



INSPECTION REPORT
264 Springs East Rd.
Timberlake NC 28092-9550

INSPECTED BY
Adam Cole License
#2169
Coles Inspection
Services
#2169

INSPECTION DATE
📅 10/30/2025
🕒 09:30 AM



Adam Cole



INVOICE

Coles Inspection Services
5561 Clearlake Dr.
Hickory, NC 28601
Inspected By: Adam Cole License #2169

Inspection Date: 10/30/2025
Report ID: Doe 103025-1

Customer Info:	Inspection Property:
Dr. John Doe	264 Springs East Rd. Timberlake NC 28092-9550
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Zone 1 Inspections-Hickory, Morganton, Lenoir	395.00	1	395.00

Tax \$0.00

Total Price \$395.00

Payment Method: Credit Card

Payment Status: Paid At Time Of Inspection

Note:

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GENERAL INFO

Property Address

264 Springs East Rd.
Timberlake NC 28092-9550

Date of Inspection

10/30/2025

Report ID

Doe 103025-1

Customer(s)

Dr. John Doe

Time of Inspection

09:30 AM

Real Estate Agent

INSPECTION DETAILS

Client Is Present:

No

Age Of Home:

Over 50 Years

Radon Test:

No

Water Test:

No

Weather:

Cloudy, Light Rain

Temperature:

Below 60

Rain in last 3 days:

Yes

COMMENT KEY & DEFINITIONS

The home inspected was aged and over 50 years. Many homes built then were never constructed to any type of modern code or general construction rules. Some were built using only limited knowledge and skills. Therefore the quality of construction cannot be compared to a modern type of home. Areas like foundations will be very rudimentary or non existent, and only stacked stones or placement on direct earth was done. Framing members may consist of sawmill lumber to solid trees and hand hewn beams. Areas of the home will show deterioration and can have moderate to significant rot or termite damage due to lack of ground clearance. Some parts of the home will not be square because they were constructed in this manner or have settled and shifted from time. Many features such as plumbing and electrical may have been added on later and the quality of work could be amateur at best, due to lack of non existent licensing. Structural aspects of the home functioned at the time, but upgrades to more modern features, like adding a shingled roof for example, may hinder or overload the structure and create problems or failures in areas. **◆ Houses of this age can include hazardous building materials, which include arsenic, formaldehyde, asbestos and lead.** You should expect any and all of these in building materials. If these are a concern you will need to have further testing done to evaluate suspected materials. ◆ You should be aware of this style of home and understand that it is difficult to properly inspect. Many issues or repairs will be overlooked and not documented due to the fact that a person should expect these issues with any home or system that has gone beyond its serviceable life expectancy. The inspector will not be held responsible for any non-disclosure of toxic substances in building materials, or failure to document all problems due to the nature of construction. Furthermore all building practices cannot be endorsed due to lack of established building practices or permits.

SUMMARY

**Coles Inspection Services**

5561 Clearlake Dr.
Hickory, NC 28601

Customer

Dr. John Doe

Address

264 Springs East Rd.
Timberlake NC 28092-9550

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 appear to warrant 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, efficiency, or safety 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. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1. ROOFING, DRAINAGE, CHIMNEYS

GENERAL SUMMARY**1.0. ANY DAMAGE TO ROOF COVERING/ SHINGLES?**

 FUNCTIONS AS INTENDED, INVESTIGATION BY SPECIALIST

The roof shingles are curled and brittle and are pitted in areas. Areas have also been heavily caulked or

sealed. The life remaining is unknown. Recommend further evaluation by a licensed roofing contractor.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

1.1. FLASHINGS

REQUIRE SUBSEQUENT OBSERVATION

Flashing around chimney has been caulked. This area may leak (or could be leaking). Water intrusion into the home can lead to costly repairs and/or undesirable living conditions. Recommend monitoring for leaks and repair as needed by qualified contractor. Periodic inspection/maintenance of any caulked flashing is also recommended.



1.1 Item 1 (Picture)

1.2. CONDITION OF RAIN GUTTERS

SUMMARY PAGE-REPAIR

(1) The gutter along the right side of home has pulled away from the fascia board and is not operating properly. Water intrusion in through the foundation may occur if not corrected (or is occurring). Water infiltrating the home may cause damage to the structure and/or cause fungal growth. Repairs are needed. Recommend a qualified professional evaluate further and repair.



1.2 Item 1 (Picture)

(2) Signs of overflowing gutters observed at rear of home. Damage to the roof structure and harmful fungal

growth may occur if not corrected. Water draining along the exterior wall of the home will cause water intrusion into the home and possible damage to the structure and harmful fungal growth, which may be hazardous to one's health. Recommend a qualified contractor evaluate and advise. Recommend further evaluation of the roof drainage system and repair any concealed damage during repair.



