



Inspection Report

Delaney Benfield

Property Address:
4218 Tommie Sneed Road
Oxford NC 27565



Front View

Cornerstone Residential Inspections, LLC.

**Bill Stratton NC License #3023
6201 Rising Sun Court
Wake Forest, NC 27587
919-675-5590**

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Date: 5/15/2026	Time: 10:30 AM	Report ID: 0515265486N
Property: 4218 Tommie Sneed Road Oxford NC 27565	Customer: Delaney Benfield	Real Estate Professional: Warren Sumner

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

North Carolina, ASHI American Society of
Home Inspectors

In Attendance:

Vacant (inspector only)

Type of Building:

Single Family (1 story)

Approximate age of building:

Over 30 Years

Temperature:

Over 70

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:	Viewed roof covering from:
3-Tab fiberglass	Ground
	Ladder

Items

1.0 ROOF DRAINAGE SYSTEMS

Comments: Not Present

Gutters and drain lines are not installed on the house. Gutters can control erosion or water intrusion at the foundation and/or the crawlspace by directing the water away from the foundation. This is for your information.

1.1 ROOF COVERINGS

Comments: Repair or Replace

(1) There are leaves and debris covering the roof and/or the roof valleys. Accumulating leaves and debris may allow moisture to penetrate the shingles and flashing and damage the sheathing material. Have the leaves and debris removed by a qualified person.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

(2) The roof shingles are raised/lifted at the front and rear of home. The shingles should be properly sealed to eliminate possible moisture intrusion.. A qualified contractor should inspect and repair as needed.

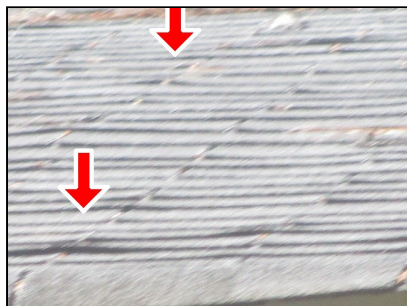


1.1 Item 3(Picture)



1.1 Item 4(Picture)

(3) The roof shingles are showing evidence of minor curling, mildew and wear and tear. There was no evidence of moisture leaks on the ceiling at the time of the inspection. Recommend monitoring of the roof periodically as the roof ages to maintain the life of the shingles. Recommend further evaluation by a qualified roofer. There is limited ventilation to the roof area and the roof appears to have premature aging. Anticipate replacement within the next several years.

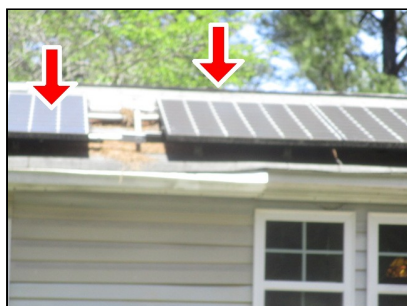


1.1 Item 5(Picture)



1.1 Item 6(Picture)

(4) There are solar panels on the rear roof. The panels have been disconnected and did not function at the time of the inspection. If the panels are removed, shingles will need to be repaired or replaced.



1.1 Item 7(Picture)



1.1 Item 8(Picture)

1.2 FLASHINGS

Comments: Inspected

1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Exterior right view Exterior left view



Exterior left view

Styles & Materials

Siding Style:

Bevel

Appurtenance:

Deck with steps

Porch

Ramp

Siding Material:

Vinyl

Driveway:

Dirt

Exterior Entry Doors:

Steel

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

(1) There is numerous areas of loose siding, holes and damage to the vinyl siding and trim. Have a qualified person inspect all the siding and trim and repair or replace as needed to eliminate possible moisture intrusion.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



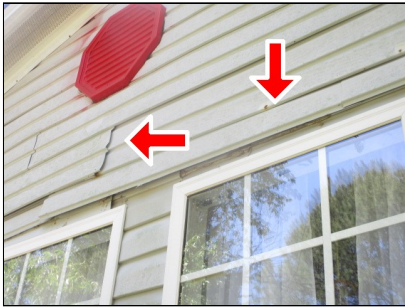
2.0 Item 5(Picture)



2.0 Item 6(Picture)



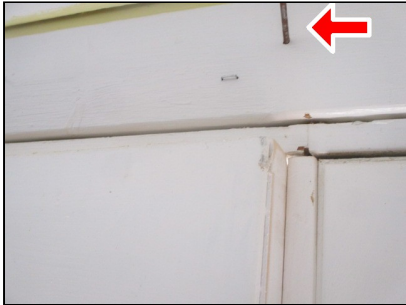
2.0 Item 7(Picture)



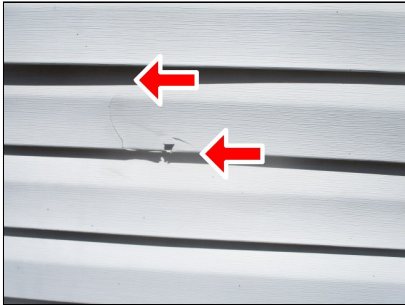
2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)



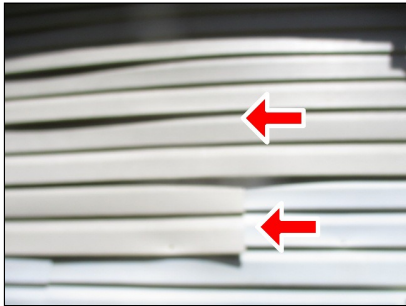
2.0 Item 12(Picture)



2.0 Item 13(Picture)



2.0 Item 14(Picture)



2.0 Item 15(Picture)

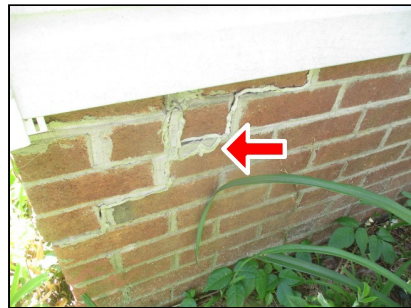


2.0 Item 16(Picture)



2.0 Item 17(Picture)

(2) There are several areas of cracking at the brick veneer at the exterior of the home. There did not appear to be evidence of structural issues in the crawlspace or the interior walls of the home. Further evaluation may be required if concerned, but sealing of the cracks need to be addressed to eliminate possible moisture intrusion. This is a curtain wall construction and the crack is usually not a structural concern as the structure is supported by the piers. If concerned, recommend further evaluation by a structural contractor or engineer.



2.0 Item 18(Picture)



2.0 Item 19(Picture)



2.0 Item 20(Picture)



2.0 Item 21(Picture)



2.0 Item 22(Picture)

2.1 WINDOWS

Comments: Inspected

2.2 DOORS (Exterior)

Comments: Repair or Replace

(1) The front door hardware is loose and needs to be properly secured to safety secure the door. Have a qualified contractor repair or replace as needed to correct.

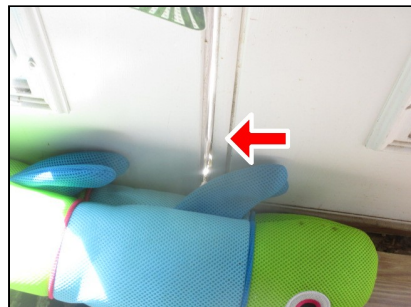


2.2 Item 1(Picture)



2.2 Item 2(Picture)

(2) There is evidence of moisture damage at the rear deck door frame and/or trim. There is daylight at the door when closed. Energy loss is occurring as well as the door does not closed securely. Further deterioration will occur if not corrected. Have a qualified person inspect and repair or replace as needed.



