

## General Summary

**Home Spec of NC, Inc.**

**731 River Cottage Road  
Edenton, NC 27932  
252-337-6196**

**Customer**

Mr. Jake Forbes

**Address**

252 Ryland Road  
Tyner NC 27980

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 interest or concern to you (the client). It is strongly recommended that you (the client) promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney. This report has been prepared in accordance with the Standards of Practice of the NCHILB.

## 2. Exterior

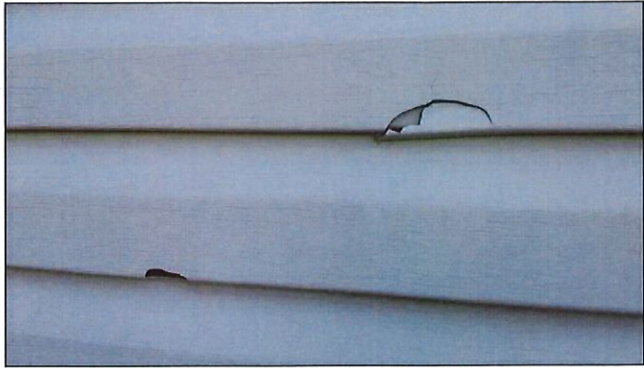
### 2.0 WALL CLADDING FLASHING AND TRIM

**Inspected, Repair or Replace**



Numerous siding panels are showing broken and open areas. Examples: 1-12 These are all around the house.

Refer to a siding contractor for an evaluation and an estimate to repair or replace.



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)





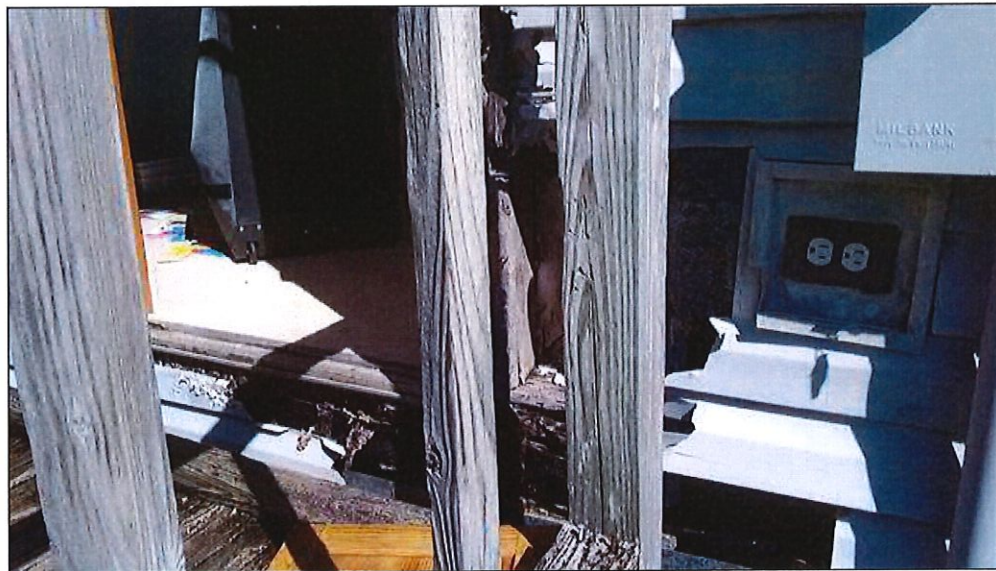
2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)



2.0 Item 12(Picture)

## 2.1 DOORS (Exterior)

### Inspected, Repair or Replace



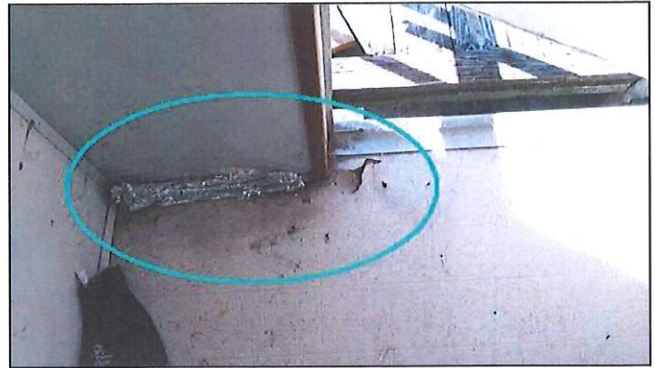
Rear door is broken and there is evidence of water leakage at the bottom corner of the opening. Item 1(Picture)  
Item 2(Picture)

Refer to a contractor for evaluation and repair or replacement.