1.2 Item 2 (Picture)

1.3. SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☐ REQUIRE SUBSEQUENT OBSERVATION

Several roof penetration(s) have been caulked/sealed around perimeter. Water intrusion into the home can lead to costly repairs and/or undesirable living conditions. Recommend monitoring for signs of leaking or deteriorating of the sealed area and repair/replace as needed.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

2. EAVE, SIDING, FOUNDATION WALLS

GENERAL SUMMARY

2.0. CONDITION OF SOFFIT, FASCIA, TRIM, WINDOWS, SIDING AND EAVES

☐ INVESTIGATION BY SPECIALIST

The wood trim at the basement exterior entry door shows signs of damage from what appears to be wood destroying insects. Repairs are needed and concealed damage may be present. Recommend a qualified contractor and pest control company evaluate further and complete all needed repairs.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

2.3. ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY?

☐ SUMMARY PAGE-REPAIR

Ground drain-line has settled and pulled loose from downspout on front left corner of home. Water draining next to the foundation will cause water enter into the foundation. Reconnect for proper drainage.



2.3 Item 1 (Picture)

3. WINDOWS, DOORS

GENERAL SUMMARY

3.3. CONDITION OF GARAGE DOOR AND GARAGE DOOR OPERATORS

☐ SUMMARY PAGE-REPAIR

Garage door will not reverse when met with reasonable resistance. Adjust force. This safety feature will prevent garage doors from injuring small children or animals.

4. DECKS, BALCONIES, PORCHES, STOOPS, STEPS, RAILINGS

GENERAL SUMMARY

4.0. WHAT IS THE CONDITION OF PATIOS AND PORCHES?

☐ SUMMARY PAGE-REPAIR

Left side guard rail at steps at front of home are not secure. This is a safety issue that should be corrected. Recommend a qualified contractor repair/replace as needed.



4.0 Item 1 (Picture)

6. ATTIC AND ROOF STRUCTURE

GENERAL SUMMARY

6.5. ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC

☐ INVESTIGATION BY SPECIALIST

Observed knob and tube wiring in use in attic. This wiring appears to be original. Insulation on these exposed conductors can crack and deteriorated exposing bare wire to surrounding materials. Recommend further evaluation and repairs be completed by a licensed electrician.

7. ELECTRICAL

GENERAL SUMMARY

7.4. CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL& SUB PANELS (BRANCH CIRCUIT CONDUCTORS, OVER-CURRENT DEVICES, AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE, BURNS OPEN KNOCKOUTS, DOUBLE TAPS, MISSING BUSHINGS, TAPS BEFORE MAIN BREAKER, RUST)

☐ SUMMARY PAGE-REPAIR

Problem(s) discovered with the branch circuits such as double tapped breakers (left side sub panel in basement) and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

9. KITCHEN COMPONENTS, WASHER/DRYER CONNECTIONS

GENERAL SUMMARY

9.4. COOKTOP/OVEN OR RANGE OPERATIONAL?

☐ YES, SUMMARY PAGE-REPAIR

The oven does not have the "anti-tip" safety device installed. An injury or fall may occur if not corrected. Recommend installing for safety.

10. BATHROOM COMPONENTS

GENERAL SUMMARY

10.5. DOES SHOWER/BATH DRAIN PROPERLY

📋 NO, INVESTIGATION BY SPECIALIST

The plumbing waste line drains slowly at the hall bath. The reason or cause is unknown. This item is not functioning as intended and needs repair. A qualified professional should evaluate further and advise.



10.5 Item 1 (Picture)

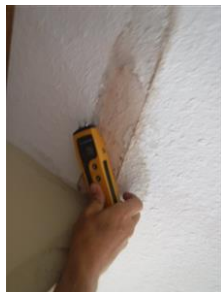
11. INTERIORS

GENERAL SUMMARY

11.0. WALLS

📋 INVESTIGATION BY SPECIALIST

The sheetrock on the wall at the hallway shows water stains. A moisture meter was used and it recorded 39% or higher, which indicates the leak has not been corrected. Repairs are needed and concealed moisture damage and/or mold growth may be present. Recommend a licensed contractor evaluate further and complete all needed repairs.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)



11.0 Item 3 (Picture)

12. FIREPLACES

GENERAL SUMMARY

12.0. FIREPLACE OR SOLID FUEL BURNING DEVICES

☐ INVESTIGATION BY SPECIALIST

Fireplace pilot was not lit and operation could not be observed. Recommend contacting the local gas provider to check these unit(s).

