



Home Inspection Report

Prepared exclusively for
Carrie Johnson



PROPERTY INSPECTED:
120 Carolina Ave
Oxford, NC 27565

Date of Inspection: 09/08/2026

Inspection No. 341431-2057

COMPANY:

Michael Bergmann
A Pillar To Post Authorized Franchise
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INSPECTOR:

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Each office is independently owned and operated

REPORT SUMMARY

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1.0 INTRODUCTION

1.2 Inspector

1.2.1 This inspection was performed by Pillar To Post Home Inspectors. Your inspector today was Mike Bergmann.



A handwritten signature in black ink, reading "Mike Bergmann".

Mike Bergmann / The Bergmann Team

Pillar To Post Home Inspectors

North Carolina License #4511

2.0 EXTERIOR

2.2 Foundation Surface

2.2.1 Crawl space vent has a loose cover. Have a qualified contractor repair/correct to prevent rodent and pest intrusion. **(Exterior Rear)**



2.2.2 Around the rear of the home, they were exposed boards between the foundation and siding. This is not consistent with typical building practices. Current configuration could lead to accelerated deterioration of the wood and surrounding components. Have a licensed general contractor assess to determine level of concern and what remedies are needed. All work performed should be conducted by qualified contractor and supervise by licensed general contractor. **(Exterior Rear)**



2.2.3 Crawl space opening is covered with OSB, which is not a material design for exterior exposure. Current configuration will decay. Have a qualified contractor correct as needed. **(Exterior Left)**



2.2.4 The crawlspace vent(s) are / is at the same level as the grade of the landscape. Have a qualified contractor install window wells or provide clearance to reduce moisture intrusion into the crawlspace and subsequent damages. **(Exterior Front)**



2.3 Wall Surface

2.3.1 Exterior exhaust vent is not opening when in use and may be obstructed or clogged. A non-functioning vent could prevent moist air from exiting the bathroom and lead to undesirable living conditions. Have a qualified contractor correct to ensure proper functionality. **(Exterior Rear)**



2.3.2 The substructure underneath the electrical panel and side door is exposed. Proper siding and covering and flashing as needed to prevent subsequent damages. Have a licensed general contractor evaluate, investigate for hidden damage and correct as needed. **(Exterior Left)**



2.3.3 The dryer vent has a damaged louver. Have a qualified contractor, correct as needed for proper condition and to prevent pest entry **(Exterior Left)**



2.5 Porch(es)

2.5.1 The wood entry stairs have some noted safety and/or structural concerns that could lead to personal injury. Further evaluation by a licensed general contractor is required to assess the deck and to determine appropriate corrective actions to provide adequate functionality and safety.

These include, but are not limited to:

- The handrails and posts on the staircase to the porch are loose/wobbly and present a safety hazard
- Open risers present trap hazard
- Damage was noted at the bottom of a post **(Exterior Rear)**

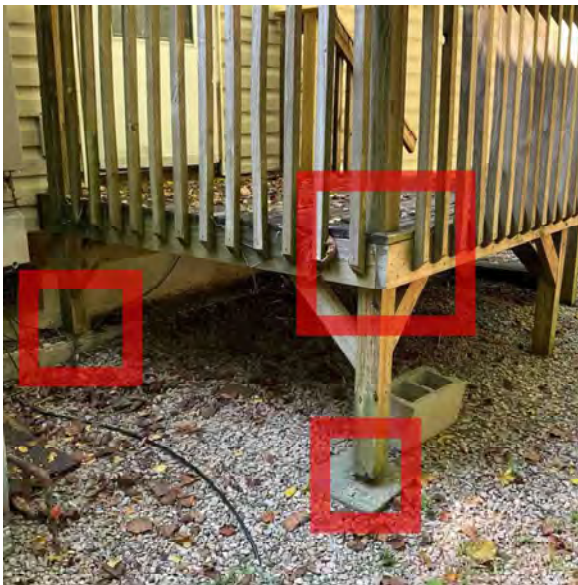




2.5.2 The side wood porch has some noted safety and/or structural concerns that could lead to personal injury. Further evaluation by a licensed general contractor is required to assess the deck and to determine appropriate corrective actions to provide adequate functionality and safety.