2.2 Item 3(Picture)

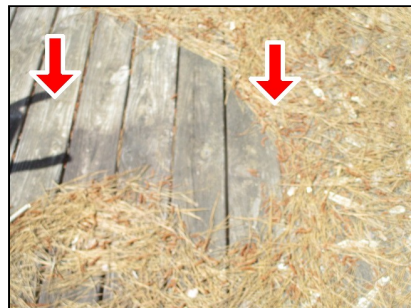


2.2 Item 4(Picture)

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

Comments: Repair or Replace

(1) The rear deck is covered with debris, the boards for the deck and steps are deteriorated and damaged. The support structure of the deck is not properly installed under the deck. The extend of the damage is not worth repairing, recommend tearing out down and removing the deck and restructure with new material. Have a qualified contractor replace the deck for safety.



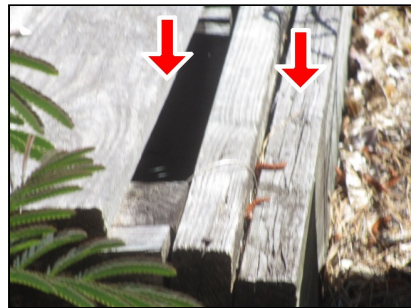
2.3 Item 1(Picture)



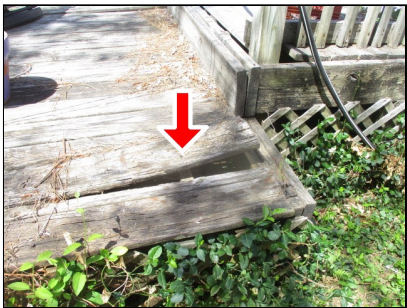
2.3 Item 2(Picture)



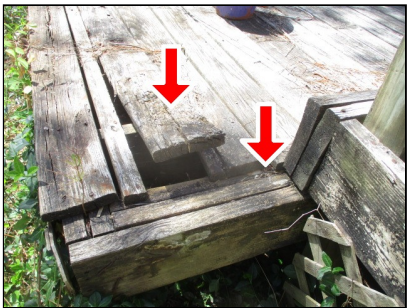
2.3 Item 3(Picture)



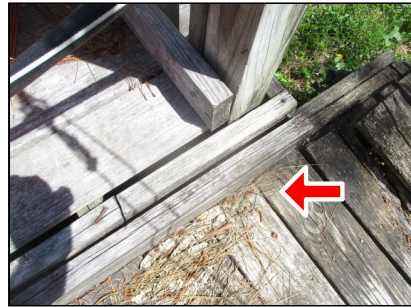
2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)



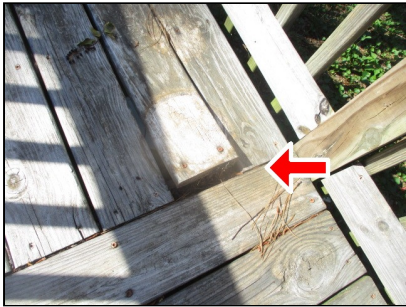
2.3 Item 7(Picture)



2.3 Item 8(Picture)



2.3 Item 9(Picture)



2.3 Item 10(Picture)

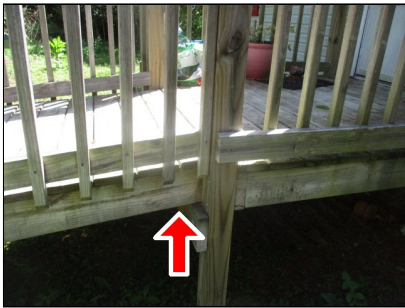


2.3 Item 11(Picture)

(3) There is a ramp at the front of the house, would recommend removing the ramp. The porch area of the structure appears to be structurally sound, recommend removing the ramp at this area and install steps and a set of handrails. Have a qualified contractor perform the work.



2.3 Item 12(Picture)



2.3 Item 13(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

(1) The current industry standards is to maintain an area of 15 to 20 feet of clearance of trees from the home. This is to eliminate falling debris to the roof as well as preventing possible root damage to the foundation. This is for your information.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) Shrubbery is too close or is in contact with the siding. Have the shrubbery cut back to eliminate possible water intrusion or damage.



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(3) There are pavers at the front yard that are designed to be a walkway. The pavers are loose and some are above grade. This can create a safety issue and possible trip and/or fall hazard. Have a qualified person correct or remove the pavers for safety.



2.4 Item 5(Picture)

(4) The yard is overgrown in areas and a number of small pines have been cut down but there are small stumps left in the yard. Have a qualified landscape contractor evaluate the yard and remove the stumps, cut back the over growth as well clean up the debris in the yard.



2.4 Item 6(Picture)



2.4 Item 7(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

The wood fascia at the eaves on the exterior in areas deteriorated and damaged. Further deterioration may occur if not repaired Because of the extent of deterioration it is possible for some framing in wall to be deteriorated. A qualified licensed electrical contractor should inspect further and repair as needed Have the batteries replaced for proper operation Recommend cleaning the fan and cover. A qualified contractor should inspect and repair as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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 observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board Paneling	Floor Covering(s): Laminated T&G
Interior Doors: Hollow core Masonite Raised panel	Window Types: Thermal/Insulated Double-hung	Cabinetry: Wood
Countertop: Laminate		

Items

3.0 CEILINGS

Comments: Repair or Replace
There are numerous areas where the crown moulding/trim has been install but is pulling loose and overall is amateur in appearance. Recommend having a qualified contractor evaluate and repair or replace as needed to obtain a professional appearance.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

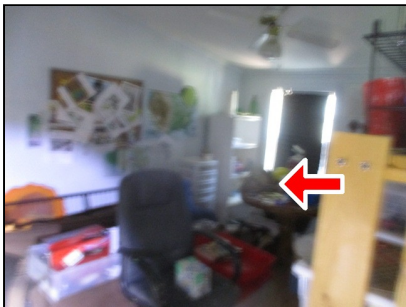


3.0 Item 4(Picture)

3.1 WALLS

Comments: Repair or Replace

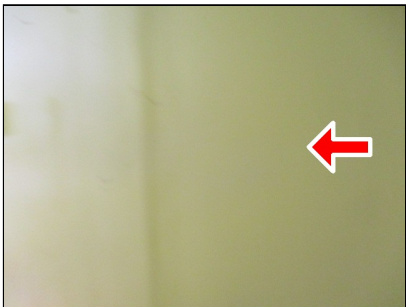
There is a lot of homeowners personal items still in the house, several of the rooms are totally full. Cleaning is needed and painting is needed throughout the house . Have a qualified person remove the personal items, repair the walls as needed and paint.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.2 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair or Replace

Counters are worn and damaged in areas and in need of replacement.

3.3 FLOORS

Comments: Repair or Replace

The laminate flooring that is installed is of poor quality and amateur in appearance. There are holes in the flooring that extends to the crawlspace. The planks are improperly installed at the seams in numerous areas and the floor trim is missing or loose in areas. Have a qualified contractor evaluate, more than likely will end up removing and replacing most if not all of the flooring.