13. PLUMBING

GENERAL SUMMARY

13.1. INTERIOR DRAIN, WASTE AND VENT SYSTEMS

☐ FUNCTIONS AS INTENDED, REQUIRE SUBSEQUENT OBSERVATION

Cast iron waste lines are rusting and may be original. No leaks observed at time of inspection. Recommend monitoring for signs of leaking and evaluate and repair/replace as needed.

Observed galvanized waste piping. Over time this piping can corrode and may need replacing. Recommend monitoring for signs of leaking and evaluate and repair/replace as needed.

14. STRUCTURAL COMPONENTS-BASEMENT/CRAWLSPACE/SLAB

GENERAL SUMMARY

14.3. ANY WET OR UNUSUALLY DAMP AREA

☐ YES, INVESTIGATION BY SPECIALIST

Visible signs of water intrusion in the basement are present from dampness. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



14.3 Item 1 (Picture)



14.3 Item 2 (Picture)



14.3 Item 3 (Picture)

14.5. CONDITION OF DRYER/BATHROOM/KITCHEN VENTING

📋 SUMMARY PAGE-REPAIR

The dryer vent pipe is disconnected in the basement. Over time the additional moisture these devices add to the crawlspace can cause damage. The lint produced by the dryer is also highly flammable. Recommend repair as needed.



14.5 Item 1 (Picture)

14.6. OTHER ITEMS OF INTEREST NOT PART OF THIS INSPECTION

📋 YES, INVESTIGATION BY SPECIALIST

Evidence of wood destroying insects observed in the floor structure in basement. Repairs are needed and concealed damage may be present. Recommend consulting a licensed pest inspector and a qualified contractor for further evaluation and repair.



14.6 Item 1 (Picture)



14.6 Item 2 (Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Adam Cole

✓ RESULTS AT A GLANCE

102

✓ ITEMS INSPECTED
Total number in report.

19

📋 SUMMARY COMMENTS
Total number in report.

30

📷 PHOTOS
Total number in report.

🏠 1. ROOFING, DRAINAGE, CHIMNEYS

📋 DESCRIPTION

According to NC Standards and practices: 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. Roofs often contain hidden defects and if this is a cause for concern, a licensed roofing contractor should be contacted prior to closing to determine such defects. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

✂️ STYLES & MATERIALS: ROOFING, DRAINAGE, CHIMNEYS

VIEWED ROOF FROM:

WALKED ROOF
LIMITED ROOF INSPECTION DUE
TO ACCESSIBILITY/VISIBILITY

ROOF-TYPE:

SHED
FLAT

ROOF COVERING:

Asphalt shingles
3-TAB FIBERGLASS
RUBBER MEMBRANE

CHIMNEY:

BRICK

👁️ ITEMS: ROOFING, DRAINAGE, CHIMNEYS

1.0 ANY DAMAGE TO ROOF COVERING/ SHINGLES?

📋 FUNCTIONS AS INTENDED, INVESTIGATION BY SPECIALIST

The roof shingles are curled and brittle and are pitted in areas. Areas have also been heavily caulked or sealed. The life remaining is unknown. Recommend further evaluation by a licensed roofing contractor.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

1.1 FLASHINGS

📋 REQUIRE SUBSEQUENT OBSERVATION

Flashing around chimney has been caulked. This area may leak (or could be leaking). Water intrusion into the home can lead to costly repairs and/or undesirable living conditions. Recommend monitoring for leaks and repair as needed by qualified contractor. Periodic inspection/maintenance of any caulked flashing is also recommended.



1.1 Item 1 (Picture)

1.2 CONDITION OF RAIN GUTTERS

SUMMARY PAGE-REPAIR

(1) The gutter along the right side of home has pulled away from the fascia board and is not operating properly. Water intrusion in through the foundation may occur if not corrected (or is occurring). Water infiltrating the home may cause damage to the structure and/or cause fungal growth. Repairs are needed. Recommend a qualified professional evaluate further and repair.



1.2 Item 1 (Picture)

(2) Signs of overflowing gutters observed at rear of home. Damage to the roof structure and harmful fungal growth may occur if not corrected. Water draining along the exterior wall of the home will cause water intrusion into the home and possible damage to the structure and harmful fungal growth, which may be hazardous to ones health. Recommend a qualified contractor evaluate and advise. Recommend further evaluation of the roof drainage system and repair any concealed damage during repair.