These include, but are not limited to:

- The footings are above grade, and the posts are not properly secured
- The joist are supported by nails alone. Typically hangers or ledger are required for proper support and strength.
- Support posts were not attached using bolts or bearing directly under girder which is needed for intended support
- There are open risers in the staircase, which presents a trap hazard, and the handrail is too wide and not graspable.
- Damaged boards were noted on the stairs and platform **(Exterior Left)**



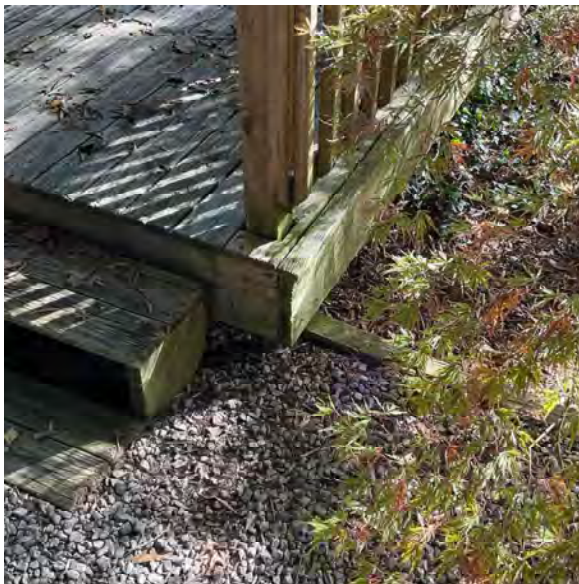


2.6 Deck(s)

2.6.1 The wood deck has multiple noted safety and/or structural concerns that could lead to personal injury. Further evaluation by a licensed general contractor is required to assess the deck and to determine appropriate corrective actions to provide adequate functionality and safety.

These include, but are not limited to:

- There were "open risers" present between the stair treads creating a potential trip/fall hazard.
- Support posts were not attached using bolts or bearing directly under girder which is needed for intended support
- There were damaged boards noted on the deck floor
- Underneath the deck, there were multiple stacks of blocks and bricks suggesting there is overspend joists, damaged wood, and or deflection.
- Rust and corrosion was noted on and around several bolts / fasteners that can lead to weakening and failure
- Exterior Front
- Exterior Right







3.0 ROOFING SYSTEM

3.3 Sloped Surface(s)

3.3.1 There is tree debris in the roof valleys. Have a qualified contractor remove tree debris off roof to prevent accelerated shingle deterioration and damage.



3.3.2 There are tree limbs in contact or hanging over the roofing surface. This can lead to accelerated deterioration and promote animal / pest activity. Have a qualified contractor assess and trim back the tree limbs that are touching the rear slope of the house to reduce damage to the roof covering and accessories. **(Exterior Rear)**



6.0 CRAWLSPACE

6.3 Insulation

6.3.1 Have a qualified contractor resecure fallen/missing insulation batts between joists and replace any that are damaged to improve heating and cooling efficiency. **(Crawlspace)**



7.0 ELECTRICAL SYSTEM

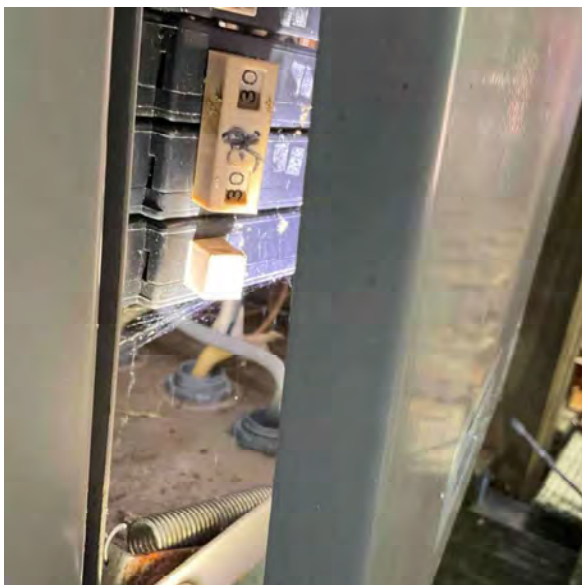
7.2 Electrical General Comments

7.2.2 During the inspection, a numbers of electrical deficiencies/conditions were identified. Potential problems associated with these electrical concerns could affect the safety and habitability of the home. An licensed electrician should be consulted to assess the entire electrical system and make any needed repairs for safety and functionality. Examples of these concerns are noted below:

7.5 Distribution Panel(s)

7.5.1 The door to the electrical panel was unable to be opened during the inspection. Signs of forced entry were noted at the top of the distribution panel. Through a slight opening, it was noted that there was no cover plate protecting the exposed wires behind the panel door. Have a licensed electrician gain access and fully evaluate the electrical panel. Any deficiencies found should be corrected by a licensed electrician.