3.3 Item 1(Picture)

3.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

The sliding bi-pass doors that are installed for the utility/laundry area are improperly installed. There are no rollers installed on the doors and the doors are hard to slide. Have a qualified contractor install proper doors to function properly.



3.4 Item 1(Picture)

3.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

There are several windows that appear to have lost the thermoseal which has left evidence of condensation or fogged glass. Have a qualified person inspect the windows and repair or replace as needed.



3.5 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Crawled	Floor Structure: Metal Framing
Wall Structure: Brick	Columns or Piers: Masonry block	Ceiling Structure: Not visible
Roof-Type: Gable	Roof Structure: Not visible	Method used to observe attic: Inaccessible

Items

- 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Comments: Not Inspected
- 4.1 WALLS (Structural)**

Comments: Inspected
- 4.2 COLUMNS OR PIERS**

Comments: Repair or Replace

The stacked masonry block piers in the crawlspace have not been coated with the fiber mastic sealer. The fiber mastic is a sealing binder for the piers that is a FHA industry standard that is usually required. Recommend further evaluation to assure that the FHA standards are done if required for this structure.



4.2 Item 1(Picture)
- 4.3 FLOORS (Structural)**

Comments: Not Inspected
- 4.4 CEILINGS (structural)**

Comments: Not Inspected
- 4.5 ROOF STRUCTURE AND ATTIC**

Comments: Not Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home):
Well	PVC	PEX
Washer Drain Size:	Plumbing Waste:	Water Heater Power Source:
Not visible	PVC	Electric
Water Heater Capacity:	Manufacturer:	Water Heater Location:
Unknown	UNKNOWN	Utility Room

Items

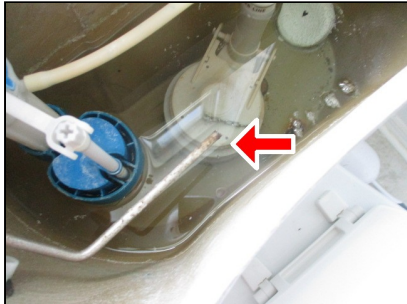
5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

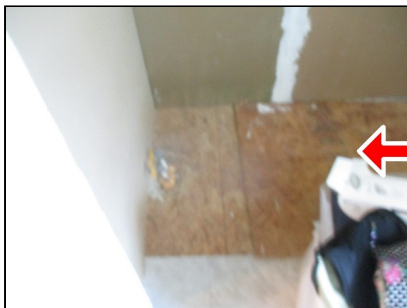
Comments: Repair or Replace

(1) The flush valve arm or the hall toilet is damaged and does not allow the toilet to flush properly. Have a qualified plumber evaluate and repair or replace as needed.



5.1 Item 1(Picture)

(2) The master bathroom shower has been taken out apparently to remodel. The work is incomplete and major work is still required to finish. Since plumbing is being changed, recommend checking to see if any permits were obtained for the changes. Have a licensed plumber and contractor perform the work.



5.1 Item 2(Picture)



5.1 Item 3(Picture)

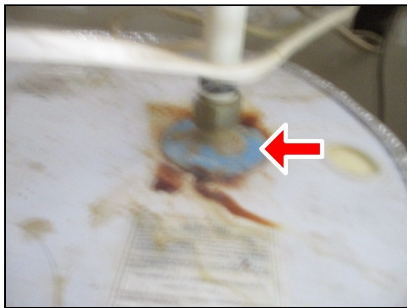


5.1 Item 4(Picture)

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

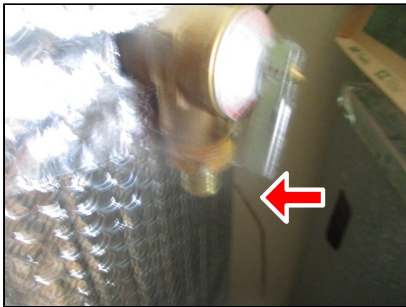
Comments: Repair or Replace

(1) The water heater appears to be leaking at hot supply shut-off. A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.



5.2 Item 1(Picture)

(2) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



5.2 Item 2(Picture)

(3) The hot water heater was covered in the closet and could not be fully inspected. This is for your information.



5.2 Item 3(Picture)

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Not Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	200 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
CUTLER HAMMER	Copper	Romex

Items

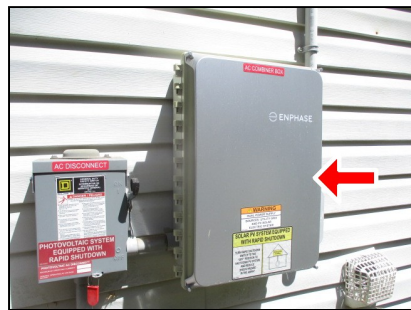
6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

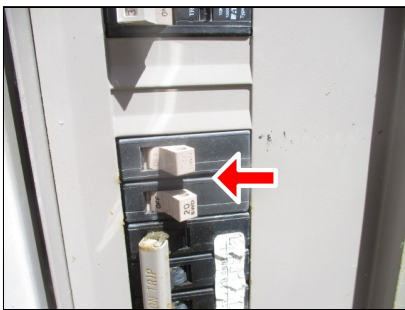
6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

The control panel for the solar panels are located at the rear of the house. There was a notice on the door that the panels have been disconnected and it appear turned off at the main panel. This is for your information, and that there may be outstanding debt with the solar company to be resolved.



6.1 Item 1(Picture)

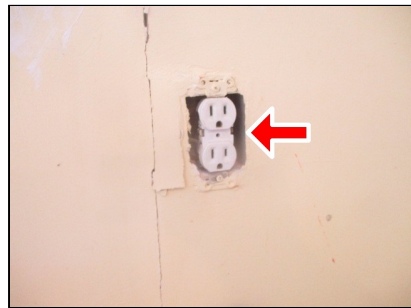


6.1 Item 2(Picture)

6.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

(1) There are numerous missing outlet and/or switch covers in the home. This is a safety issue that needs to be corrected. Have a qualified person install the proper covers.

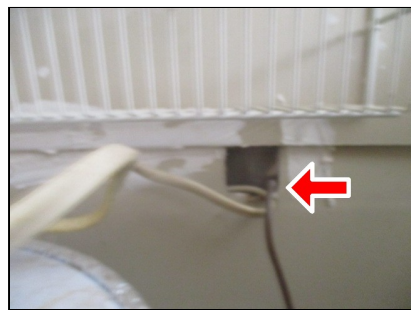


6.2 Item 1(Picture)



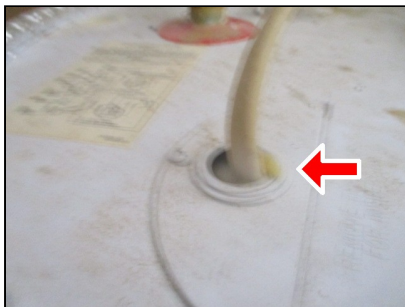
6.2 Item 2(Picture)

(2) There is an exposed wire under the water heater that is not protected. The wiring can easily be damaged, snagged or cut. This is a safety issue that needs to be corrected. Have a licensed electrician properly install the wire in conduit.



