Inspection Report

Mr. Jake Forbes

Property Address: 203 W Railroad Ave. Hertford Nc 27910



Home Spec of NC, Inc.

Timothy Arn NC Home Inspector License # 428; CIEC, Council-certifiedIndoor Environmental
Consultant #428
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Home Spec of NC, Inc. Forbes

Date: 10/12/2022	Time: 01:00 PM	Report ID: 2210122
Property:	Customer:	Real Estate Professional:
203 W Railroad Ave.	Mr. Jake Forbes	Jake Forbes
Hertford Nc 27910		United Country

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This report has been prepared in accordance with the Standards of Practice of the NCHILB.

This Inspection is being performed for the exclusive use and benefit of the client, and the Inspection, including the written report, is not to be transferred to, utilized, or relied upon, by any other person or entity, without the written permission of the Company (Home Spec of NC, Inc.). Home Spec will be providing a copy of this report to the clients real estate agent unless specifically requested otherwise.

In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which the inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at https://www.HomeGauge.com/privacy.html. Inspectors may choose to use this information to market new or related products and services to clients.

U.S. SURGEON GENERAL HEALTH ADVISORY: Indoor radon is the second-leading cause of lung cancer in the United States and breathing it over prolonged periods can present a significant health risk to families all over the country. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques.

Ask your Home Inspector about conducting a radon test of the house you are purchasing.

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 for maintenance, repair, or replacement suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and maintenance, repair, or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected IN</u> = 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. Comments made are intended to inform the client further regarding the condition of this unit or component. As always, proper maintenance is needed to prevent components from deteriorating and no longer functioning as intended.

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 was not found in this home or building.

<u>Repair or Replace RR</u> = 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.

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<u>Further Investigation Needed FI</u> = Further investigation and/or information is needed regarding this item, component, or unit for the client to fully understand the condition.

This home is older than 10 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. You should always have a pest control company inspect for activity and any possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

The electricity was off during this inspection. Possible function of items or components that were not inspected because of no electricity: 1. Water heater or water temperature (unless gas powered) 2. Outlets and the polarity of outlets and wall switches. 3. Kitchen appliances 4. Heating system 5. Cooling system(if applicable) 6. Whether or not cold and hot is reversed on faucets 7. Whether or not the water heater will leak. Sometimes T&P valve can leak but only after water heater has been on for 24 hours or more. 8. Heat systems such as boilers that use radiators cannot be inspected without allowing the radiators to work fully. Some radiators that are old may take hours to fully work. Turning the electric on briefly will not allow a good inspection of these radiators. Some radiators will leak but only after sufficient time to allow for radiators to fully work has occurred. 9. Jet powered tubs cannot be inspected without water and electricity. There is a re-inspection fee to return and inspect should power be restored. The inspection is not responsible for any item that is not working properly or was not inspected due to no electricity.

The Plumbing or water supply was off during this inspection. The items or components that were not inspected because water was off are: 1. The water pressure or volume and whether it was adequate. 2. Any odors or color in water that may indicate a filter or correction is needed. 3. Any water filtration or flush systems. 4. Whether or not Hot and Cold is reversed on any faucets. 5. Water temperature. 6. Functional flow (whether or not is adequate) 7. Plumbing fixtures or piping that may leak or drip. 8. Waste line and drainage 9. Noisy piping or whether plumbing vents are working or not. 10. Whether or not the water heater will leak. Sometimes T&P valve can leak but only after water heater has been on for 24 hours or more. 11. Heat systems that require water such as boilers that use radiators cannot be inspected without allowing the radiators to work fully. Some radiators that are old may take hours to fully work. Turning the electric on briefly will not allow a good inspection of these radiators. Some radiators will leak but only after sufficient time to allow for radiators to fully work has occurred. 12. Heat systems that require water such as Hydronic cannot be inspected without water and electricity 13. Jet powered tubs cannot be inspected without water. There is a re-inspection fee to return and inspect should water be turned on. The inspection is not responsible for any item that is not working properly or was not inspected due to no water.

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There is no propane gas on site. Any item requiring gas for testing and evaluation was not able to be fully functioned during this inspection. These items should be followed up with a full evaluation by a licensed technician in the required trades related to those appliances, as elaborated elsewhere within this report.

Style of Home: Age of the Structure: Client Is Present:

Single Family Home, Historic Unknown No.

Weather: Temperature and Humidity: Rain in last 3 days:

Sunny/Warm/Dry Over 80, R/H 70% No

All Utilities On ?: NC Licensed Home Inspection-NC NC Licensed Septic Inspection- Lic.