2.1 Item 1(Picture)



2.1 Item 2(Picture)

## 2.2 WINDOWS

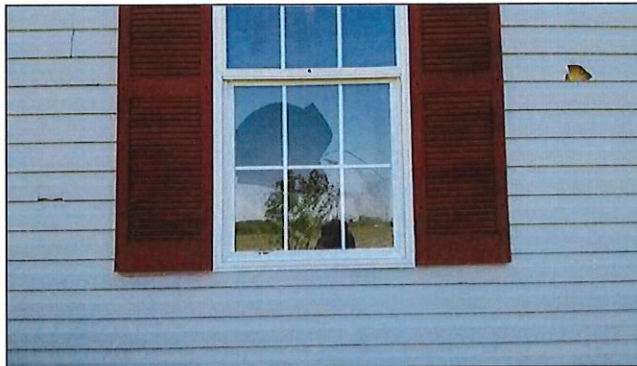
### Inspected, Repair or Replace



Right elevation, front window. Item 1(Picture)

Window next to rear entrance. Item 2(Picture)

Refer to a window specialty contractor for repair of this broken glass.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

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

### Inspected, Repair or Replace



Front and rear steps show amateur workmanship and aged materials. Item 1(Picture) Item 2(Picture)

Plan on replacing these steps.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

## 3. Interiors



### 3.0 CEILINGS

#### Inspected, Repair or Replace



Multiple ceilings with water damage. Plan on replacing some of the drywall and sealing others to prevent stain bleed through. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)

Refer to a drywall contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

### 3.1 WALLS

#### Inspected, Repair or Replace



Wall damage is evident throughout. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)

Refer to a drywall contractor for an estimate.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)

## 3.2 FLOORS

### Inspected, Repair or Replace



Essentially all floor coverings will need to be replaced. Some have already been removed for floor structural repairs.

Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) All carpet needs to be removed and disposed.

Refer to a professional flooring mechanic.



3.2 Item 1(Picture)



3.2 Item 2(Picture)





3.2 Item 3(Picture)



3.2 Item 4(Picture)

### 3.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Inspected, Repair or Replace**



(2) Multiple damaged cabinet doors were found. Item 3(Picture)

Refer to a technician who can replace these doors.



3.3 Item 3(Picture)

## 4. Structural Components

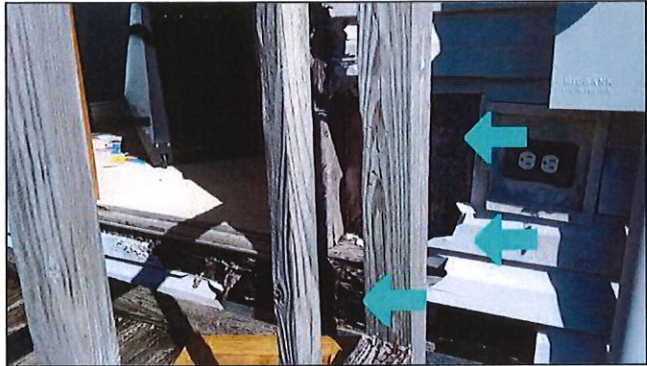
### 4.1 WALLS (Structural)

#### Inspected, Repair or Replace



Structural damage was noted around the rear entry area. Item 1(Picture)

Further evaluation is needed by a general contractor.



4.1 Item 1(Picture)

## 6. Electrical System

### 6.3 POLARITY AND GROUNDING OF RECEPTACLES

#### Inspected, Repair or Replace



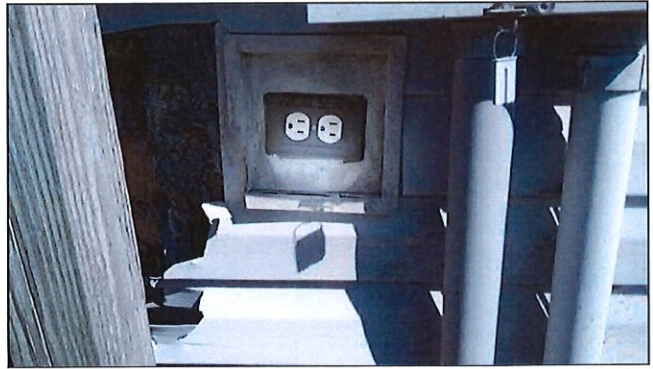
Outside receptacles need weather covers. Item 1(Picture) Item 2(Picture) Item 3(Picture)

Numerous dead receptacles found indoors.

Refer to a licensed electrician for evaluation and all necessary corrections.



6.3 Item 1(Picture)



6.3 Item 2(Picture)





6.3 Item 3(Picture)

## 8. Insulation and Ventilation

### 8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

#### Inspected, Not Present, Repair or Replace



Presently there is no vapor retarder installed over the dirt floor of the crawl space. A vapor retarder provides added protection to the floor system from moisture or dampness that can enter from the ground. A qualified contractor should install this as care needs to be taken for proper coverage. This sheeting should be installed to as close to 100% coverage as is possible. Refer to the NC building code for installation guidelines for vapor retarders in crawl spaces.

The standard manufactured home belly board is present.

## 10. Crawl Space

### 10.3 Vapor Retarders Present?

#### Not Present, Repair or Replace



There is no vapor retarding sheeting installed over the dirt floor of this crawl space.

It is highly recommended to add a 100% coverage of the ground 6mil poly sheeting vapor retarder.



10.3 Item 1(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; 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.