1.2 Item 2 (Picture)

1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

REQUIRE SUBSEQUENT OBSERVATION

Several roof penetration(s) have been caulked/sealed around perimeter. Water intrusion into the home can lead to costly repairs and/or undesirable living conditions. Recommend monitoring for signs of leaking or deteriorating of the sealed area and repair/replace as needed.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

1.4 WAS ROOF ASSESSABLE

 YES

🏠 2. EAVE, SIDING, FOUNDATION WALLS

📋 DESCRIPTION

According to NC Standards and Practices: The home inspector shall observe: Wall cladding, Flashings, and Trim; Eaves, Soffits, and Fascias; The home inspector shall: Describe wall cladding materials; Probe exterior wood components where deterioration is suspected. 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. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

🔧 STYLES & MATERIALS: EAVE, SIDING, FOUNDATION WALLS

SIDING MATERIAL: BRICK VENEER VINYL	TYPE OF DOWNSPOUT DRAINAGE: SPLASH BLOCKS BURIED DRAIN PIPE
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👁️ ITEMS: EAVE, SIDING, FOUNDATION WALLS

2.0 CONDITION OF SOFFIT, FASCIA, TRIM, WINDOWS, SIDING AND EAVES

📋 INVESTIGATION BY SPECIALIST

The wood trim at the basement exterior entry door shows signs of damage from what appears to be wood destroying insects. Repairs are needed and concealed damage may be present. Recommend a qualified contractor and pest control company evaluate further and complete all needed repairs.



2.0 Item 1 (Picture)



interior of door framing

2.0 Item 2 (Picture)

2.1 CONDITION OF EXTERIOR WALL COVERINGS, FLASHING

✅ DISCRETIONARY IMPROVEMENT

Areas of the vinyl siding are not secure along the rear of home. Recommend repair as needed to prevent wind damage.



2.1 Item 1 (Picture)

2.2 FOUNDATION WALLS AND MORTAR JOINTS (EXTERIOR)

☑ NOT VISIBLE OR PRESENT OR TESTED

Foundation walls are covered with exterior covering and was not visible and was not inspected.

2.3 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY?

📋 SUMMARY PAGE-REPAIR

Ground drain-line has settled and pulled loose from downspout on front left corner of home. Water draining next to the foundation will cause water enter into the foundation. Reconnect for proper drainage.



2.3 Item 1 (Picture)

2.4 ARE EXTERIOR FAUCETS LOOSE OR LEAKING?

☑ NO

2.5 OPERATION OF RECEPTACLES

☑ FUNCTIONS AS INTENDED, DISCRETIONARY IMPROVEMENT

No GFCI protection was available at exterior outlets. To enhance the safety of your home we recommend installing. This issue is not in need of immediate repair and these outlets are functioning as intended.

2.6 WERE SOME AREAS NOT VISIBLE FOR INSPECTION?

☑ YES

Foundation walls and slab were covered with exterior covering and was not visible and was not fully inspected.

2.7 CONDITION OF EXTERIOR WIRING/LIGHTING

☑ NOT VISIBLE OR PRESENT OR TESTED

Outside flood light are motion and/or photo type. The condition is unknown. Recommend consulting the owner for operation.

2.8 CONDITION OF CARPORT

☑ FUNCTIONS AS INTENDED

3. WINDOWS, DOORS

DESCRIPTION

According to NC Standards and Practices: The home inspector shall observe Entryway doors and a representative number of windows. Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

STYLES & MATERIALS: WINDOWS, DOORS

ENTRY DOORS:

WOOD

INSULATED GLASS

METAL

VINYL

ITEMS: WINDOWS, DOORS

3.0 OUTSIDE APPEARANCE OF WINDOWS

 FUNCTIONS AS INTENDED

3.1 EXTERIOR ENTRY DOORS

 FUNCTIONS AS INTENDED

3.2 IS DOOR CHIME OPERATIONAL?

 YES

3.3 CONDITION OF GARAGE DOOR AND GARAGE DOOR OPERATORS

 SUMMARY PAGE-REPAIR

Garage door will not reverse when met with reasonable resistance. Adjust force. This safety feature will prevent garage doors from injuring small children or animals.

4. DECKS, BALCONIES, PORCHES, STOOPS, STEPS, RAILINGS

DESCRIPTION

According to NC Standards and Practices: The home inspector shall observe: Decks, Balconies, Stoops, Steps, Areaways, Porches and applicable railings. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

STYLES & MATERIALS: DECKS, BALCONIES, PORCHES, STOOPS, STEPS, RAILINGS

APPURTENANCE:

DECK WITH STEPS

PATIO

ITEMS: DECKS, BALCONIES, PORCHES, STOOPS, STEPS, RAILINGS

4.0 WHAT IS THE CONDITION OF PATIOS AND PORCHES?

SUMMARY PAGE-REPAIR

Left side guard rail at steps at front of home are not secure. This is a safety issue that should be corrected. Recommend a qualified contractor repair/replace as needed.