Limitation: due to the lack of access to the distribution panel, determining the service size, conduction material, and observations of potential deficiencies were unable to be completed. These exclusions are not limited to examples provided. **(Exterior Left)**



7.6 Branch Circuit Wiring

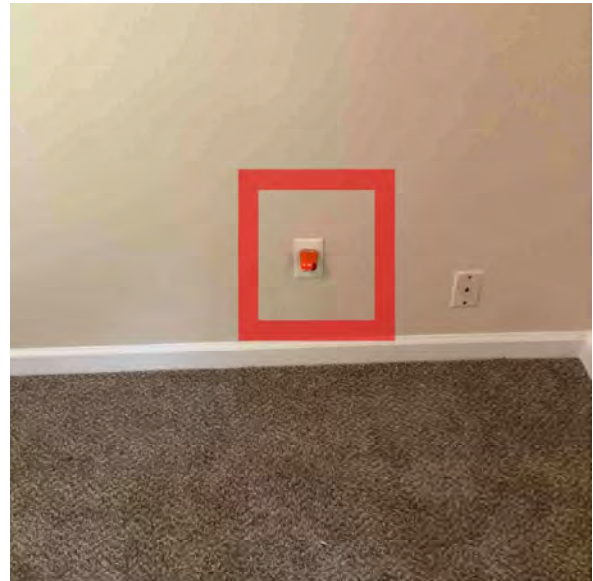
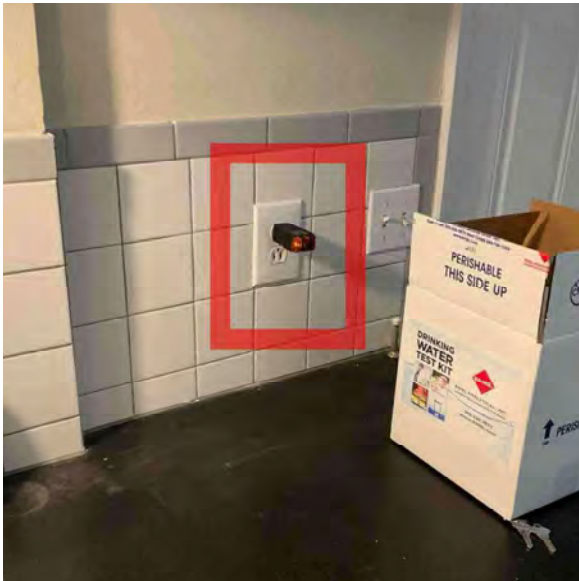
7.6.1 The disconnect box for the well water storage tank is rusted and there are exposed wires. Have a licensed electrician replace as needed for proper condition. **(Crawlspace)**



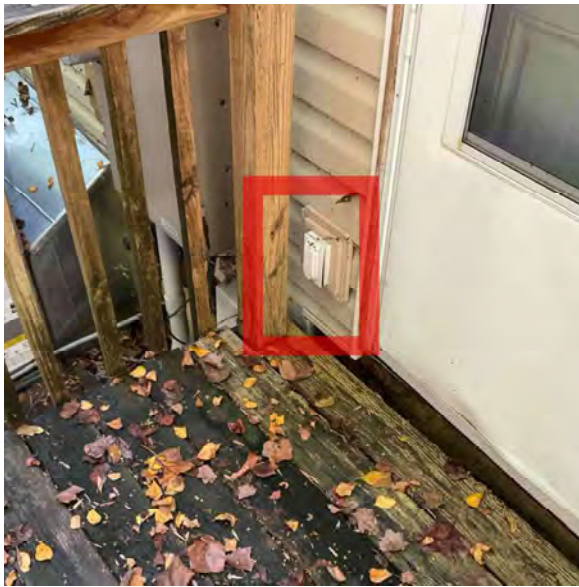
7.7 Receptacles

7.7.1 The receptacle(s) are loose (not tightly secured to the box). A licensed electrician should correct as required for electrical safety.