NO, Electric Off, Water Off, Gas Off Lic.#428: #3354l:

YES Not Contracted For This Testing and

Inspection.

Water Test-NC Plumbing Lic.#10884: RADON Testing: Indoor Air Quality and/or Mold Testing-

Not contracted for this Testing and

Inspection.

Building Analysis Consultation- Healthy Home Energy Audit/Assessment -: Engineers Foundation Certifications for

Homes Specialist - NEHA: Not Contracted for this Evaluation/Survey Manufactured Homes - FHA and VA

Not Contracted For This Service

Loans:

Not contracted for this service

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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.

1.0	ROOF COVERINGS	•		•	
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
1.3	ROOF DRAINAGE SYSTEMS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed

Styles & Materials

Roof Covering and Est.

Number of Layers: One Layer

Roof Estimated Visual

Age:

IN NI NP RR FI

IN NI NP RR FI

Metal roof age is unknown.

Viewed roof covering

from:

Ground Binoculars From upper windows Partially Walked Roof

Sky Light(s):

None

Chimney (exterior)and

Location:

N/A

Gutters:

Partial Gutters Installed Downspouts installed

Comments:

1.0 This house has a metal roof covering. Metal roofing material will last a very long time with proper maintenance. Power washing and re-coating are needed every few years to ensure a rust free surface. This roof covering is at the point of needing to be re-coated. The current coating is flaking, peeling, and rusting and has reached its expected useful life.

Refer to a qualified roofing contractor for evaluation and an estimate for re-coating. Item 1(Picture) Item 4(Picture)



1.0 Item 1(Picture)



1.0 Item 2(Picture)

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1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.1 Plumbing vent pipe flashing boots need to be checked periodically as they do not last as long as the roof covering may.

All flashings should be renewed when the roof is next coated.

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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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Detached Storage Shed

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.

		IN	NI	NP	RR	FI	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•			•		Siding Style: Bevel
2.1	DOORS (Exterior)	•			•		Horizontal Siding Material:
2.2	WINDOWS	•			•		Wood Trim Materials:
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•					Solid Wood Exterior Entry Doors:
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS.	•			•		Wooden door Storm doors are highly recommended.
2.5	EAVES, SOFFITS AND FASCIAS	•			•		Metal Driveway:
2.6	OTHER Elevations of the building.	•					Gravel Dirt
2.7	ADDITIONAL STRUCTURES ON PROPERTY		•				Appurtenance: Covered porch
	2 WINDOWS 3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR,	IN	NI	NP	RR	FI	Sidewalk Stoop Fencing

Comments:

2.0 The exterior of this home shows numerous issues with siding and trim. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 8(Picture) Too many to list each.

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It appears that the party attempting to re-hab the property was planning to install a full exterior of vinyl siding and aluminum trim wrap.





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)

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2.1 Front storm door needs to be replaced. Item 1(Picture)



2.1 Item 1(Picture)

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2.2 Multiple windows boarded over. It appears, from the inside, that many of these were closed off on the inside also and are intended to have siding applied over the former exterior openings. Item 1(Picture)



2.2 Item 1(Picture)

2.3 Front porch floor is aging but functional. Item 1(Picture)

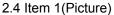


2.3 Item 1(Picture)

2.4 Always establish and maintain a positive slope of the grade away from the house foundation for adequate drainage.

Maintain trimming of all plant materials away from the house, roof, outbuildings, and all mechanical system equipment. Item 1(Picture) Item 2(Picture) Item 3(Picture)







2.4 Item 2(Picture)

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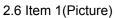


2.4 Item 3(Picture)

2.5 These will need to either be wrapped with metal and soffit panels added or completely scraped, cleaned, and painted.

2.6 Other elevations. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture)







2.6 Item 2(Picture)

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Home Spec of NC, Inc.





2.6 Item 3(Picture)

2.6 Item 4(Picture)

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2.6 Item 6(Picture)

2.6 Item 5(Picture)



2.6 Item 7(Picture)

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2.7 Home Spec was not contracted to inspect any additional structures or buildings. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s). Item 1(Picture)



2.7 Item 1(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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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Laminate

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.