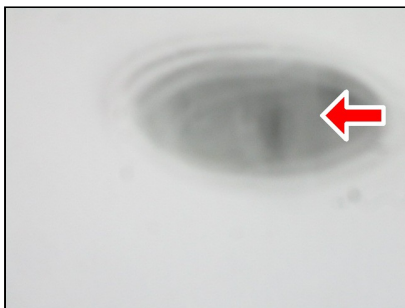
6.2 Item 3(Picture)

(3) The wiring for the water heater missing romex connector. This is a safety issue that needs to be corrected. I recommend a licensed electrical contractor correct as necessary.



6.2 Item 4(Picture)

(4) There are numerous light fixtures in the home that are missing bulbs or the bulbs are burned out, the fixtures are loose are missing covers. These are safety issues that need to be corrected. Have a qualified contractor repair or replace as needed to correct.



6.2 Item 5(Picture) e



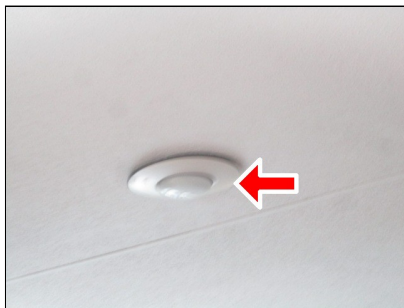
6.2 Item 6(Picture)



6.2 Item 7(Picture)



6.2 Item 8(Picture)



6.2 Item 9(Picture)

6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

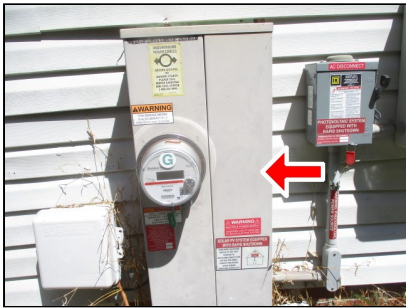
6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

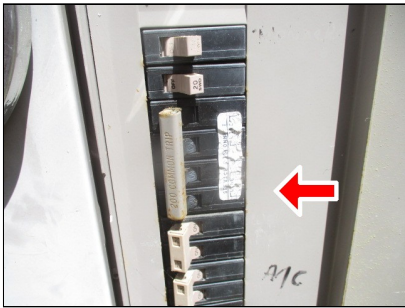
6.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

The main panel box is located at the outside at the rear of the house.



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.6 SMOKE DETECTORS

Comments: Not Inspected

Smoke detectors are checked for operation by using the test button. This does not evaluate the proper operation of the detector unless tested by means of gas or smoke. This company does not test with gas or smoke but can only assure that the batteries in the detectors are functional.. Recommend changing the batteries every 6 months. Manufacturers recommend changing detectors after 10 year. Also, there are no smoke detectors in the bedrooms. This was not a industry standard due to the age of the house, but consider adding detectors for safety. This is for your information.

6.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

6.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat System Brand: UNKNOWN	Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric
Number of Heat Systems (excluding wood): One	Ductwork: Insulated	Filter Type: Disposable
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: AMANA

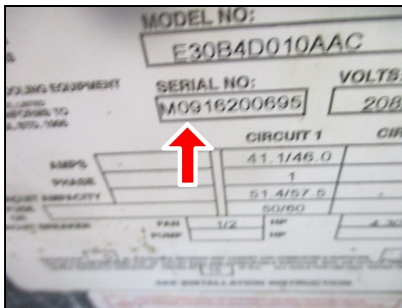
Items

7.0 HEATING EQUIPMENT

Comments: Repair or Replace

The heat pump was not operated in the heating mode due to the outside temperature being above 70 degrees. This is for your information. Due to the age of the unit, if it has not been serviced in the past 6 months, as per manufacturers maintenance recommendations, have a licensed HVAC contractor service the unit. Have a licensed HVAC contractor make any repair.

The unit appears to be 2006.



7.0 Item 1(Picture)

7.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

7.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Inspected

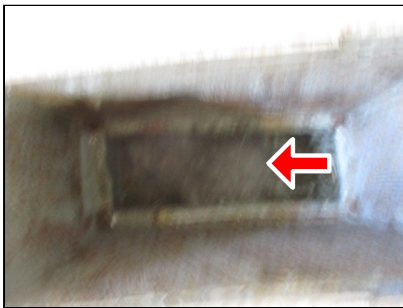
7.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Not Inspected

7.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

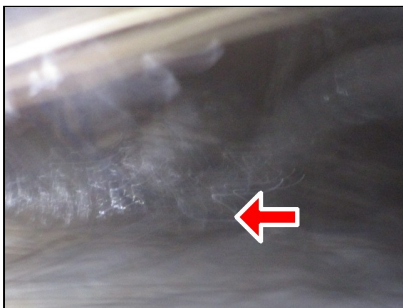
Comments: Repair or Replace

(1) The ductwork appears to need cleaning or replacing.



7.4 Item 1(Picture)

(2) The return duct pipe is in contact with ground and may deteriorate if not corrected and needs support straps in the crawlspace. May be damaged or deteriorate over time. A licensed HVAC contractor should service or repair unit.



7.4 Item 2(Picture)

7.5 NORMAL OPERATING CONTROLS

Comments: Inspected

7.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

(1) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



7.6 Item 1(Picture)

(2) There is rust in the condensate pan for the air handler in the attic. This may indicate that the unit has or did have a clogged drain line. Have a licensed HVAC contractor inspect and repair or replace as needed.



7.6 Item 2(Picture)

(3) The evaporator coils are dirty and have evidence of rust. This can reduce the efficiency of the unit. Have a licensed HVAC contractor evaluate and repair or replace as needed to correct.

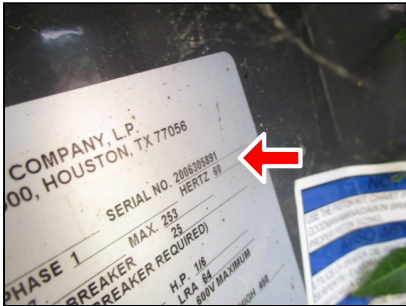


7.6 Item 3(Picture)



7.6 Item 4(Picture)

(4) HVAC manufacturers label - Amana - 2020. This is a older unit. The unit was functioning at the time of the inspection. Most HVAC manufacturers recommend servicing the units every 6 months, if the unit has not been serviced in the past 6 months. Due to the age recommend having a licensed HVAC contractor evaluate and service if needed. If the unit has been serviced in the past 6 month, have the seller provide a copy of the receipt showing the scope of work that was performed.



7.6 Item 5(Picture)



7.6 Item 6(Picture)

7.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

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.

Styles & Materials

Attic Insulation: Not Accessible	Ventilation: None found	Exhaust Fans: Fan only
Dryer Power Source: 220 Electric	Dryer Vent: Unknown	Floor System Insulation: Covered batts (Manufactured Home)

Items

8.0 INSULATION IN ATTIC

Comments: Not Inspected

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Repair or Replace

The belly board at the underside of the home that supports the insulation has been damaged, and the insulation is missing or loose and falling in areas. Energy loss may be occurring at these locations. Have a qualified contractor install the missing insulation and repair the belly board.

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Repair or Replace

The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. Recommend having a qualified person install a vapor barrier to cover exposed ground.