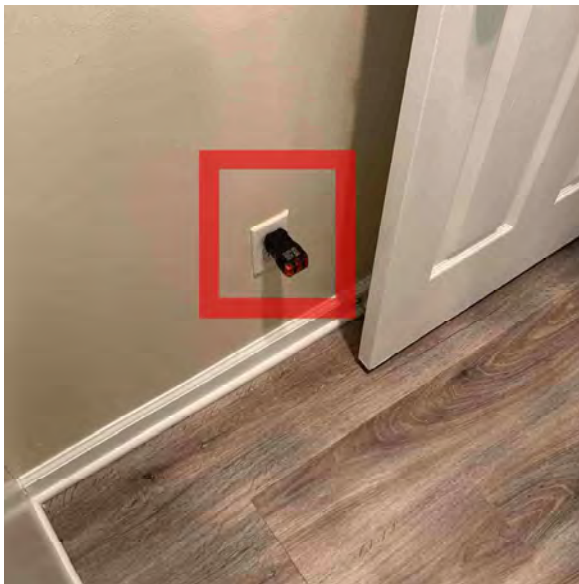
- Front Bedroom
- Kitchen



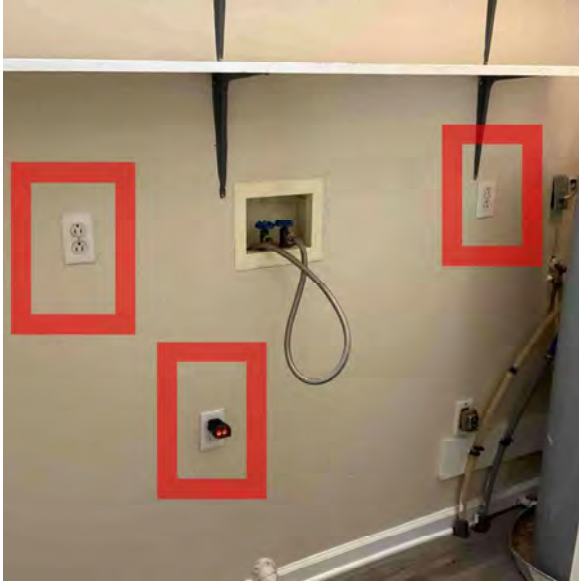
7.7.2 The receptacle has an open gap that can allow moisture penetration and subsequent damages. A licensed electrician should correct receptacle as required for electrical safety. **(Exterior Left)**



7.7.3 The bathroom receptacle is not functioning as intended. This should be protected by Ground Fault Circuit Interrupters (GFCI). It is being supplied power, but will not trip when tested. Have a licensed electrician repair/replace as needed to avoid safety hazard. **(Hall Bath)**

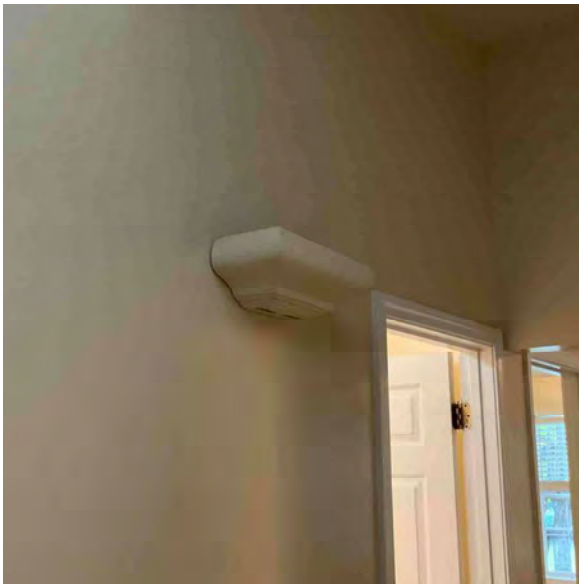


7.7.4 The electrical receptacles on the wall are in close proximity to the laundry water valve and is not GFCI protected. Any receptacles in close proximity to the water source should have GFCI protection. Have a licensed electrician correct as needed to provide personal safety protection to prevent electrical shock. **(Laundry area)**



7.8 Lighting / Ceiling Fan(s)

7.8.1 Light did not responding to the switch. Check/install bulb first prior to evaluating the fixture. Have a licensed electrician evaluate and repair as needed to allow safe and proper operation. **(Hallway)**



7.8.2 The light in the dining room flickered and would not incrementally illuminate with the dimmer switch. Have a licensed electrician correct as needed for proper functionality. **(Dining room)**



7.8.3 The junction box for the light in the crawlspace is damaged and electrical components are exposed. Have a licensed electrician correct as needed for electrical safety.

