



Inspection Report

The McLemore Group

Property Address:
917 Stoneymead Dr
Kings Mountain NC 28086



Carolin's Premier Inspections

Jeffery Klumpp

**NC #4180 SC RBI #49225
P.O. Box 741
Fort Mill, SC 29716
704-995-2418**

A handwritten signature in black ink, appearing to read "J Klumpp".

Carolinas Premier Inspections

Date: 8/8/2024	Time: 08:00:00 AM	Report ID: 080824JK5
Property: 917 Stoneymead Dr Kings Mountain NC 28086	Customer: The McLemore Group	Real Estate Professional: Kevin McLemore kevin@themclemoregroup.com

Comment Key or Definitions

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

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it was visually inspected or responded when tested when allowing for normal wear and tear.

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

IN/NI both checked = Some parts of this items were inspected and others were not fully visible or fully inspected due to inaccessible access or technically exhaustive removal of panels.

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

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

Inspector:
Jeffery Klumpp | NC 4180 | SC 49225

Inspector's Phone & Email:
704-995-2418 |
Jeff@CarolinasPremierInspections.com

Building Type:
Single Family

Stories/Foundation:
Split Level on a Slab and Crawl Space
Foundation

Estimated Age In Years:
48 Years

Estimated Square Footage:
1500-1999 sqft

Weather:
Heavy Rain

Outside Temperature (F):
Between 70 - 80 Degrees

Water Source:
Private (Well)

Sewage Disposal:
Private (Septic)

Table of Contents

[Cover Page..... 1](#)

[Intro Page..... 2](#)

[Table of Contents 3](#)

[Summary 4](#)

[1 STRUCTURAL COMPONENTS..... 30](#)

[2 EXTERIOR..... 43](#)

[3 GROUNDS..... 49](#)

[4 ROOF SYSTEM 56](#)

[5 INSULATION AND VENTILATION 63](#)

[6 ELECTRICAL SYSTEM 65](#)

[7 HEATING AND COOLING SYSTEMS..... 73](#)

[8 INTERIOR COMPONENTS 77](#)

[9 PLUMBING SYSTEM..... 84](#)

[10 LAUNDRY AREA 88](#)

[11\(A\) 1/2 BATHROOM..... 89](#)

[11\(B\) HALL BATHROOM..... 90](#)

[11\(C\) PRIMARY BATHROOM 91](#)

[12 KITCHEN / APPLIANCES..... 92](#)

Summary



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

The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

1. STRUCTURAL COMPONENTS

General Summary

1.0 Additional Information About This Report

(1) The home is filled with stored items as if it is an estate sale/transaction situation. The home excessive storage limits the inspection as stored items, furniture and personal items are not moved during the inspection.



1.4 Foundation Findings

There was/were hairline crack(s) noted in the following locations. Point up and continue to monitor. No corresponding cracks were noted inside the home at these areas and all windows and doors around the area were functioning as intended at the time of inspection. :

1. front side of home
2. rear side of home

Note: Crack monitoring kits can be purchased at Lowe's, Home Depot, and various other locations. They are a slide which is glued to the veneer over the middle of the crack so that one side is attached on either side of the crack. They will crack if there is future movement which would warrant further investigation by a licensed engineer at that time.



1.



2.

1.9 Crawl Space/Basement Information/Limitations

(3) The construction debris/stored items should be removed from the crawl space under home. Stored items/debris give rodents/insects a place to nest and may create undesirable conditions. These items are not moved and prevent full viewing at time of inspection. Remove as needed.