8.2 Item 1(Picture)

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

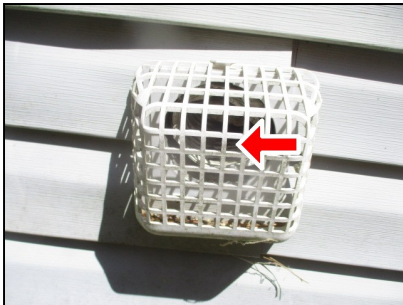
Comments: Repair or Replace

Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering. If roof needs replacing, recommend installing additional ventilation.

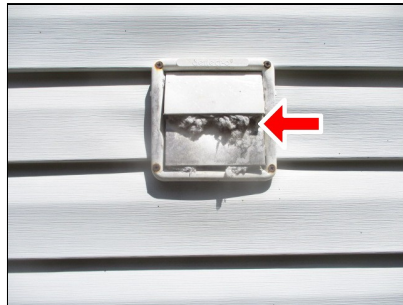
8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

The dryer vent cover does not close properly due to damage or debris. Have a qualified person inspect and repair or replace as needed. Recommend cleaning the dryer vent as well to remove any possible lint build up.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed 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

Comments: Not Inspected

9.1 RANGE HOOD

Comments: Not Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Customer
Delaney Benfield

Address
4218 Tommie Sneed Road
Oxford NC 27565

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

ROOF COVERINGS

Repair or Replace

- 1
- (1) There are leaves and debris covering the roof and/or the roof valleys. Accumulating leaves and debris may allow moisture to penetrate the shingles and flashing and damage the sheathing material. Have the leaves and debris removed by a qualified person.



Item 1 - Item 1(Picture)



Item 1 - Item 2(Picture)

- 2
- (2) The roof shingles are raised/lifted at the front and rear of home. The shingles should be properly sealed to eliminate possible moisture intrusion.. A qualified contractor should inspect and repair as needed.



Item 2 - Item 1(Picture)

Item 2 - Item 2(Picture)

- 3
- (3) The roof shingles are showing evidence of minor curling, mildew and wear and tear. There was no evidence of moisture leaks on the ceiling at the time of the inspection. Recommend monitoring of the roof periodically as the roof ages to maintain the life of the shingles. Recommend further evaluation by a qualified roofer. There is limited ventilation to the roof area and the roof appears to have premature aging. Anticipate replacement within the next several years.



Item 3 - Item 1(Picture)

Item 3 - Item 2(Picture)

- 4
- (4) There are solar panels on the rear roof. The panels have been disconnected and did not function at the time of the inspection. If the panels are removed, shingles will need to be repaired or replaced.



Item 4 - Item 1(Picture)

Item 4 - Item 2(Picture)

2. Exterior

WALL CLADDING FLASHING AND TRIM

Repair or Replace

- 5
- (1) There is numerous areas of loose siding, holes and damage to the vinyl siding and trim. Have a qualified person inspect all the siding and trim and repair or replace as needed to eliminate possible moisture intrusion.



Item 5 - Item 1(Picture)



Item 5 - Item 2(Picture)



Item 5 - Item 3(Picture)



Item 5 - Item 4(Picture)



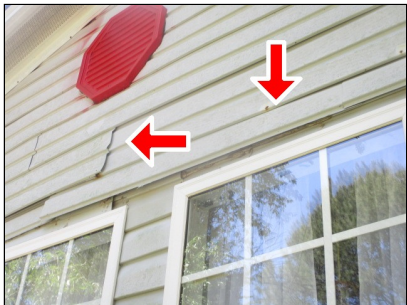
Item 5 - Item 5(Picture)



Item 5 - Item 6(Picture)



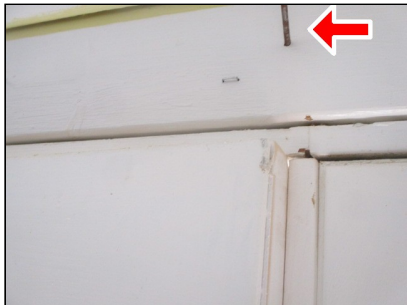
Item 5 - Item 7(Picture)



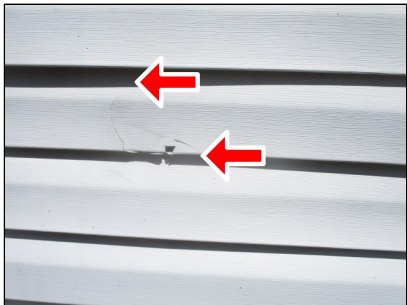
Item 5 - Item 8(Picture)



Item 5 - Item 9(Picture)



Item 5 - Item 10(Picture)



Item 5 - Item 11(Picture)



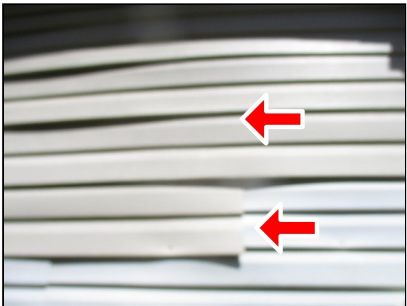
Item 5 - Item 12(Picture)



Item 5 - Item 13(Picture)



Item 5 - Item 14(Picture)



Item 5 - Item 15(Picture)

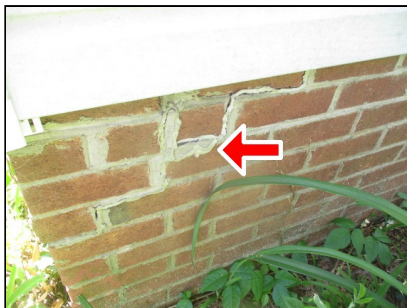


Item 5 - Item 16(Picture)



Item 5 - Item 17(Picture)

- 6 (2) There are several areas of cracking at the brick veneer at the exterior of the home. There did not appear to be evidence of structural issues in the crawlspace or the interior walls of the home. Further evaluation may be required if concerned, but sealing of the cracks need to be addressed to eliminate possible moisture intrusion. This is a curtain wall construction and the crack is usually not a structural concern as the structure is supported by the piers. If concerned, recommend further evaluation by a structural contractor or engineer.



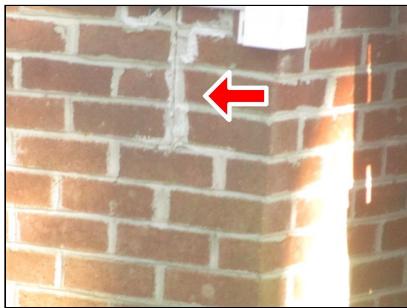
Item 6 - Item 1(Picture)



Item 6 - Item 2(Picture)



Item 6 - Item 3(Picture)



Item 6 - Item 4(Picture)



Item 6 - Item 5(Picture)

DOORS (Exterior)

Repair or Replace

- 7 (1) The front door hardware is loose and needs to be properly secured to safety secure the door. Have a qualified contractor repair or replace as needed to correct.

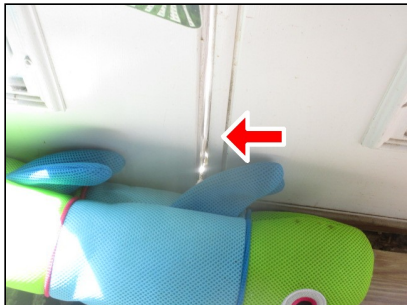


Item 7 - Item 1(Picture)



Item 7 - Item 2(Picture)

- 8
- (2) There is evidence of moisture damage at the rear deck door frame and/or trim. There is daylight at the door when closed. Energy loss is occurring as well as the door does not closed securely. Further deterioration will occur if not corrected. Have a qualified person inspect and repair or replace as needed.