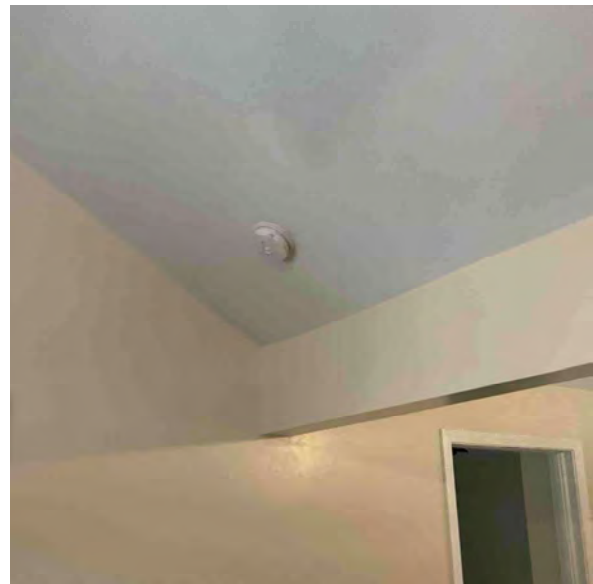


7.8.4 Light did not responding to the switch. Check/install bulb first prior to evaluating the fixture. Have a licensed electrician evaluate and repair as needed to allow safe and proper operation. **(Exterior Front)**



7.11 Smoke Alarms

7.11.1 Smoke detector were not operating properly at the time of inspection. Check battery first. If problem persists, have a licensed electrician repair to improve safety. The National Fire Protection Association recommends replacing all smoke detectors when they are 10 years old. Confirm age of detectors and of CO monitors when replacing batteries, replace if detectors are out of date to provide intended protection. CO monitors should be in service on every floor. **(Family Room)**



7.11.2 Smoke detectors were NOT present in all sleeping areas, outside each sleeping area, and on each level of the dwelling for safety. Have a licensed electrician correct to prevent safety hazard.

7.12 Carbon Monoxide Alarms

7.12.1 Fuel fired appliances: No carbon monoxide detectors found. Have a licensed electrician install CO detectors in accordance with current safety standards to prevent hazard.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

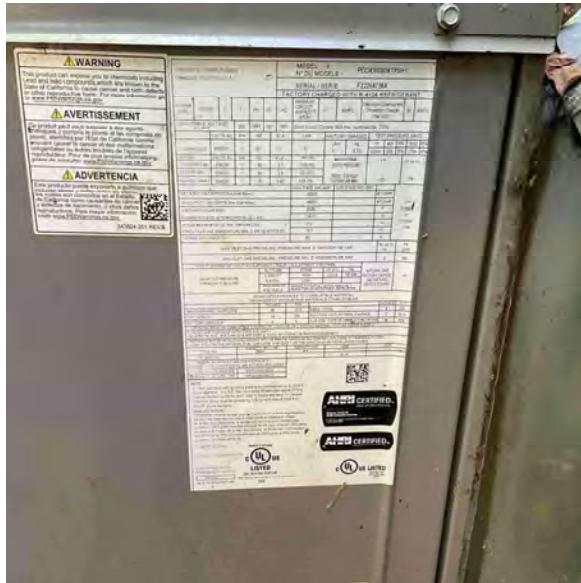
8.3 AC / Heat Pump System(s)

8.3.1 The air conditioners electrical disconnect has a missing panel cover. The exposed wiring presents a shock hazard. A licensed HVAC technician or licensed electrician should further assess and correct as required for safety. Additionally, this disconnect is directly below two water faucets. Although these boxes are designed for exterior exposure, direct running water is not recommended. Have a licensed electrician assess to determine if relocation is necessary and make any needed corrections. **(Exterior Left)**



8.4 Forced Air Furnace(s)

8.4.1 The gas pack furnace unit has labeling indicating it is set up for a natural gas fuel source. However, the only fuel supply located was a propane tank on the property. No labeling or indication was found describing the modifications needed to change from natural gas to propane. These fuel sources require modifications to ensure proper functionality and prevent undesirable environmental conditions, including carbon monoxide. A licensed HVAC technician should be consulted to evaluate the system and ensure these modifications have been made. If it's determined that modifications are needed, they should be made prior to using the unit for safety. **(Exterior Left)**