4.0 Item 1 (Picture)

4.1 CONDITION OF DECKING AND STAIRS

FUNCTIONS AS INTENDED

5. DRIVEWAY, RETAINING WALLS, LANDSCAPING

DESCRIPTION

According to NC Standards and Practices: The home inspector shall observe: vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; 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 although if these are observed, as a courtesy to our clients, we will note if these items are observed. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

STYLES & MATERIALS: DRIVEWAY, RETAINING WALLS, LANDSCAPING

DRIVEWAY:

CONCRETE

ITEMS: DRIVEWAY, RETAINING WALLS, LANDSCAPING

5.0 DOES LANDSCAPE FAVOR PROPER DRAINAGE

NO, DISCRETIONARY IMPROVEMENT

Negative slope observed towards rear of home. Water draining along the exterior wall of the home will cause water intrusion into the home and possible damage to the structure and harmful fungal growth, which may be hazardous to ones health. Recommend a qualified professional evaluate and advise. This area does not appear to drain water away from home and needs landscaping and drainage corrected.

5.1 WALKWAY AND DRIVEWAY

FUNCTIONS AS INTENDED

5.2 CONDITION OF RETAINING WALL(S)

FUNCTIONS AS INTENDED

5.3 IS VEGETATION TOO CLOSE TO STRUCTURE?

NO

5.4 PRESENCE OF ANY UNDERGROUND TANKS?

NOT VISIBLE OR PRESENT OR TESTED

Evidence of an unused under ground heating oil storage tank was observed. These tanks may rust and leak heating oil into the ground. Recommend investigation and repair/removal as needed.

5.5 DOES SLOPE OF DRIVEWAYS, PATIOS, SIDEWALKS AND PORCHES PROMOTE DRAINAGE AWAY FROM FOUNDATION?

YES

🏠 6. ATTIC AND ROOF STRUCTURE

🔧 STYLES & MATERIALS: ATTIC AND ROOF STRUCTURE

ATTIC FAN: NO	HOUSE FAN: NONE	ATTIC INFO: NO ACCESS VAULTED CEILING
INSULATION: UNKNOWN	ROOF STRUCTURE: WOOD FRAMING	CEILING STRUCTURE: WOOD FRAMING
METHOD USED TO INSPECT ATTIC: NO ACCESS		

👁️ ITEMS: ATTIC AND ROOF STRUCTURE

6.0 IS INSULATION IN ATTIC

✔️ YES, DISCRETIONARY IMPROVEMENT

6.1 DOES RAFTERS APPEAR TO BE IN GOOD CONDITION

✔️ YES

6.2 ARE ANY TRUSSES CUT OR DAMAGED?

✔️ NO

6.3 ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION

✔️ NO

6.4 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION

✔️ NO

6.5 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC

📋 INVESTIGATION BY SPECIALIST

Observed knob and tube wiring in use in attic. This wiring appears to be original. Insulation on these exposed conductors can crack and deteriorated exposing bare wire to surrounding materials. Recommend further evaluation and repairs be completed by a licensed electrician.

6.6 ARE THERE ANY VENTS THAT END IN THE ATTIC?

✔️ NOT VISIBLE OR PRESENT OR TESTED

The vent fan from the half bath and hall bath exits into the attic. Over time the additional moisture these

devices add to the attic space can cause damage. Recommend extending these to the outside.

6.7 WERE SOME AREAS NOT VISIBLE FOR INSPECTION?

☒ YES

Could not inspect. No access.

6.8 CONDITION OF CHIMNEY IN ATTIC.

☒ NOT VISIBLE OR PRESENT OR TESTED

🏠 7. ELECTRICAL

📋 DESCRIPTION

According to NC Standards and Practices: The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent 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. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

✂️ STYLES & MATERIALS: ELECTRICAL

ELECTRICAL CONDUCTORS: ABOVE GROUND ALUMINUM 220 VOLTS BRANCH WIRE 15 and 20 AMP: COPPER	PANEL CAPACITY: 200 AMP	PANEL TYPE: BREAKERS
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👁️ ITEMS: ELECTRICAL

7.0 HEIGHT OF INCOMING SERVICE

✔️ FUNCTIONS AS INTENDED

7.1 SERVICE ENTRANCE CONDUCTORS

✔️ FUNCTIONS AS INTENDED

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

✔️ FUNCTIONS AS INTENDED

7.3 DOES THE METERBASE HAVE A GROUND WIRE AND ROD

✔️ YES

7.4 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL& SUB PANELS (BRANCH CIRCUIT CONDUCTORS, OVER-CURRENT DEVICES, AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE, BURNS OPEN KNOCKOUTS, DOUBLE TAPS, MISSING BUSHINGS, TAPS BEFORE MAIN BREAKER, RUST)

SUMMARY PAGE-REPAIR

Problem(s) discovered with the branch circuits such as double tapped breakers (left side sub panel in basement) and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

YES

(1) Main panel box is located at meterbase outside.