		IN	NI	NP	RR	FI	Styles & Materials
3.0	CEILINGS	•					Floor Covering(s): Hardwood T&G
3.1	WALLS	•			•		Ceramic Tile Vinyl
3.2	FLOORS	•			•		Plywood Ceiling Materials:
3.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			•		Wall Board Plaster
3.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			•		Wall Material: Plaster
3.5	DOORS (REPRESENTATIVE NUMBER)	•			•		Wall Board
3.6	WINDOWS (REPRESENTATIVE NUMBER)	•			•		Wood Hollow Core
3.7	TRIM	•			•		Combination
	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further stigation Needed	IN	NI	NP	RR	FI	Cabinetry: Wood Plywood
							Countertop:

Comments:

3.1 Wall damage is present throughout. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture)

Refer to a drywall contractor for evaluation and an estimate for repairs.



3.1 Item 1(Picture) 3.1 Item 2(Picture)

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3.1 Item 3(Picture)

3.2 (1) Patched and damaged flooring noted throughout. Plywood sheets are present, warped tongue and groove boards, cracked and failing ceramic tile, stained and dirty carpeting...etc. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)

Refer to a qualified flooring mechanic for a full evaluation and an estimate for all necessary repairs or replacement.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.2 Item 4(Picture)

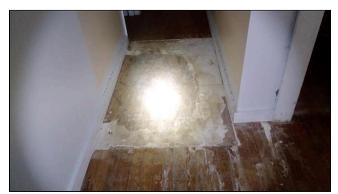
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3.2 Item 5(Picture)

(2) More examples of damaged flooring...Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 9(Picture) Item 10(Picture) Item 11(Picture) Item 12(Picture) Item 13(Picture) Item 14(Picture) Item 15(Picture) Item 16(Picture)

Refer to a qualified flooring mechanic for a full evaluation and an estimate for all necessary repairs or replacement.



3.2 Item 6(Picture)



3.2 Item 7(Picture)



3.2 Item 8(Picture)



3.2 Item 9(Picture)

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3.3 No hand /safety railing installed yet. Item 1(Picture)



3.3 Item 1(Picture)

3.4 Downstairs kitchen will need a full tear out and remodelling. Item 1(Picture) Item 2(Picture)

Refer to a kitchen remodelling contractor.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

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3.5 All doors need repair or replacement.

Refer to a trim carpenter for evaluation and all necessary repairs or replacement.

3.6 Windows are in poor condition. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture)

Refer to a contractor who specializes in window replacement.



3.6 Item 1(Picture)



3.6 Item 2(Picture)

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3.6 Item 3(Picture)

3.7 Major amount of trim that is missing and /or not installed yet.

Refer to a trim carpenter for evaluation and an estimate for replacement.

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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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4.0

4.2

4.3

4.4

4.5

ROOF STRUCTURE AND ATTIC

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. Home inspections do not include Design or Engineering Services, verification of meeting North Carolina Building Codes, or load bearing alignments. The inspection can not guarantee that all defects will be located, repaired, identified, or recognized.

IN	NI	NP	RR	FI

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.)		•		
WALLS (Structural)	•			ı
COLUMNS OR PIERS		•		(
FLOORS (Structural)		•		F
PEST EVIDENCE	•		•	
CEILINGS (structural)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed

IN NI NP RR FI

Styles & Materials

Foundation: Crawl Space Masonry Skirting Masonry Piers

Method used to observe

Crawlspace:

Could not access

Floor Structure:

Wood joists Wood Beams Upper floor framing is not visible.

Wood Flooring

Wall Structure:

Not fully visible due to finished surfaces Stick Built on Site Wood Framed

Columns or Piers:

Masonry

Ceiling Structure:

Not fully visible Wood framed

Roof Structure:

Stick-built Wood Rafters Wooden purlins, wood shakes, and a metal roof covering

Roof-Type:

Gable

Method used to observe

attic:

From entry

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Attic info: Scuttle hole No Flooring

Comments:

4.0 Crawl space was not viewed. Access was blocked.

4.4 Evidence of at least a past wood borer infestation was observed. It is recommended that a professional pest inspector conducts a survey of this building.

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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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. Moisture in a crawl space or basement can lead to fungal growth or water damage. Continuous or untreated damp or wet conditions could lead to possible structural problems. It is also recommended that a licensed pest control professional conduct an annual inspection for wood destroying insects.

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.

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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 antisiphon 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.

5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•		
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM	•		
5.2	PLUMBING FIXTURES	•		
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•		
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS and Fuel Shut-off Location		•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed

IN NI NP RR FI

IN NI NP RR FI

Styles & Materials

Water Source: Public

Water Filters:

None Found

Plumbing Water Supply

(into home):

Not found

Plumbing Water

Distribution (inside home):

It is not unusual for a house this age to have multiple water supply piping materials present. Not fully viewed due to crawl space areas not entered.