	°C	
	%	
ON DE GAZ	IN. W.C.	Pa
	13	3235
ON DE GAZ	4	995
VC.	Pa	
8	797.946	
NATURAL GAS FACTORY ORIFICE/ GAZ NATUREL ORIFICE FOURNI		
		44
MANUAL / INSTALLATION		
ATERIAL/ BUSTIBLES		
	INCHES	mm
	9	229
DE CANAL D'AERAGE	2	50.8
DE CANAL D'EVACUATION	36	914
URE CLASSE A B OR C		

8.5 Distribution System(s)

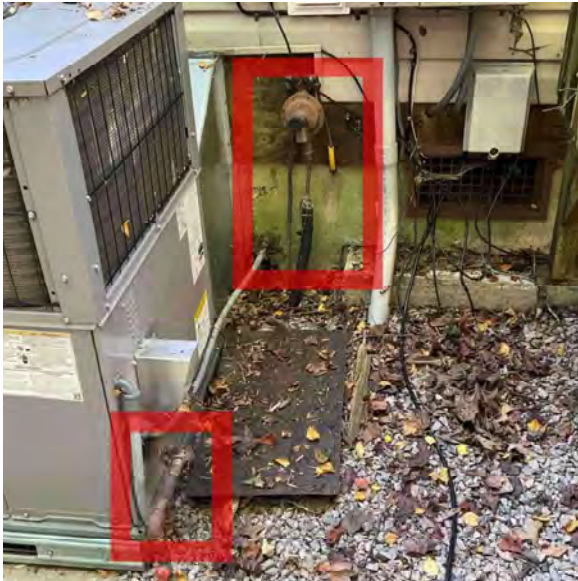
8.5.1 There were noted ventilation ducts not supported by straps and in contact with the ground in the crawl space. This can cause deterioration to the insulated covering, leading to undesirable living conditions. Have an HVAC contractor repair as needed. **(CrawlSpace)**





8.6 Natural Gas Piping

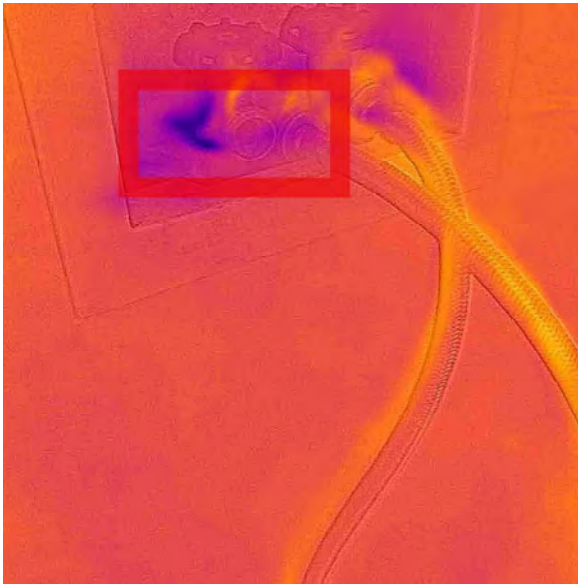
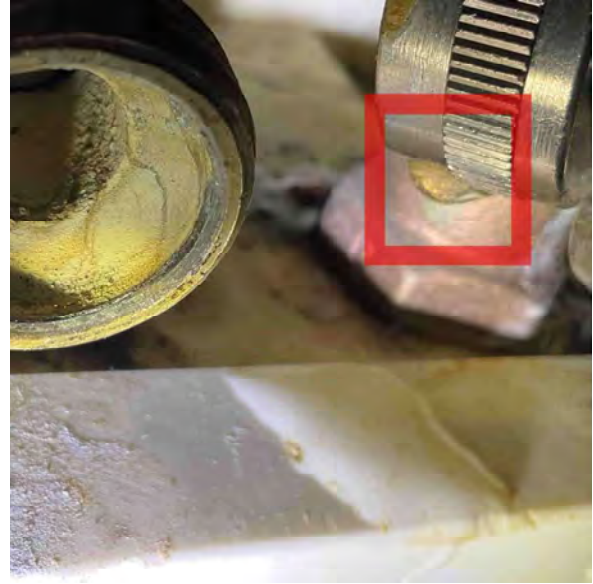
8.6.1 The metal gas line is rusted. Rust can cause damage to gas line leading to leaks and subsequent hazards. Have a licensed plumber or licensed HVAC technician to evaluate to determine what repairs are needed an correct. **(Exterior Left)**



