe ☒ Ground Rod Note: The actual connection between the ground rod and cable are often below grade and not visible. Outlets are tested for proper grounding separately.	SR
Sub Panel	Location: Amps: Type: ☐ Breaker ☐ Fuse No. of Branches:	NP
Wall Receptacles/ Switches/Junction Boxes	All Tested Outlets Grounded: ☒ Yes ☐ No Three Prong Outlets on Ungrounded Circuit(s)  * The cover plate is missing from the left side master bedroom closet light switch posing a potential shock hazard. All damaged or missing outlet/switch covers should be replaced for electrical safety.	SR
Ground Fault Circuit Interrupters Checked	☒ Kitchen ☒ Bathrooms ☒ Exterior ☒ Garage Other: ☐	A
Smoke Detectors	☒ Present Locations: ☒ 1 st floor foyer/hall ☐ 2 nd floor ☒ Bedrooms Manually tested: ☒ Yes ☐ No ☐ Energized security system present. Note: A representative test of smoke alarms is performed as part of the inspection process. It is the ultimate responsibility of the owner to insure that all fire safety devices and equipment are kept in operating condition. Smoke alarms which are over 10 years old should be replaced. Note: Smoke alarms which are integral with active security systems are not tested to avoid the risk of automatically placing a false fire alarm call.	A
Electrical Fixtures	Paddle Fans / Ceiling Lights/ Wall Lights (Timers / sensors and low voltage systems are not tested).  * The recessed ceiling light at the right rear corner of the kitchen does not function by any control switches tested (possibly a burnt bulb). Replace the existing bulb and test.	SR
When organic fuel such as Gas/Oil/Wood/Coal is/are present...	Note: Recommend the buyer install Carbon Monoxide detectors, especially by the bedrooms.	!!!

Interior Walls	☒ Drywall Plaster Paneling Other:	A
Interior Ceilings	☒ Drywall Plaster Tiles Other:	A
Interior Doors	☐ Wood ☒ Masonite / Hardboard Other:  The doors to the master bath and guest bath do not latch when closed. Since these are "privacy" doors, adjustment to the strike plates is needed for proper closure, latch and/or lock.	D
Stairs, Balconies and Railings (Interior)	☐ Uneven riser heights ☐ Loose Rails / Pickets / Posts ☐ Other:	NP
Bathroom Exhaust/Fans	☒ Vented ☐ Not Vented ☐ No window present in a non-vented bathroom. Note: Baths with operable windows do not require exhaust fans.	A
Clothes Dryer & Washer Connections Washer Drains, etc.	Gas (☐ Vented to Exterior ☐ Combustion air present) ☒ Electric ☐ Dryer vent line not exhausted to the exterior. ☐ No washer overflow (Upper floor laundry rooms only) ☐ Overflow pan not drained to the exterior Note: Older dryer outlets may have three prong connections whereas newer dryers have four. The client should confirm the type of connection cord on their dryer to determine if an adapter or new outlet may be needed. Washer supply lines are not tested as part of the inspection process. Washers and dryers are regarded as personal equipment and not built-in. These appliances are not generally tested as part of the home inspection process.	A
Kitchen Cabinets/ Countertops	☐ Damaged ☐ Delaminated ☐ Door Adjustment ☐ Other	A
Bathroom Vanities/ Countertops	☐ Damaged ☐ Delaminated ☐ Door Adjustment ☐ Other	A
Alternative Heating	☐ Fireplace ☐ Woodstove/Insert ☒ Gas Logs Gas/Electric Heater(s) Damper Blocked Open? Yes No ☐ Direct/Vented ☒ Non Vented  The gas log fireplace was not lit or fueled at the time of the inspection and was not tested. Lighting shut down gas devices is not performed as part of the inspection process for safety reasons. Prior to starting the gas logs or other gas appliances, subsequent evaluation by a qualified gas professional should be made to insure all such items are in good and safe working order. Consult with your future gas provided for recommendations.	Not Tested/ SR
Finished Floors	☐ Sagging ☐ Squeaks ☐ Loose Tiles ☐ Cracked Tiles ☐ Carpet Stains / Tears / Worn Other:	A
Additional Remarks:	* Many areas of the dwelling were cluttered with stored personal items pending an estate sale and could not be readily accessed for inspection. It is important to understand that conditions may exist in areas which are not readily accessible for inspection.	