(2) The sub panel is located at basement.

7.6 ARE SMOKE DETECTORS PRESENT IN HOME

DISCRETIONARY IMPROVEMENT

To improve the safety of your home recommend installing a smoke detector in each sleeping room, at the common hallway to the sleeping rooms and at least one detector per level.

7.7 OPERATION OF CARBON MONOXIDE DETECTORS (IF APPLICABLE)

NOT VISIBLE OR PRESENT OR TESTED

The presence of carbon monoxide detector(s) is unknown or not visible. Consult owner for location or recommend installing for safety.

 8. HEAT PUMP

 STYLES & MATERIALS: HEAT PUMP

HEAT PUMP MANUFACTURER: GOODMAN	NUMBER OF UNITS: ONE	FILTER TYPE: DISPOSABLE
FILTER SIZE: 20x20	DUCTWORK: INSULATED NON-INSULATED	FUEL SOURCE: ELECTRIC
SYSTEM STYLE: SPLIT SYSTEM	LOCATION OF AIR HANDLER: BASEMENT	

 ITEMS: HEAT PUMP

8.0 THERMOSTATS CONDITION

 FUNCTIONS AS INTENDED

8.1 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND JOINTS, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

 FUNCTIONS AS INTENDED

8.2 PRESENCE OF INSTALLED CONDITION AIR SOURCE IN EACH HABITABLE ROOM

 YES

8.3 CONDENSATION LINE OR PUMP'S CONDITION

 FUNCTIONS AS INTENDED

8.4 AIR HANDLER EQUIPMENT (HEAT MODE/COOL MODE)

☑ FUNCTIONS AS INTENDED

(1) **HEAT PUMP IN HEAT MODE**—Ambient air test was performed by using thermometers on air handler of Heat pump in heat mode to determine if the difference in temperatures of the supply and return air are between 15 degrees and 26 degrees which indicates unit is heating as intended. The supply air temperature on your system read 92 degrees, and the return air temperature was 72 degrees. This indicates range in temperature drop is normal.

(2) **HEAT PUMP IN COOL MODE**—Ambient air test was performed by using thermometers on a supply and return register of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 13 degrees and 21 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 70 degrees. This indicates range in temperature drop is normal.

8.5 HEAT STRIP OPERATION

☑ FUNCTIONS AS INTENDED

8.6 CONDITION OF COMPRESSOR

☑ FUNCTIONS AS INTENDED

8.7 WERE FILTERS LOCATED?

☑ YES

Filter(s) are located at living room and basement.

8.8 CONDITION OF REFRIGERANT LINES?

☑ FUNCTIONS AS INTENDED

9. KITCHEN COMPONENTS, WASHER/DRYER CONNECTIONS

DESCRIPTION

According to NC Standards and Practices: The home inspector shall observe Counters and a representative number of installed cabinets; 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. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

STYLES & MATERIALS: KITCHEN COMPONENTS, WASHER/DRYER CONNECTIONS

DRYER POWER SOURCE:

220 ELECTRIC

ITEMS: KITCHEN COMPONENTS, WASHER/DRYER CONNECTIONS

9.0 CONDITION OF PLUMBING UNDER SINK

 FUNCTIONS AS INTENDED

9.1 CONDITION OF SINK, COUNTERTOP AND CABINETRY

 FUNCTIONS AS INTENDED

9.2 FAUCET AND SPRAY NOZZLE CONDITION

 FUNCTIONS AS INTENDED

9.3 IS DISPOSER OPERATIONAL?

 YES

9.4 COOKTOP/OVEN OR RANGE OPERATIONAL?

 YES, SUMMARY PAGE-REPAIR

The oven does not have the "anti-tip" safety device installed. An injury or fall may occur if not corrected. Recommend installing for safety.

9.5 IS DISHWASHER OPERATIONAL?

 YES

9.6 IS VENTILATION OPERATIONAL?

 YES

9.7 ARE THE OUTLETS WITHIN SIX FEET OF THE SINK GFCI?

✓ NO, DISCRETIONARY IMPROVEMENT

No GFCI protected outlets observed at the left side of sink. To enhance the safety of your home we recommend installing. This issue is not in need of immediate repair and these outlets are functioning as intended.

9.8 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES

✓ FUNCTIONS AS INTENDED

GFCI protected outlet located over stove, and considered a potential fire hazard if appliance cords become close to range burners. A qualified contractor should perform repairs that involve wiring



9.8 Item 1 (Picture)

9.9 WASHER/DRYER CONNECTIONS

✓ NOT VISIBLE OR PRESENT OR TESTED

Units were present but not tested for operation. Not included as part of the inspection.