9.0 PLUMBING SYSTEM

9.4 Distribution Piping

9.4.1 The distribution piping valve for the washer connection is leaking. A licensed plumber should repair as required to prevent water damage. **(Laundry area)**

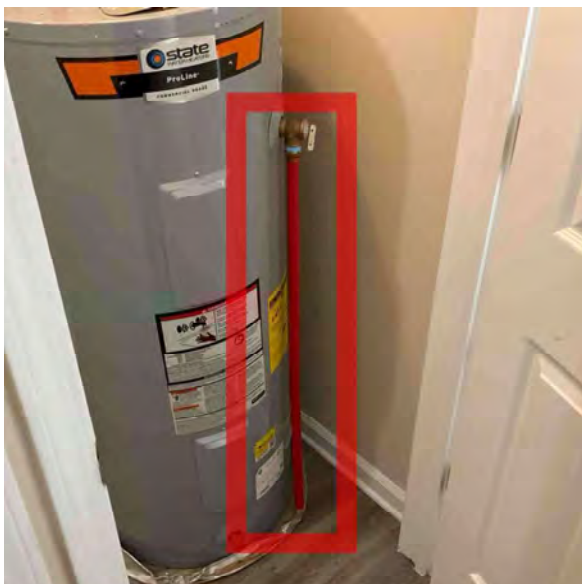


9.6 Water Heating Equipment

9.6.2 There was no expansion tank present for the water heater. An expansion tank is designed to handle the thermal expansion of water as it heats up in the water heater, preventing excessive water pressure and prolonging the life of the unit. If water pressure gets too high they can damage valves and plumbing fixtures, joints and supply pipes and the water heater itself. Recommend having a licensed plumber install as needed. **(Laundry area)**



9.6.3 The pressure relief discharge piping material is PEX. When PEX is used for discharge piping, then it must be one nominal size larger than the relief valve outlet, and the flexible tubing should be fastened in place. Currently it is slid behind a gas line, which does not provide adequate fastening. Have a qualified plumber assess and correct as needed. **(Laundry area)**



9.6.4 The pan below the water heater is damaged and may not contain water as intended. Have a qualified contractor correct as needed. **(Laundry area)**

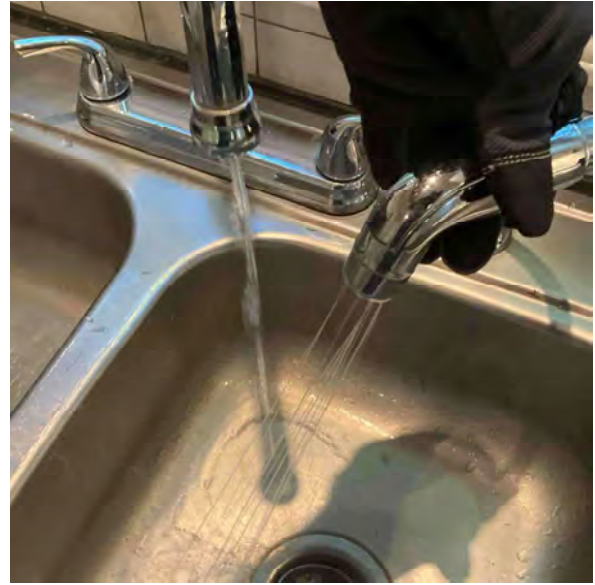


9.6.6 The wall cover for the electrical to the water heater has an open gap. This presents an electrical hazard. Have a licensed plumber or a licensed electrician, correct as needed for safety. **(Laundry area)**



9.7 Sink(s)

9.7.1 The accessory spray nozzle for the kitchen sink did not fully divert water from the main faucet. This could have an adverse effect on water pressure and functionality. Have a licensed plumber repair/replace as needed for proper functionality. **(Kitchen)**



9.7.2 Limitation: the bathroom sink faucets would not function at the time of the inspection. Have a licensed plumber assess and correct as needed for proper functionality.