Item 8 - Item 1(Picture)

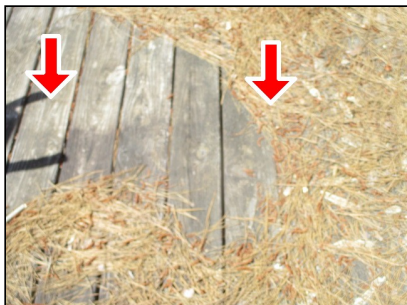


Item 8 - Item 2(Picture)

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

Repair or Replace

- 9
- (1) The rear deck is covered with debris, the boards for the deck and steps are deteriorated and damaged. The support structure of the deck is not properly installed under the deck. The extend of the damage is not worth repairing, recommend tearing out down and removing the deck and restructure with new material. Have a qualified contractor replace the deck for safety.



Item 9 - Item 1(Picture)



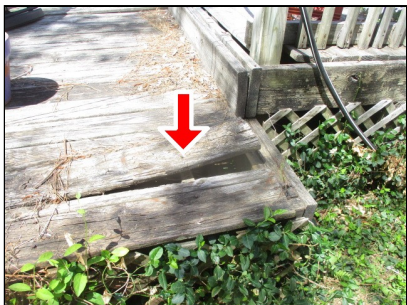
Item 9 - Item 2(Picture)



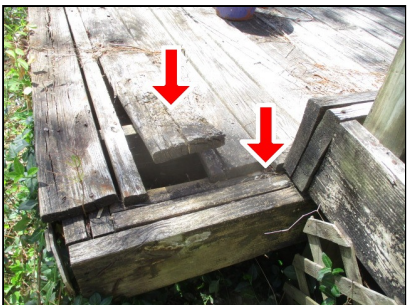
Item 9 - Item 3(Picture)



Item 9 - Item 4(Picture)



Item 9 - Item 5(Picture)



Item 9 - Item 6(Picture)



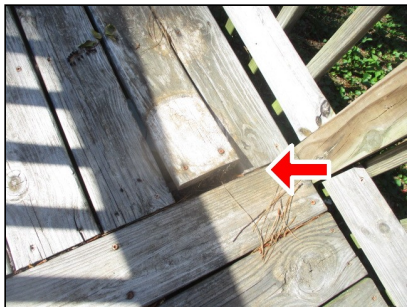
Item 9 - Item 7(Picture)



Item 9 - Item 8(Picture)



Item 9 - Item 9(Picture)



Item 9 - Item 10(Picture)



Item 9 - Item 11(Picture)

- 10
- (2)
- 11
- (3) There is a ramp at the front of the house, would recommend removing the ramp. The porch area of the structure appears to be structurally sound, recommend removing the ramp at this area and install steps and a set of handrails. Have a qualified contractor perform the work.



Item 11 - Item 1(Picture)



Item 11 - Item 2(Picture)

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)

Repair or Replace

- 12
- (1) The current industry standards is to maintain an area of 15 to 20 feet of clearance of trees from the home. This is to eliminate falling debris to the roof as well as preventing possible root damage to the foundation. This is for your information.



Item 12 - Item 1(Picture)



Item 12 - Item 2(Picture)

- 13
- (2) Shrubbery is too close or is in contact with the siding. Have the shrubbery cut back to eliminate possible water intrusion or damage.



Item 13 - Item 1(Picture)



Item 13 - Item 2(Picture)

- 14
- (3) There are pavers at the front yard that are designed to be a walkway. The pavers are loose and some are above grade. This can create a safety issue and possible trip and/or fall hazard. Have a qualified person correct or remove the pavers for safety.



Item 14 - Item 1(Picture)

- 15
- (4) The yard is overgrown in areas and a number of small pines have been cut down but there are small stumps left in the yard. Have a qualified landscape contractor evaluate the yard and remove the stumps, cut back the over growth as well clean up the debris in the yard.



Item 15 - Item 1(Picture)



Item 15 - Item 2(Picture)

EAVES, SOFFITS AND FASCIAS

Repair or Replace

- 16
- The wood fascia at the eaves on the exterior in areas deteriorated and damaged. Further deterioration may occur if not repaired Because of the extent of deterioration it is possible for some framing in wall to be deteriorated. A qualified licensed electrical contractor should inspect further and repair as needed Have the batteries replaced for

proper operation Recommend cleaning the fan and cover. A qualified contractor should inspect and repair as needed.



Item 16 - Item 1(Picture)



Item 16 - Item 2(Picture)

3. Interiors

CEILINGS

Repair or Replace

- 17 There are numerous areas where the crown moulding/trim has been install but is pulling loose and overall is amateur in appearance. Recommend having a qualified contractor evaluate and repair or replace as needed to obtain a professional appearance.



Item 17 - Item 1(Picture)



Item 17 - Item 2(Picture)



Item 17 - Item 3(Picture)



Item 17 - Item 4(Picture)

WALLS

Repair or Replace

- 18 There is a lot of homeowners personal items still in the house, several of the rooms are totally full. Cleaning is needed and painting is needed throughout the house . Have a qualified person remove the personal items, repair the walls as needed and paint.



Item 18 - Item 1(Picture)



Item 18 - Item 2(Picture)



Item 18 - Item 3(Picture)

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**Repair or Replace**

- 19 Counters are worn and damaged in areas and in need of replacement.

FLOORS**Repair or Replace**

- 20 The laminate flooring that is installed is of poor quality and amateur in appearance. There are holes in the flooring that extends to the crawlspace. The planks are improperly installed at the seams in numerous areas and the floor trim is missing or loose in areas. Have a qualified contractor evaluate, more than likely will end up removing and replacing most if not all of the flooring.



Item 20 - Item 1(Picture)

DOORS (REPRESENTATIVE NUMBER)**Repair or Replace**

- 21 The sliding bi-pass doors that are installed for the utility/laundry area are improperly installed. There are no rollers installed on the doors and the doors are hard to slide. Have a qualified contractor install proper doors to function properly.



Item 21 - Item 1(Picture)

WINDOWS (REPRESENTATIVE NUMBER)**Repair or Replace**

- 22 There are several windows that appear to have lost the thermoseal which has left evidence of condensation or fogged glass. Have a qualified person inspect the windows and repair or replace as needed.



Item 22 - Item 1(Picture)

4. Structural Components

COLUMNS OR PIERS

Repair or Replace

- 23 The stacked masonry block piers in the crawlspace have not been coated with the fiber mastic sealer. The fiber mastic is a sealing binder for the piers that is a FHA industry standard that is usually required. Recommend further evaluation to assure that the FHA standards are done if required for this structure.