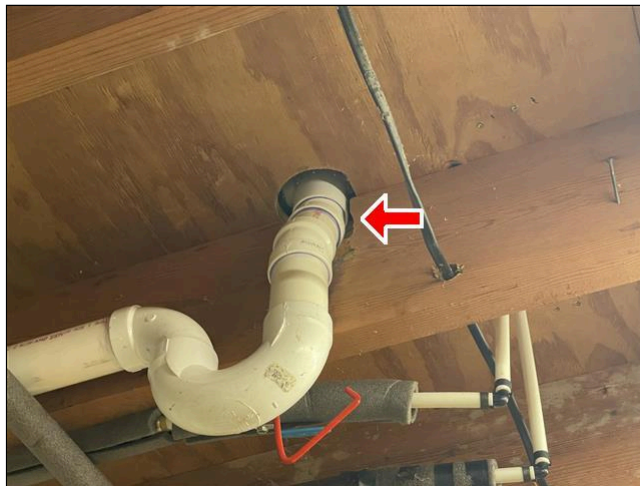


1.10 Crawl Space/Basement Findings

(1) Multiple repairs/added supports have been made to the substructure. The manner in which the repair(s)/modification(s) was made does not conform to standard building practices. All repairs/modifications to a structural member require permits to be pulled. Check to verify that there were pulled. If not, then contact a licensed contractor for repairs.



(4) The floor joist has been cut to allow for the plumbing lines under the primary bathroom. This is not typical construction standards. The framing needs to be properly supported. Contact a licensed contractor for review and make repairs as needed.



1.13 Vapor Retardants

There is not a vapor barrier installed in the crawlspace. Recommend installing a vapor barrier to reduce or keep moisture levels down in the crawlspace area. Contact a qualified professional.

Note: Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating wood framing above. Approved materials include, but are not limited to: polyethylene sheeting, concrete, or blacktop. If the ground is saturated, wall vapor barriers of like materials are also recommended.



1.18 Attic Findings

(1) There are stains noted in the attic located at the middle area. Unable to determine if an active leak still existed at the time of inspection. Ask the sellers if a past repair was made. If it is not known then it should be treated as an active issue and further reviewed by a licensed contractor or roofer for evaluation and repair.



(2) The gable vent screen is loose, damaged, and/or deteriorating at the front and rear of the attic. Repair and/or replacement is needed to prevent pest entry. Contact a qualified professional for repair.



2. EXTERIOR

General Summary

2.1 Siding Findings

(1) There were typical hairline cracks noted in the following locations. These should be pointed-up with mortar to prevent water penetration and expansion. Continue to monitor after the repairs are made. You may wish to install crack monitoring glass to verify that no further settlement is occurring. These devices are inexpensive and consist of a couple pieces of plastic or glass with cross-hairs on them. If the crack returns you should then consult a licensed engineer for further evaluation at that time. :

1. rear side of home



(2) There is siding in close proximity and/or in contact with the ground at the front of the home. This makes easy access for termites and other wood destroying insects, as well as obstructs the viewing of those inspections. The inspector did not inspect behind the siding. A ground clearance of six to eight inches where possible is recommended. Contact a qualified professional for repairs.



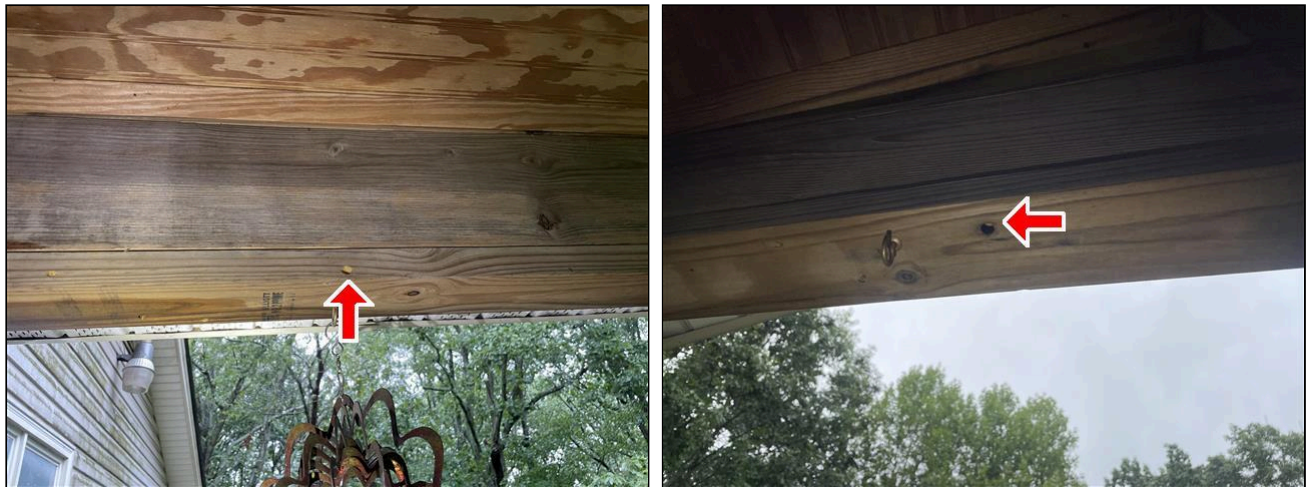
(3) There were multiple areas at the front of the home where the nail heads have been recessed into the siding. This allows for moisture to enter behind the siding and causes damage to the material. All nail heads need sealing and any rotted/decayed sections of the siding should be replaced. Contact a qualified professional for repairs.