Note: valves for plumbing fixtures are not operated during the inspection

Note: functionality and leak checks should be done after operation **(Hall Bath)**



9.8 Toilet(s)

9.8.1 The toilet is loose at the base /floor. Any movement of the toilet can damage the wax seal, leading to leaks and damage to surrounding components. A licensed plumber should repair as required to prevent potential leaks and subsequent water damage. When repairs are performed, and damaged materials found should be repaired by a qualified contractor. **(Hall Bath)**

**9.10 Storage Tank**

9.10.1 The storage tank is rusted. A qualified plumber should repair or replace as required to ensure proper function. **(Crawlspace)**

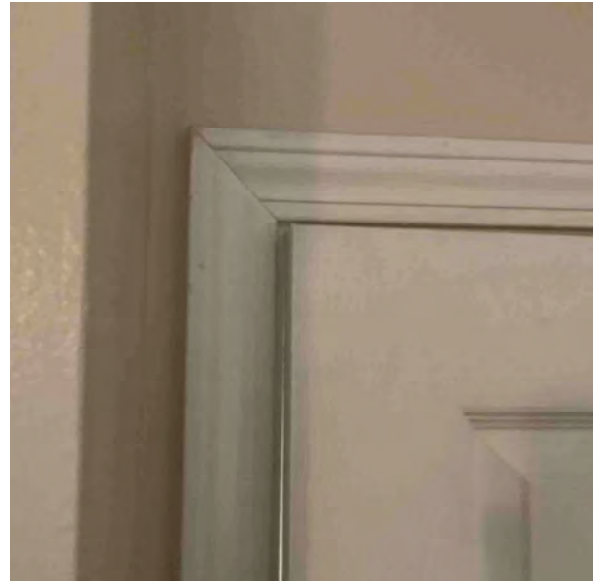
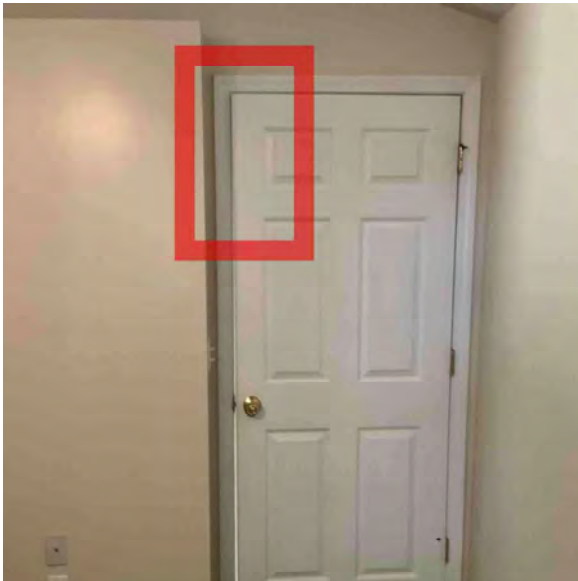
**10.0 INTERIOR**

10.3 Windows

10.3.1 The window jamb latch hardware is damaged. Have a window specialist adjust/repair as needed to ensure proper functionality and security. **(Rear Bedroom)**

**10.4 Doors**

10.4.1 The door binds and will not close. Have a qualified contractor repair/adjust for improved functionality and prevent damage to door frame. **(Front Bedroom)**



10.4.2 The closet door is not properly hung on the track. Have a qualified contractor correct as needed for proper functionality and condition. **(Front Bedroom)**



10.4.3 The door is not properly balanced. It will not stay in the shut position and opens automatically. Have a qualified contractor correct/adjust the door to provide proper balance. **(Hall Bath)**



10.4.4 The door binds and will not close. Have a qualified contractor repair/adjust for improved functionality and prevent damage to door frame. **(Hall Bath)**



10.5 Countertops / Cabinets

10.5.1 Corner cabinet door rubs against adjacent door when opening and closing. This could cause damage to the door. Have a qualified contractor correct as needed. **(Kitchen)**



11.0 APPLIANCES

11.2 Ranges / Ovens / Cooktops

11.2.1 There was some heat coming from the stove prior to operation. This suggests that the gas stove may have a standing pilot light. Appliances don't typically have standing pilot lights anymore because it presents a waste of fuel in a higher gas leak or fire risk. This unit should be evaluated by an appliance technician to determine if it is functioning properly and if replacement is needed. **(Kitchen)**



11.2.2 During operation, the oven smoked heavily. This could indicate improper function or a cleaning as needed. Have an appliance technician assess and correct as needed. **(Kitchen)**