10. BATHROOM COMPONENTS

DESCRIPTION

The construction, function, or presence of (a) shower pan was not visible due to the floor covering and/or the shower stall itself. Testing results may not indicate a possible defect. Leaks can be detected over a period of time with areas missing grout and/or damaged or missing tile (if applicable). Areas that are sealed or grouted should be inspected periodically and repaired where missing/damaged.

ITEMS: BATHROOM COMPONENTS

10.0 CONDITION OF SINK BASE AND CABINETRY

 FUNCTIONS AS INTENDED

10.1 CONDITION OF PLUMBING FIXTURES INCLUDING TUB ENCLOSURES, WHIRLPOOL, ETC

 FUNCTIONS AS INTENDED

10.2 DOES SINK PLUMBING OPERATE PROPERLY

 YES

10.3 SINK FAUCETS AND STOP VALVE

 FUNCTIONS AS INTENDED

10.4 DOES TOILET OPERATE PROPERLY

 YES

10.5 DOES SHOWER/BATH DRAIN PROPERLY

 NO, INVESTIGATION BY SPECIALIST

The plumbing waste line drains slowly at the hall bath. The reason or cause is unknown. This item is not functioning as intended and needs repair. A qualified professional should evaluate further and advise.



10.5 Item 1 (Picture)

10.6 SHOWER AND TUB FAUCETS AND STOP VALVE

 FUNCTIONS AS INTENDED

10.7 CONDITION OF EXHAUST FAN

☒ NOT VISIBLE OR PRESENT OR TESTED

10.8 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES

☒ FUNCTIONS AS INTENDED

10.9 ARE THE OUTLETS WITHIN TWO FEET OF THE SINK GFCI?

☒ YES

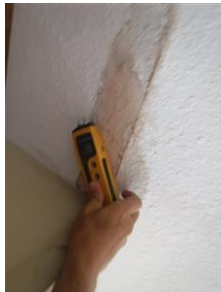
11. INTERIORS

ITEMS: INTERIORS

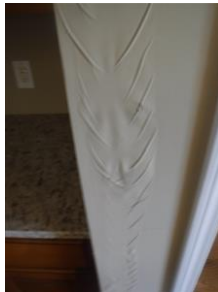
11.0 WALLS

INVESTIGATION BY SPECIALIST

The sheetrock on the wall at the hallway shows water stains. A moisture meter was used and it recorded 39% or higher, which indicates the leak has not been corrected. Repairs are needed and concealed moisture damage and/or mold growth may be present. Recommend a licensed contractor evaluate further and complete all needed repairs.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)



11.0 Item 3 (Picture)

11.1 FLOORS

FUNCTIONS AS INTENDED

11.2 CEILING

FUNCTIONS AS INTENDED

11.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

DISCRETIONARY IMPROVEMENT

The balusters for the stairs to basement are not present. An injury could occur if not corrected. Install as needed.



11.3 Item 1 (Picture)

11.4 DOORS (REPRESENTATIVE NUMBER)

☑ FUNCTIONS AS INTENDED

11.5 WINDOWS (REPRESENTATIVE NUMBER]

☑ FUNCTIONS AS INTENDED

11.6 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE

☑ FUNCTIONS AS INTENDED

11.7 WERE ANY AREAS NOT ASSESSABLE?

☑ YES

Personal items prevented full inspection of walls, floors, windows, and outlets. Could not inspect.

11.8 VARIOUS INTERIOR VIEW(S)

☑ YES

Various Interior Views.



11.8 Item 1 (Picture)



11.8 Item 2 (Picture)



11.8 Item 3 (Picture)



11.8 Item 4 (Picture)

 12. FIREPLACES

 DESCRIPTION

Our company does not light pilots on any gas appliances. If the pilot on any of these fireplace(s) is not lit we did not inspect the operation. Recommend owner inform you how to operate and demonstrate operation.

 STYLES & MATERIALS: FIREPLACES

TYPES OF FIREPLACES:
GAS LOGS

 ITEMS: FIREPLACES

12.0 FIREPLACE OR SOLID FUEL BURNING DEVICES

 INVESTIGATION BY SPECIALIST

Fireplace pilot was not lit and operation could not be observed. Recommend contacting the local gas provider to check these unit(s).

12.1 IS THERE A DAMPER

 NOT VISIBLE OR PRESENT OR TESTED

🏠 13. PLUMBING

📋 DESCRIPTION

According to NC Standards and Practices: 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. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

This home may have a private well and /or private septic system for waste disposal. (See your realtor or the owner of the home for this information.) Determining the adequacy or functionality of these systems is beyond the scope of this inspection. Recommend consulting a qualified well contractor and/or a certified septic inspector to check these systems.