2.3 Trim Findings

There is a carpenter bee hole(s) found in the trim at the following locations. Have an exterminator further evaluate and treat as needed. Contact a licensed contractor to repair the trim as needed.

- 1. rear decking



2.5 Eaves/Soffit/Fascia Findings

Damaged or disconnected soffit venting was noted in the following locations. This is needed to prevent pest entry into the attic cavity. Contact a qualified professional for repairs. :

- 1. rear side of home



3. GROUND

General Summary

3.0 Grading Findings

(1) The grade at foundation needs correction at the front and right sides of the home. The grade slopes toward the home and proper drainage needs to be installed to direct water away from the foundation. Contact a qualified professional /landscaper for repairs.





(2) Evidence of poor drainage at the following location(s). This was noted by staining or muddy soil indicating standing water at times or by physically standing water at the time of inspection. This can lead to foundation issues and/or organic growth if standing longer than 48 hours. Contact a qualified professional/landscaper for repairs. :

1. left side of home
2. rear patio
3. right side of home



3.3 Front Porch Findings

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The front porch steps needs to be pointed up (more mortar) in several areas where there are gaps. This is needed prevent water penetration. Contact a qualified professional for repairs.



3.6 Deck/Porch Findings

There was an active moisture leaks noted at the rear deck/porch. Contact a licensed contractor for review, determine the source/cause and make any additional repairs as needed.



3.7 Retaining Wall Findings

The retaining wall at the front yard was noted to be leaning, bowing, or sagging at the time of the inspection. This is an indication that the wall has moved and is in need of repair. Contact a licensed contractor for review, determine the extent of the damages and make repairs as needed.



3.9 Landscaping Findings

The crawl space vent(s) were at or below grade in the following locations. Water entry and/or poor ventilation into the crawl space is of concern. Contact a qualified professional for full evaluation to determine any repairs or replacements necessary. :

1. front of home



4. ROOF SYSTEM

General Summary

4.5 Gutter System Findings

The gutter system on the roof edge at the front side of the home appears to be leaking or inadequately sloped to carry the water to the downspouts. Corrections/repairs are needed to properly direct water away from the home. Contact a qualified professional for repairs.



4.7 Roof Findings

The following area(s) were found to not be flashed and/or installed properly. This can allow water penetration and needs to be repaired. Contact a licensed roofer for repair. :

1. rear side valley
2. upper middle, above right side ridge



4.9 Chimney Findings

(1) It is recommended that the flue be cleaned by a licensed chimney sweep prior to closing. Not all of the flue could be viewed during the inspection. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. Any additional items which may be found during the cleaning should also be addressed at that time.

(2) The mortar has cracks and is deteriorating at the top of the chimney caps/crowns. The mortar needs repair to prevent water penetration. This usually consists of pointing up (adding more mortar). The chimney cap/crowns function is to keep water from entering the masonry brick joints that can cause deterioration. Contact a licensed chimney company for repair.



(3) There was lichen growth noted around the main/rear chimney cap and/or top sides of the chimney. This is an indication of a moisture problem which needs to be corrected to prevent further damage/deterioration. Contact a licensed chimney company for repair.



(4) Cracks noted in the exterior of the left side chimney/flue indicate some movement or a possible cracked flue liner. Contact a licensed chimney company for repair.