Plumbing Waste:

PVC
Cast iron
Plastic
Not fully visible
It is not unusual for a
house this age to have
multiple materials present.

Comments:

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5.0 PVC and cast iron materials were noted.



5.0 Item 1(Picture)

- **5.1** Multiple materials observed. No water for testing.
- 5.2 No water for testing.
- 5.3 Not found.
- **5.4** Propane tank has been removed. Item 1(Picture)



5.4 Item 1(Picture)

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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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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.

		IIN	INI	NP	ΚK	ГІ
6.0	SERVICE ENTRANCE CONDUCTORS	•				
6.1	SERVICE EQUIPMENT; GROUNDING EQUIPMENT; MAIN OVERCURRENT DEVICE; AND MAIN AND DISTRIBUTION PANELS.	•				
6.2	POLARITY AND GROUNDING OF RECEPTACLES		•		•	
6.3	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)	•			•	
6.4	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				
6.5	SMOKE DETECTORS	•				
6.6	CARBON MONOXIDE DETECTORS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed

IN NI NP RR FI Wiring Methods:

IN NI ND DD EI

Styles & Materials Electrical Service

Conductors:

Overhead service Aluminum multi-strand wire 240 volts

Panel capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Electric Panel

Manufacturer: Homeline/ Square D

Branch wire 15 and 20

AMP:

Copper

Romex: Non-metallic sheathed cable

Expansion Room in Panel: Available

Circuits Labeled in Panel: Partially

Generator Connection
Present:
NO

Comments:

6.0 The electrical entrance conductors are overhead and located on the left side of the house with the meter base. Item 1(Picture) Item 2(Picture)



6.0 Item 1(Picture)



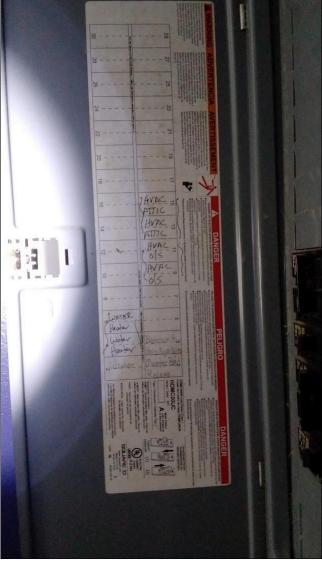
6.0 Item 2(Picture)

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6.1 (1) The main panel box for upstairs is located in the top level left front room. Homeline/Square D. Item 1(Picture) Item 2(Picture)

First level panel. Item 3(Picture) Item 4(Picture) Homeline/Square D.



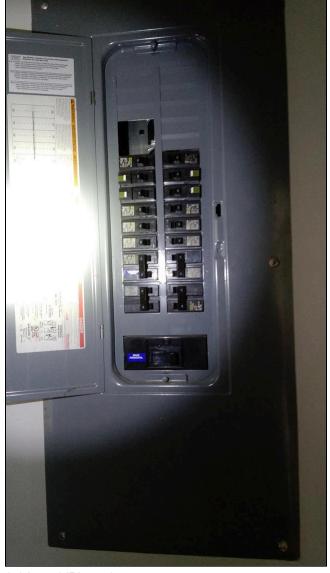


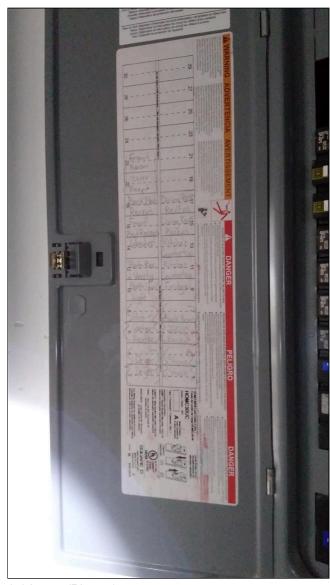
6.1 Item 1(Picture)

6.1 Item 2(Picture)

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Home Spec of NC, Inc.