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SECTION V

HEATING AND CENTRAL AIR SYSTEMS

FINDINGS

Fuel Source	☐ Gas ☒ Electric ☐ Oil ☒ Other: • The rear sunroom is conditioned by a PTAC, or through wall heat pump which was found to be functional at the time of the inspection.	A/SR
Type of System	☒ Heat Pump ☐ Hydro/Apollo ☐ Forced Hot Air ☐ Zoned System ☒ Electric Central Air Conditioning ☒ Dual/Multiple Systems Note: Shut-off and gate valves are not tested on Hydro-Systems (Apollo type) Brand Name: Trane Model #(AC) 2TWR3042A1000AA 3.5 ton split system  * The condenser unit is not level. This may result in the refrigerant in the condenser to flow unevenly causing the system to perform improperly. Repair to properly level the unit in place is recommended.	SR
Ductwork	Not insulated ☒ Insulated Needs to be strapped to framing ☐ Other	A
Filter Return(s)	Locations: ☒ 1 st Floor ☐ 2 nd Floor ☐ At Unit(s) ☐ Needs replacement Routine replacement of the return air filter(s) is important to the function and efficiency of the heating and cooling systems.	SR
↓ Gas/Oil Heating Systems Only ↓		
Gas Shut Off Valve(s)	☐ Present ☐ Gas Bonnet ☐ Barometric Draft Damper	
Vented	☐ Yes ☐ No Primary and Secondary Air (Combustion Air)	
Flue Pipes	Metal Plastic Other Proper Clearance? Yes No	
Heat Exchanger	☐ Rusted, unit needs to be serviced Note: The heat exchanger in a gas furnace is mostly hidden from view. The exchanger cannot be fully examined without disassembling the furnace which is beyond the scope of the home inspection. The estimated life span of heat exchangers is usually between 7 and 12 years.	
ppm (parts per million) were measured by CO detector at the	Heat Exchanger was <i>not</i> completely visible. The unit and/or vents were tested with a CO Detector for leakage. The EPA's acceptable limit for CO gas in livable spaces is not to exceed 9 parts per million.	
↑		
Refrigerant Lines	Insulation Damaged Leaking ☐ Other	A
Condensate Drain Lines	☒ Ran to the Exterior ☐ Drains To Sump Pump ☐ Below Grade	A
Heat & A/C	Distributed to each finished room: ☒ Yes ☐ No	A
	Temperature difference between the supply and return across the evaporator coil is within the normal range of 14 to 22 degrees (in the AC mode only).	A
Approximate Age of	Heat Pump(s) 17 Yrs. Furnace(s): Yrs. A/C unit(s) 17 Yrs. Note: Estimated life Spans: Gas Furnace Heat Exchangers is usually 7 to 12 yrs. Heat Pumps 8 to 12 yrs. & Air Conditioners 8 to 15 yrs. • Given the age of the heating and cooling equipment (17 years), routine service by a licensed HVAC contractor is recommended to enhance the continued performance of the system.	SR
Additional Remarks:	Note: While equipment such as heat pumps and furnaces may be functioning acceptably at the time of the home inspection they are mechanical items and may be subject to problems without warning. The buyer is encouraged to have the systems serviced regularly by a licensed HVAC contractor to insure proper/safe function and/or to obtain home buyers insurance protection covering mechanical equipment prior to closing.	

This copy of the inspection agreement and contract is attached for reference purposes only. The original agreement is kept on file by PNP Residential and is available upon request by the client only.

Inspection Agreement and Contract