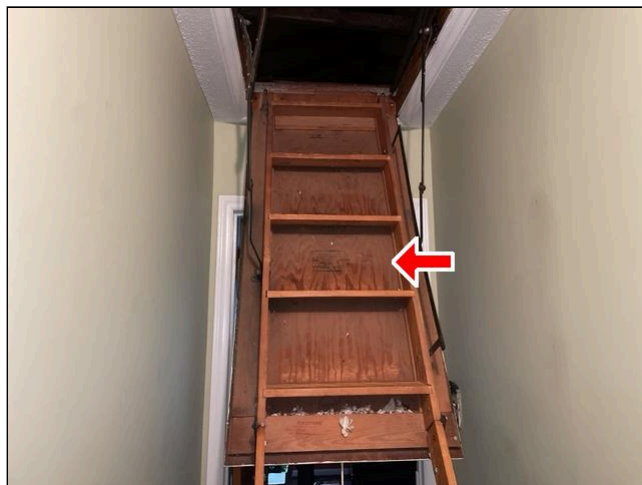


5. INSULATION AND VENTILATION

General Summary

5.0 Insulation And Ventilation

(1) There is no insulation installed on the back of the pull down attic stairs. This provides little to no R-value protection and can be a large source of heat loss. Installation of insulation or an "attic tent" is recommended. Contact a qualified professional for repair.



(2) The insulation is compacted in several areas throughout the attic and the true R-factor at this point in time may be substantially less than when originally installed. Installation of additional insulation is needed. Contact a qualified professional for repair.



6. ELECTRICAL SYSTEM

General Summary

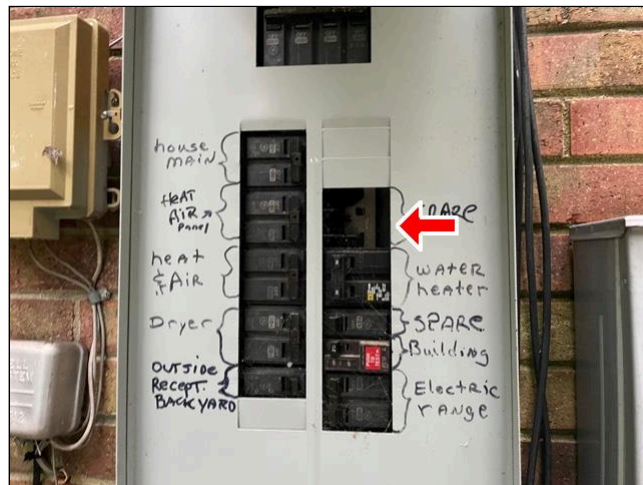
6.1 Electrical Panel(s) Findings

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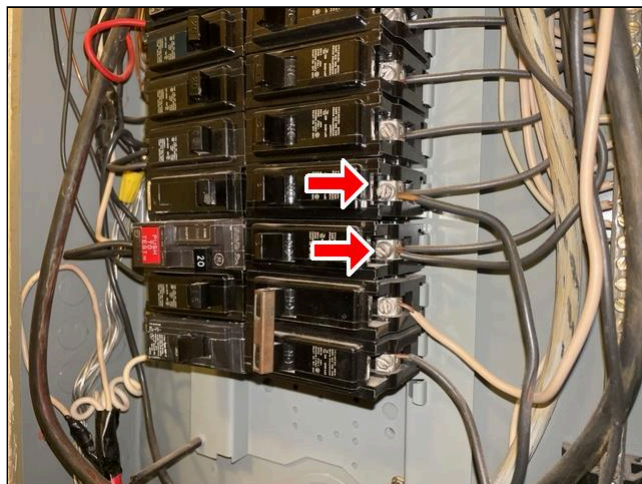
(1) The ground rod is hollow core galvanized piping. This generally rusted out in a period of 10 to 15 years. The age of the ground rod is over this limit. It is recommended an update be done by a licensed electrician to assure the home is grounded properly.



(2) Missing breakers/spacing was noted at the electric panel. This is a safety hazard. Contact a licensed electrician for repair.



(3) There are multiple wires are connected to a single lug on a circuit breaker in the sub-panel where only one wire should be connected. "Double Tapped". This is an electrical safety hazard. Contact a licensed electrician for repair.