6.1 Item 3(Picture)

6.1 Item 4(Picture)

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(2) There is a fuse panel on the back porch. This appears to have been cut off and no longer functional. Item 5(Picture)



6.1 Item 5(Picture)

6.2 Electrical needs to be fully evaluated and placed in a completed and safe condition. Item 1(Picture)



6.2 Item 1(Picture)

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6.3 Wiring is incomplete. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)







6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)



6.3 Item 5(Picture)

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- **6.4** (1) All GFCI receptacles and breakers should be tested again upon moving into the home and on a regular basis for function. Immediate replacement is recommended if any faulty GFCI receptacles or breakers are found.
- (2) This house was built before current GFCI protected outlets were required. It is recommended that all outlets within 6 feet of water (bathrooms, kitchen, laundry, garage, and exterior etc.) Have GFCI duplex receptacles installed as a safety upgrade (wherever they have not already been installed). Refer to a licensed electrician for this upgrade work.
- 6.5 It is recommended that smoke detectors are installed in each bedroom as well as the kitchen and the hallway.

The smoke detector(s) should be tested again upon moving in to the home.

Smoke detectors should always be tested on a periodic basis and batteries replaced as needed.

6.6 It is recommended that at least one Carbon Monoxide detector is installed according to the manufacturer's instructions at each level of the home. Be very careful to purchase a detector that is sensitive enough to be effective. EPA recommends sensitivity down to 35 PPM.

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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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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.

7.0	HEATING EQUIPMENT	•			
7.1	NORMAL OPERATING CONTROLS (HEATING)		•		
7.2	AUTOMATIC SAFETY CONTROLS		•		
7.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		•		
7.4	COOLING EQUIPMENT	•			
7.5	NORMAL OPERATING CONTROLS (COOLING)		•		
7.6	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed

IN NI NP RR FI

IN NI NP RR FI Styles & Materials

Heat Type:
Heat Pump Forced Air
(also provides cool air)
Space Heater

Heat System Brand: GMC

Energy Source: Electric

Number of Heat Sources: One

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy

Source:

Electricity

Central Air Manufacturer: GOODMAN

Comments:

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7.0 First level has a gas space heater. Item 1(Picture) And a future gas log unit. Item 2(Picture)





7.0 Item 1(Picture)

7.0 Item 2(Picture)

7.4 Goodman 2013, 2 1/2 ton capacity. Item 1(Picture) Item 2(Picture) Services the upstairs.





7.4 Item 1(Picture)

7.4 Item 2(Picture)



7.4 Item 3(Picture)

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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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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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.

	IN	NI	NP	RR	FI	Styles & Materials
8.0 VENTILATION OF ATTIC AND FOUNDATION AREAS	•					Ventilation: Passive Roof Venting
8.1 VENTING SYSTEMS (Kitchens, baths and laundry)		•				Dryer Power Source: 240 Electric
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed	IN	NI	NP	RR	FI	Vent duct material: Not Observed
Comments						

Comments:

8.1 No utilities.

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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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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.

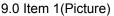
		IN	NI	NP	KK	FI
9.0	OTHER	•				
IN= I	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed	IN	NI	NP	RR	FI

Comments:

9.0 Pictures of appliances at the second level. No utilities for testing. Item 1(Picture)

Picture of appliances for the first level kitchen. Item 2(Picture) Not tested.







9.0 Item 2(Picture)

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 are used in your further inspection or repair issues as it relates to the comments in this inspection report.

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10. Crawl Space

		IN	NI	NP	RR	FI
10.0	Access Location	•				
10.1	Ventilation Present or Not Present	•				
IN= In	spected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed	IN	NI	NP	RR	FI

Comments:

10.0 Access for the crawl space is located at the left side foundation skirting. The openings to the crawl space were blocked.

10.1 Ventilation is present around the foundation.

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General Summary

Home Spec of NC, Inc.

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

> **Customer** Mr. Jake Forbes

Address 203 W Railroad Ave. Hertford Nc 27910

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.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

This house has a metal roof covering. Metal roofing material will last a very long time with proper maintenance. Power washing and re-coating are needed every few years to ensure a rust free surface. This roof covering is at the point of needing to be re-coated. The current coating is flaking, peeling, and rusting and has reached its expected useful life.

Refer to a qualified roofing contractor for evaluation and an estimate for re-coating. Item 1(Picture) Item 2(Picture) Item 4(Picture)

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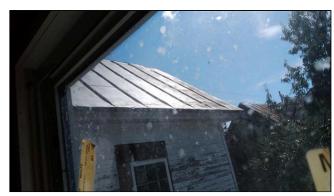




1.0 Item 1(Picture)

1.0 Item 2(Picture)





1.0 Item 3(Picture)

1.0 Item 4(Picture)

2. Exterior

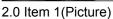
2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

The exterior of this home shows numerous issues with siding and trim. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 7(Picture) Item 8(Picture) Too many to list each.

It appears that the party attempting to re-hab the property was planning to install a full exterior of vinyl siding and aluminum trim wrap.