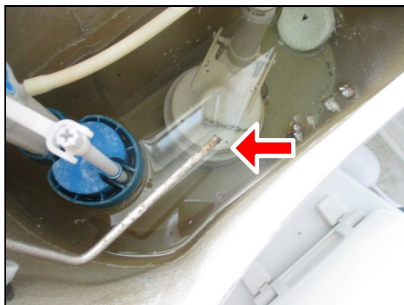
Item 23 - Item 1(Picture)

5. Plumbing System

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

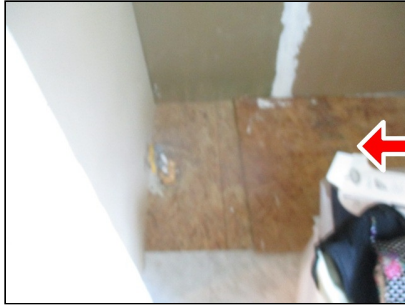
Repair or Replace

- 24 (1) The flush valve arm or the hall toilet is damaged and does not allow the toilet to flush properly. Have a qualified plumber evaluate and repair or replace as needed.

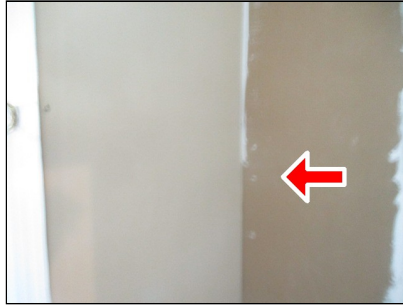


Item 24 - Item 1(Picture)

- 25 (2) The master bathroom shower has been taken out apparently to remodel. The work is incomplete and major work is still required to finish. Since plumbing is being changed, recommend checking to see if any permits were obtained for the changes. Have a licensed plumber and contractor perform the work.



Item 25 - Item 1(Picture)



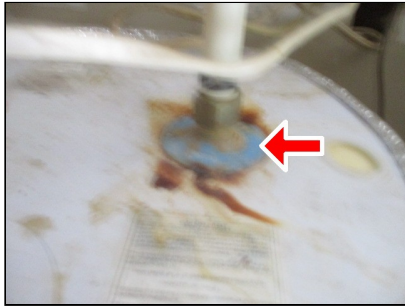
Item 25 - Item 2(Picture)



Item 25 - Item 3(Picture)

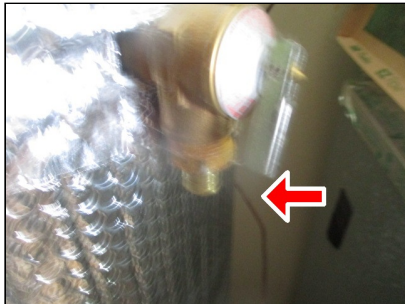
HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Repair or Replace**

- 26** (1) The water heater appears to be leaking at hot supply shut-off. A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should repair or correct as needed.



Item 26 - Item 1(Picture)

- 27** (2) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



Item 27 - Item 1(Picture)

- 28** (3) The hot water heater was covered in the closet and could not be fully inspected. This is for your information.



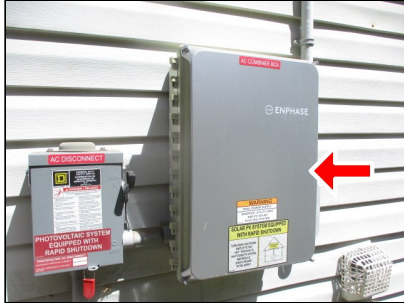
Item 28 - Item 1(Picture)

6. Electrical System

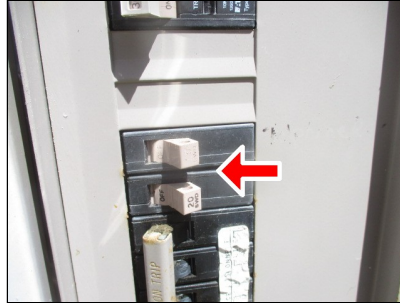
SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

- 29 The control panel for the solar panels are located at the rear of the house. There was a notice on the door that the panels have been disconnected and it appear turned off at the main panel. This is for your information, and that there may be outstanding debt with the solar company to be resolved.



Item 29 - Item 1(Picture)



Item 29 - Item 2(Picture)

CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

- 30 (1) There are numerous missing outlet and/or switch covers in the home. This is a safety issue that needs to be corrected. Have a qualified person install the proper covers.



Item 30 - Item 1(Picture)



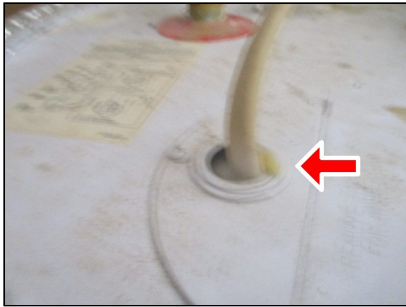
Item 30 - Item 2(Picture)

- 31 (2) There is an exposed wire under the water heater that is not protected. The wiring can easily be damaged, snagged or cut. This is a safety issue that needs to be corrected. Have a licensed electrician properly install the wire in conduit.



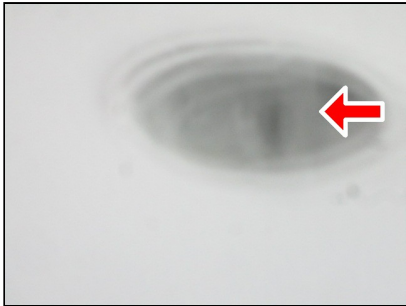
Item 31 - Item 1(Picture)

- 32 (3) The wiring for the water heater missing romex connector. This is a safety issue that needs to be corrected. I recommend a licensed electrical contractor correct as necessary.



Item 32 - Item 1(Picture)

33 (4) There are numerous light fixtures in the home that are missing bulbs or the bulbs are burned out, the fixtures are loose are missing covers. These are safety issues that need to be corrected. Have a qualified contractor repair or replace as needed to correct.



Item 33 - Item 1(Picture) e



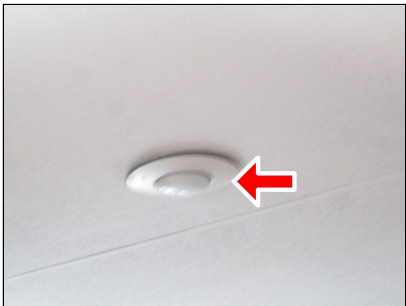
Item 33 - Item 2(Picture)



Item 33 - Item 3(Picture)



Item 33 - Item 4(Picture)

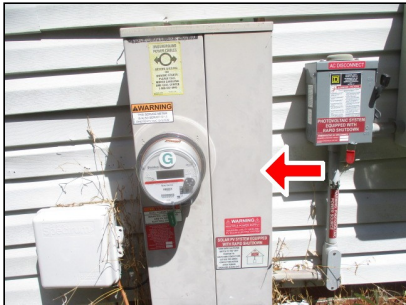


Item 33 - Item 5(Picture)

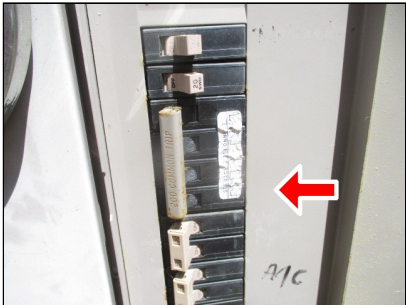
LOCATION OF MAIN AND DISTRIBUTION PANELS

Repair or Replace

34 The main panel box is located at the outside at the rear of the house.



Item 34 - Item 1(Picture)



Item 34 - Item 2(Picture)

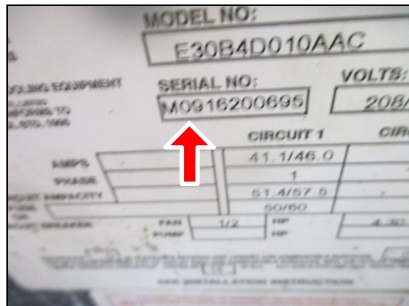
7. Heating / Central Air Conditioning

HEATING EQUIPMENT

Repair or Replace

- 35
- The heat pump was not operated in the heating mode due to the outside temperature being above 70 degrees. This is for your information. Due to the age of the unit, if it has not been serviced in the past 6 months, as per manufacturers maintenance recommendations, have a licensed HVAC contractor service the unit. Have a licensed HVAC contractor make any repair.