(4) The electrical sub-panel is installed in the downstairs bathroom. This is not typical and generally not allowed for electric panels to be installed in bathrooms. Safety concern. Contact a licensed electrician to

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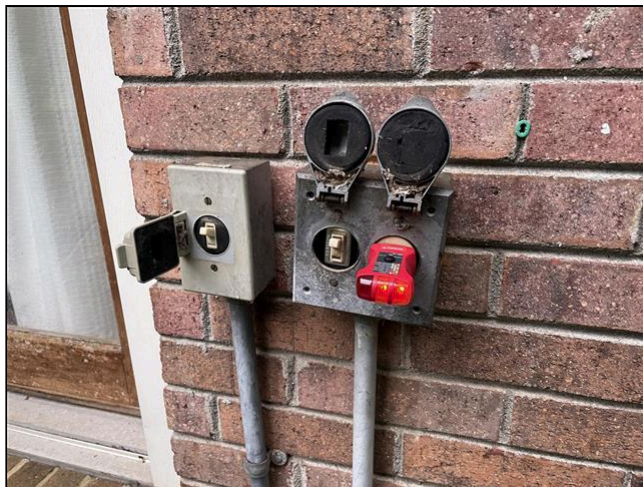
further evaluate the entire electrical system and make any additional repairs as needed.



6.3 GFCI Findings

The following outlet(s) are not protected by a GFCI. These are needed in "wet" locations to allow the circuit to turn off in case of an emergency. Contact a licensed electrician for repair. :

1. exterior outlets
2. kitchen outlets
3. bathroom/laundry room outlets



6.5 Switches, Receptacles & Light Fixture Findings

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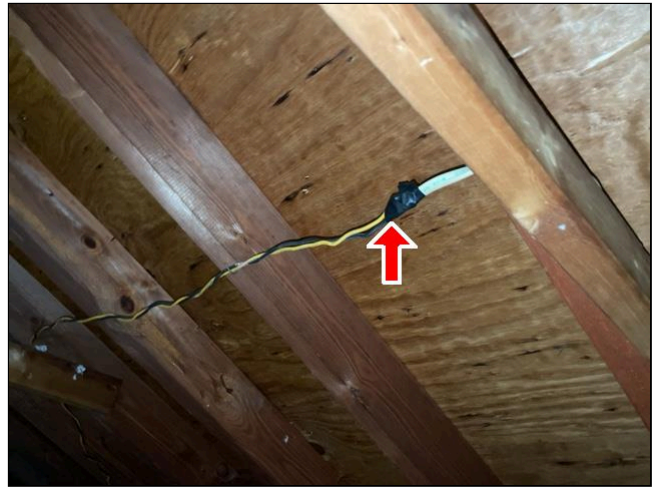
(1) The following lights had a bulb that did not function when tested. Replace the bulb and re-test to be sure it functions and is not an electrical issue prior to closing. Contact a licensed electrician if replacing the bulb does not correct the issue. :

1. foyer
2. exterior light(s)



(2) There are wires wrapped in electrical tape at the following locations that need to be installed into a junction box. This is a safety hazard. Contact a licensed electrician for repair. :

1. disposal under the kitchen sink
2. attic area



(3) The following outlet(s) were found to have an open ground and need correction. Electrical hazard. Contact a licensed electrician for repair. :

1. hall bathroom outlet



(4) The ceiling fan in the basement family room did not respond when tested. The ceiling fan may be controlled by a remote that was not present at the time of inspection. Ask the sellers if the ceiling fan is controlled by a remote and the location of the remote control. If the ceiling fan is not controlled by a remote then repairs are needed. Contact a licensed electrician for evaluation and repair.



6.7 Smoke Detector Findings

(1) Due to the gas fireplace/furnace/stove top/attached garage and/or gas appliances a carbon monoxide detector should be installed to ensure safety. One was not found at the time of inspection. Contact a qualified professional for repair.

(2) The following smoke detector(s) did not respond when tested and need to be repaired/replaced. Safety hazard. If the units are designed to be tied together then one that also ties in is what should replace it. Contact a qualified professional for repair.