🔧 STYLES & MATERIALS: PLUMBING

DISTRIBUTION: COPPER PEX	PLUMBING WASTE: PVC CAST IRON (Recommend video inspection and/or a home warranty) ABS GALVANIZED-At least 35-40 years old.	WATER HEATER POWER SOURCE: ELECTRIC
CAPACITY: 40 GAL (1-2 PEOPLE)	MANUFACTURER: A.O. SMITH	LOCATION OF WATER HEATER: BASEMENT
WATER SUPPLY PIPING: PEX		

👁️ ITEMS: PLUMBING

13.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEM.

✔️ FUNCTIONS AS INTENDED

13.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

📋 FUNCTIONS AS INTENDED, REQUIRE SUBSEQUENT OBSERVATION

Cast iron waste lines are rusting and may be original. No leaks observed at time of inspection. Recommend monitoring for signs of leaking and evaluate and repair/replace as needed.

Observed galvanized waste piping. Over time this piping can corrode and may need replacing. Recommend monitoring for signs of leaking and evaluate and repair/replace as needed.

13.2 ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES?

☒ NO

13.3 FUNCTIONAL FLOW (WATER PRESSURE AND VOLUME)

☒ FUNCTIONS AS INTENDED

13.4 WAS THE MAIN WATER VALVE AND THE PRESSURE REDUCING VALVE LOCATED LOCATED?

☒ YES

The main shut-off is the red lever located on front wall in basement.



13.4 Item 1 (Picture)

13.5 WATER HEATER

☒ FUNCTIONS AS INTENDED

13.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☒ FUNCTIONS AS INTENDED

13.7 WERE SOME SUPPLY AND WASTE PIPING NOT VISIBLE FOR INSPECTION?

☒ YES

(1) Supply and waste vertical risers were enclosed in finished walls and not visible.

(2) Home is on slab and plumbing waste and supply runs were not visible.

🏠 14. STRUCTURAL COMPONENTS-BASEMENT/CRAWLSPACE/SLAB

📋 DESCRIPTION

According to NC Standards and Practices: The Home Inspector shall observe and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; and 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; Move insulation where readily visible evidence indicates the need to do so; and Move insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors; 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 it's components or be dangerous to or adversely effect the health of the home inspector or other persons. NOTE: Please refer to your real estate contract (paragraph 12 B) for options, terms or considerations of any discoveries noted in this report.

🔧 STYLES & MATERIALS: STRUCTURAL COMPONENTS-BASEMENT/CRAWLSPACE/SLAB

METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE	FOUNDATION: MASONRY BLOCK	FLOOR STRUCTURE: WOOD FRAMING STEEL BEAMS
TYPE OF PIER OR COLUMN: LALLY COLUMN MASONRY BLOCK PARTITION WALL	WALL STRUCTURE: NOT VISIBLE (COVERED BY WALL CLADDINGS) EXCEPT THOSE NOTED.	TYPE OF CONSTRUCTION: BASEMENT SLAB

👁️ ITEMS: STRUCTURAL COMPONENTS-BASEMENT/CRAWLSPACE/SLAB

14.0 FOUNDATION WALLS

✔️ FUNCTIONS AS INTENDED

14.1 FLOOR STRUCTURE (INCLUDING CROSS BRACING)

✔️ FUNCTIONS AS INTENDED

14.2 GIRDERS, PIERS, COLUMNS AND SUPPORTS, FIREPLACE FOUNDATION (INCLUDING INDIRECT SUPPORT)

✔️ FUNCTIONS AS INTENDED

14.3 ANY WET OR UNUSUALLY DAMP AREA

📋 YES, INVESTIGATION BY SPECIALIST

Visible signs of water intrusion in the basement are present from dampness. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction

by a qualified licensed contractor or water infiltration specialist.



14.3 Item 1 (Picture)



14.3 Item 2 (Picture)



14.3 Item 3 (Picture)

14.4 WERE SOME AREA INACCESSIBLE OR NOT VISIBLE?

☒ YES

Personal items in basement prevented full visual inspection of floor and foundation walls.

14.5 CONDITION OF DRYER/BATHROOM/KITCHEN VENTING

☐ SUMMARY PAGE-REPAIR

The dryer vent pipe is disconnected in the basement. Over time the additional moisture these devices add to the crawlspace can cause damage. The lint produced by the dryer is also highly flammable. Recommend repair as needed.



14.5 Item 1 (Picture)

14.6 OTHER ITEMS OF INTEREST NOT PART OF THIS INSPECTION

☐ YES, INVESTIGATION BY SPECIALIST

Evidence of wood destroying insects observed in the floor structure in basement. Repairs are needed and concealed damage may be present. Recommend consulting a licensed pest inspector and a qualified contractor for further evaluation and repair.



14.6 Item 1 (Picture)



14.6 Item 2 (Picture)