The unit appears to be 2006.

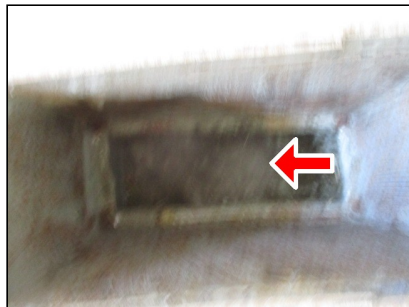


Item 35 - Item 1(Picture)

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

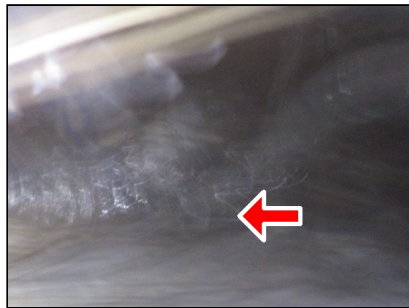
Repair or Replace

- 36
- (1) The ductwork appears to need cleaning or replacing.



Item 36 - Item 1(Picture)

- 37
- (2) The return duct pipe is in contact with ground and may deteriorate if not corrected and needs support straps in the crawlspace. May be damaged or deteriorate over time. A licensed HVAC contractor should service or repair unit.

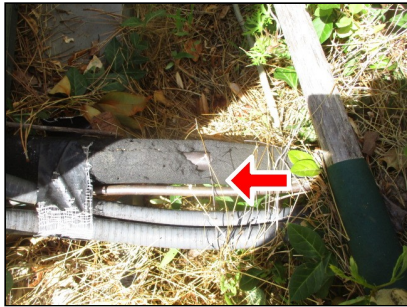


Item 37 - Item 1(Picture)

COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

- 38
- (1) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



Item 38 - Item 1(Picture)

- 39 (2) There is rust in the condensate pan for the air handler in the attic. This may indicate that the unit has or did have a clogged drain line. Have a licensed HVAC contractor inspect and repair or replace as needed.



Item 39 - Item 1(Picture)

- 40 (3) The evaporator coils are dirty and have evidence of rust. This can reduce the efficiency of the unit. Have a licensed HVAC contractor evaluate and repair or replace as needed to correct.

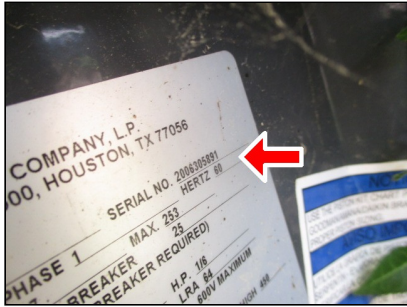


Item 40 - Item 1(Picture)

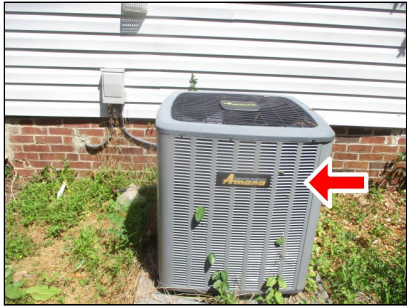


Item 40 - Item 2(Picture)

- 41 (4) HVAC manufacturers label - Amana - 2020. This is a older unit. The unit was functioning at the time of the inspection. Most HVAC manufacturers recommend servicing the units every 6 months, if the unit has not been serviced in the past 6 months. Due to the age recommend having a licensed HVAC contractor evaluate and service if needed. If the unit has been serviced in the past 6 month, have the seller provide a copy of the receipt showing the scope of work that was performed.



Item 41 - Item 1(Picture)



Item 41 - Item 2(Picture)

8. Insulation and Ventilation

INSULATION UNDER FLOOR SYSTEM

Repair or Replace

- 42 The belly board at the underside of the home that supports the insulation has been damaged, and the insulation is missing or loose and falling in areas. Energy loss may be occurring at these locations. Have a qualified contractor install the missing insulation and repair the belly board.

VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Repair or Replace

- 43 The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. Recommend having a qualified person install a vapor barrier to cover exposed ground.



Item 43 - Item 1(Picture)

VENTILATION OF ATTIC AND FOUNDATION AREAS

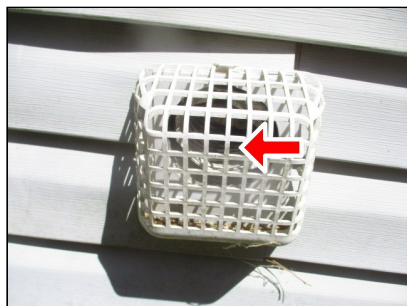
Repair or Replace

- 44 Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering. If roof needs replacing, recommend installing additional ventilation.

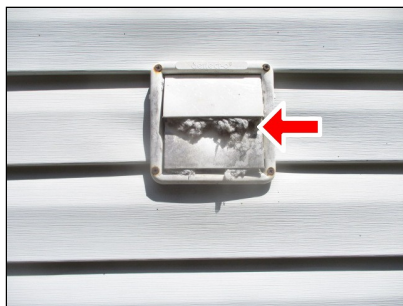
VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

- 45 The dryer vent cover does not close properly due to damage or debris. Have a qualified person inspect and repair or replace as needed. Recommend cleaning the dryer vent as well to remove any possible lint build up.



Item 45 - Item 1(Picture)



Item 45 - Item 2(Picture)

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 Bill Stratton



INVOICE

Cornerstone Residential Inspections, LLC.
6701 Rising Sun Court
Wake Forest, NC 27587
Inspected By: Bill Stratton

Inspection Date: 5/15/2026
Report ID: 0515265486N

Customer Info:	Inspection Property:
Delaney Benfield	4218 Tommie Sneed Road Oxford NC 27565
Customer's Real Estate Professional: Warren Sumner	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,000	370.00	1	370.00
			Tax \$0.00
			Total Price \$370.00

Payment Method: Check
Payment Status: Paid
Note: Thank you for allowing Cornerstone Residential Inspections to provide your inspection.

INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 4218 Tommie Sneed Road, Oxford, NC 27565

Inspection Fee: \$ 370.00

Delaney Benfield, hereinafter collectively referred to as the "Client", requests a visual inspection of the structure identified at the above address by

1. Cornerstone Residential Inspections, LLC. hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist.

2. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the

3. Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the

4. time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling.

5. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.

The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

LIMITATION ON LIABILITY: It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency

9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ABRITRATION: It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of

10. Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the

11. inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

- 12.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

- 13.

SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

- 14.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

- 15.

ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

- 16.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated_____

Signature of Client_____

(One signature binds all)

Printed Name of Client:_____

Dated_____

For the Company Bill Stratton