1. upper hallway



8. INTERIOR COMPONENTS

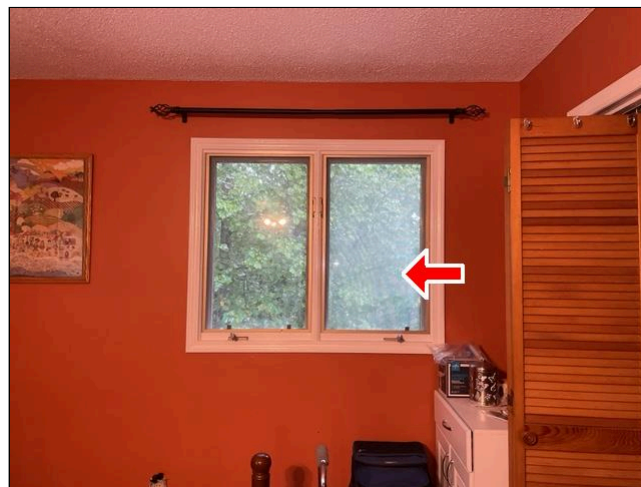
General Summary

8.4 Window Findings

(1) Various windows and/or sashes (but not limited to) were found to have a bad or broken thermal window seal. The thermal window seal is the gasket that prevents moisture from entering in between the interior of the window panes and causing them to fog. The window at this point has lost its gas thus reduces the original r-value of the window. Contact a qualified professional for repair.

Note: Overcast days, dirty windows, and or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. Because of this it is recommend that all windows be cleaned and further evaluated by the licensed or qualified professional making the repairs. Any additional windows that are found to have bad thermal seals at that time should also be repaired/replaced.





(2) Multiple windows were painted or stuck shut at the time of inspection. When windows are painted or stuck shut they cannot be tested to ensure that the counter weights/springs are functioning properly. Have the windows corrected so that they are not stuck before closing to verify that counter weights/springs function properly in order to provide a means of escape in the event of an emergency. Contact a qualified professional for repair.

8.8 Ceiling Findings

(1) There was an active moisture leaks noted at the following locations. Contact a licensed contractor for review, determine the source/cause and make any additional repairs as needed. : basement family room- left wall, above fireplace kitchen- at exhaust location



(2) There was a moisture stain noted at the upper hallway ceiling. The reading was inactive at the time of inspection; however the home was vacant at that time. Due to the constraints of time during an inspection, fixtures are only tested for a short period of time. This does not allow time to fully operate the fixtures to simulate normal volume of an occupied home. Ask the seller if a past repair was made. If they do not know then it should be considered an active issue and be further evaluated by a licensed contractor to make repairs as needed.



8.10 Floor Findings

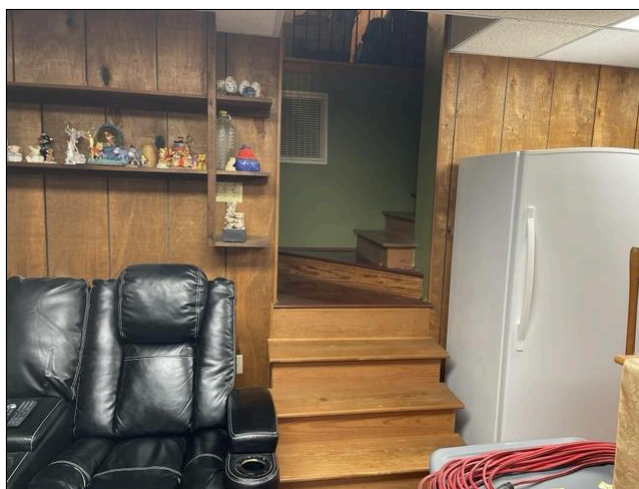
Damage and/or deterioration noted to the floor covering in the following locations. Contact a licensed flooring company for review to determine the repair needed.

1. moisture expansion/deterioration noted at the right side/kitchen exterior door location



8.11 Staircase Findings

There were 3 or more steps without a handrail installed at the basement staircase. Stairs with 3 or more steps are in need of a handrail or railing. Installation and/or corrections needed to prevent personal harm. Contact a licensed contractor for repair.