2.0 Item 2(Picture)

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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)

2.1 DOORS (Exterior)

Inspected, Repair or Replace

Front storm door needs to be replaced. Item 1(Picture)

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2.1 Item 1(Picture)

2.2 WINDOWS

Inspected, Repair or Replace

Multiple windows boarded over. It appears, from the inside, that many of these were closed off on the inside also and are intended to have siding applied over the former exterior openings. Item 1(Picture)

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2.2 Item 1(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS. Inspected, Repair or Replace

Always establish and maintain a positive slope of the grade away from the house foundation for adequate drainage.

Maintain trimming of all plant materials away from the house, roof, outbuildings, and all mechanical system equipment. Item 1(Picture) Item 2(Picture) Item 3(Picture)



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)

2.5 EAVES, SOFFITS AND FASCIAS Inspected, Repair or Replace

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These will need to either be wrapped with metal and soffit panels added or completely scraped, cleaned, and painted.

3. Interiors

3.1 WALLS

Inspected, Repair or Replace

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

Refer to a drywall contractor for evaluation and an estimate for repairs.



3.1 Item 1(Picture)

3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.2 FLOORS

Inspected, Repair or Replace

(1) Patched and damaged flooring noted throughout. Plywood sheets are present, warped tongue and groove boards, cracked and failing ceramic tile, stained and dirty carpeting...etc. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 5(Picture)

Refer to a qualified flooring mechanic for a full evaluation and an estimate for all necessary repairs or replacement.

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3.2 Item 1(Picture)

3.2 Item 2(Picture)





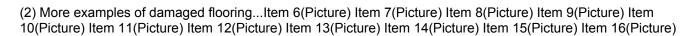
3.2 Item 3(Picture)

3.2 Item 4(Picture)



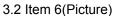
3.2 Item 5(Picture)

4



Refer to a qualified flooring mechanic for a full evaluation and an estimate for all necessary repairs or replacement.







3.2 Item 7(Picture)

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3.2 Item 16(Picture)

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS Inspected, Repair or Replace

No hand /safety railing installed yet. Item 1(Picture)



3.3 Item 1(Picture)

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS Inspected, Repair or Replace

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4 Downstairs kitchen will need a full tear out and remodelling. Item 1(Picture) Item 2(Picture)

Refer to a kitchen remodelling contractor.





3.4 Item 1(Picture) 3.4 Item 2(Picture)

3.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

4 All doors need repair or replacement.

Refer to a trim carpenter for evaluation and all necessary repairs or replacement.

WINDOWS (REPRESENTATIVE NUMBER) 3.6

Inspected, Repair or Replace

4 Windows are in poor condition. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture)

Refer to a contractor who specializes in window replacement.

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3.6 Item 2(Picture)

3.6 Item 1(Picture)



3.6 Item 3(Picture)

3.7 TRIM

Inspected, Repair or Replace

Major amount of trim that is missing and /or not installed yet.

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Refer to a trim carpenter for evaluation and an estimate for replacement.

4. Structural Components

4.4 PEST EVIDENCE

Inspected, Repair or Replace

Evidence of at least a past wood borer infestation was observed. It is recommended that a professional pest inspector conducts a survey of this building.

6. Electrical System

6.2 POLARITY AND GROUNDING OF RECEPTACLES

Not Inspected, Repair or Replace

Electrical needs to be fully evaluated and placed in a completed and safe condition. Item 1(Picture)



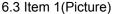
6.2 Item 1(Picture)

6.3 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)

Inspected, Repair or Replace

Wiring is incomplete. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)







6.3 Item 2(Picture)

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6.3 Item 3(Picture)

6.3 Item 4(Picture)



6.3 Item 5(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

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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 Timothy Arn NC Home Inspector License # 428; CIEC, Council-certifiedIndoor Environmental Consultant

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INVOICE

Home Spec of NC, Inc. 731 River Cottage Road Edenton, NC 27932 252-337-6196

Inspected By: Timothy Arn NC Home Inspector License # 428; CIEC, Council-certifiedIndoor

Environmental Consultant

Inspection Date: 10/12/2022

Report ID: 2210122

Customer Info:	Inspection Property:
Mr. Jake Forbes	203 W Railroad Ave. Hertford Nc 27910
Customer's Real Estate Professional: Jake Forbes United Country	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq. Ft. 2,000-2,499	415.00	1	415.00

Tax \$0.00

Total Price \$415.00

Payment Method:

Payment Status: Invoice Sent

Note:

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