9. PLUMBING SYSTEM

General Summary

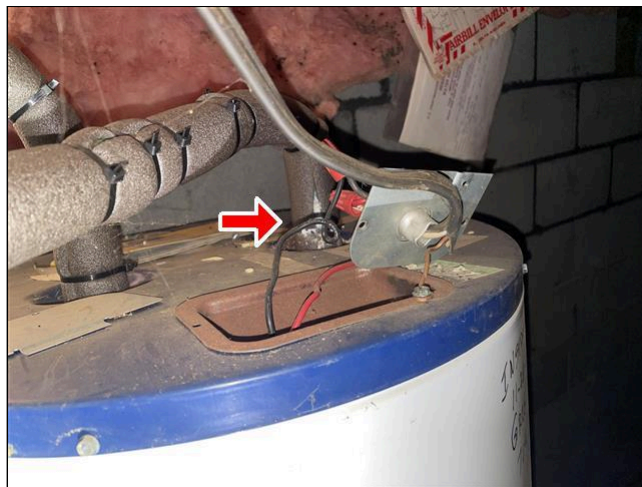
9.1 Plumbing Findings

- (1) There was a heavy sulfur smell noted when testing the well. This can sometimes be an issue with the anode rod in the water heater, but can also be from the well. This is not a standard test performed during an inspection, but you may wish to contact a well company to review and determine the cause to be sure it isn't the well itself.
- (2) The bladder tank was not level at the time of inspection. This can cause the tank to not operate properly. Contact a licensed plumber or contractor for repair.



9.4 Water Heater Findings

(1) The electrical wiring at the top of the tank is exposed and needs to be secured/terminated properly. This is needed to prevent someone from grabbing the line and being shocked or for the line to arc to the tank. Contact a qualified professional for repairs.



11(A) . 1/2 BATHROOM

General Summary

11.0.A Bathroom Sink Findings

There was an active leak noted under the sink at the waste pipe where it connects to the bottom of the sink at the time of inspection. Corrections are needed to prevent water damage. Contact a licensed plumber for repair.

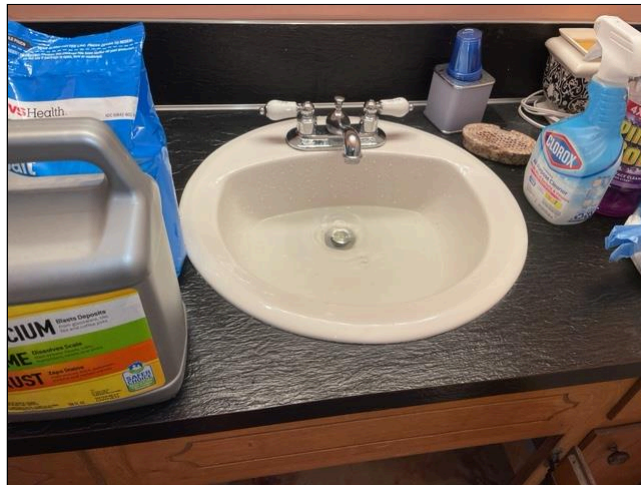


11(C) . PRIMARY BATHROOM

General Summary

11.1.C Bathroom Sink Findings

The sink is slow to drain. Corrections needed for the sink to drain properly. Clean the drain and re-inspect. If the sink is still slow to drain it could possibly be a venting issue. Contact a licensed plumber for evaluation and repair.



11.4.C Tub/Shower Fixture Findings

The drain stopper was not functioning properly at the time of inspection. Repair/replacement is needed so the tub can hold water properly when bathing. Due to this, the tub was not fully filled and the jets were not tested. Contact a licensed plumber for repair.



12. KITCHEN / APPLIANCES

General Summary

12.8 Dishwasher Findings

There was no high loop installed for the dishwasher drain. The drain line should go up as soon as it enters the cabinet, attach to the bottom of the countertop and then slope back down to the waste line/ disposal connection. This is needed to prevent water from flowing back into the dishwasher after the pump cuts off. Contact a qualified professional for repair.



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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