# **Inspection Report**

## Mr. Jake Forbes

Property Address: 252 Ryland Road Tyner NC 27980





Home Spec of NC, Inc.

Timothy Arn NC Home Inspector License # 428; CIEC, Council-certifiedIndoor Environmental Consultant #428 731 River Cottage Road Edenton, NC 27932 252-337-6196

Timety R. Asr

## **Table of Contents**

Cover Page1
Table of Contents2
Intro Page
<u>1 Roofing7</u>
2 Exterior
<u>3 Interiors15</u>
4 Structural Components
5 Plumbing System
<u>6 Electrical System25</u>
7 Heating / Central Air Conditioning
8 Insulation and Ventilation
9 Built-In Kitchen Appliances
10 Crawl Space
General Summary
Invoice

Date: 5/17/2022	<b>Time:</b> 09:30 AM	Report ID: 2205171
Property:	Customer:	Real Estate Professional:
252 Ryland Road	Mr. Jake Forbes	Jake Forbes
Tyner NC 27980		United Country

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.

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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.

<u>Not Inspected NI</u> = 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.

<u>Not Present NP</u> = 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.

This home is older than 20 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 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.

Mobile Home Limitation Statement:

This report represents the inspection of a mobile home. As compared to an inspection of a standard home, this inspection is very limited due to the type of the construction that utilizes closed attics and vapor barriers systems to cover the underside of the home in the foundation area. The insulation systems, ventilation systems, roof framing components, floor framing components, HVAC duct systems, and crawl space components of plumbing and electrical systems are not visible and therefore not inspected. The concealed framing areas prevent the inspector from moving insulation to locate possible areas of damage or decay and at the areas required by the NC standard of practice, therefore it is not possible to identify damage or deterioration until it is apparent in the interior areas of the home. If an invasive inspection is desired a licensed general contractor should be consulted.

**Style of Home:** Single Family Home, Manufactured Age of the Structure: 1998 +/- Client Is Present: No

Weather: Sunny/Warm/Dry

All Utilities On ?: NO, Water Off **Temperature and Humidity:** Over 80

Not contracted for this testing

**RADON Testing:** 

NC Licensed Home Inspection-NC Lic.#428: YES Rain in last 3 days: Yes-Heavy

NC Licensed Septic Inspection- Lic. #3354I: Not Contracted For This Testing and Inspection.

Indoor Air Quality and/or Mold Testing-Certified Inspector: Not contracted for this Testing and Inspection.

Engineers Foundation Certifications for Manufactured Homes - FHA and VA Loans: Not contracted for this service

Water Test-NC Plumbing Lic.#10884: Not Contracted for this Testing

Building Analysis Consultation- Healthy Homes Specialist - NEHA: Not Contracted For This Service Home Energy Audit/Assessment -: Not Contracted for this Evaluation/Survey

## 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.

		IN	NI	NP	RR	FI	Styles & Materials
1.0	ROOF COVERINGS	•					Roof Covering and Est. Number of Layers:
1.1	FLASHINGS	•					Metal
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•					Roof Estimated Visual Age:
1.3	ROOF DRAINAGE SYSTEMS	•					1-5 years Viewed roof covering
	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further stigation Needed	IN	NI	NP	RR	FI	from: Ground
							Sky Light(s): None
							Chimney (exterior)and
							Location: N/A
							Gutters: Not presently installed but highly recommended.

#### Comments:

**1.0** metal roof covering has been installed. Item 1(Picture)



1.0 Item 1(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.

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.

## 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	ΝΙ	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	•			•		Vinyl Trim Materials:
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			•		Aluminum Wrap Vinyl
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS.	•					Exterior Entry Doors: Steel Storm Door
2.5	EAVES, SOFFITS AND FASCIAS	•					Driveway: Gravel
2.6	OTHER Elevations of the building.	•					Dirt
	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further stigation Needed	IN	NI	NP	RR	FI	Stoop

Comments:

**2.0** 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)

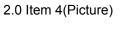






2.0 Item 3(Picture)

2.0 Item 5(Picture)





2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)

## Forbes





2.0 Item 9(Picture)

2.0 Item 10(Picture)



2.0 Item 11(Picture)



2.0 Item 12(Picture)

**2.1** 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** 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** 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)

**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. Landscape is overgrown.

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



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)



2.6 Item 4(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.

## 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): Carpet
3.1	WALLS	•			•		Vinyl Plywood
3.2	FLOORS	•			•		Ceiling Materials: Wall Board
3.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			•		Wall Material: Wall Board
3.4	DOORS (REPRESENTATIVE NUMBER)	•					Interior Doors: Hollow Core
3.5	WINDOWS (REPRESENTATIVE NUMBER)	•					Window Types:
3.6	TRIM	•					Thermal/Insulated Single-hung
3.7	OTHER		•				Tilt feature Vinyl extruded
	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further	IN	NI	NP	RR	FI	Window Manufacturer: Kinro

air or Replace, FI= Further Investigation Needed

#### IN NI NP RR FI

Cabinetry:

Wood Particle Board Plywood

Countertop: Laminate

**Comments:** 

**3.0** 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)

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** 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 (1) Two pictures of the kitchen. Item 1(Picture) Item 2(Picture)



3.3 Item 1(Picture)

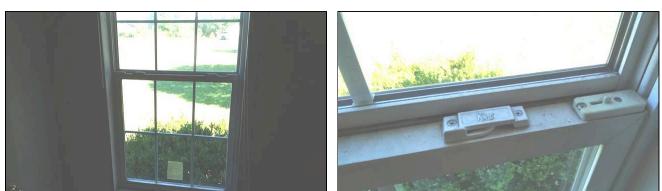
3.3 Item 2(Picture)

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

Refer to a technician who can replace these doors.



3.3 Item 3(Picture)



3.5 Item 1(Picture)

3.5 Item 2(Picture)

**3.7** Half bathroom was not observed. Construction materials are blocking the entrance. Item 1(Picture) Item 2(Picture)



3.7 Item 1(Picture)

3.7 Item 2(Picture)

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.

## 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	Styles & Materials
4.0	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.)	•					Foundation: Crawl Space Masonry Skirting Masonry Piers
4.1	WALLS (Structural)	•			•		Method used to observe
4.2	COLUMNS OR PIERS	•					Crawlspace: Crawled
4.3	FLOORS (Structural)	•					Floor Structure: Wood joists
4.4	CEILINGS (structural)	•					Steel I beams OSB Sub-flooring
4.5	ROOF STRUCTURE AND ATTIC	•					Wall Structure: Manufactured Home
	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further	IN	NI	NP	RR	FI	Wood Framed

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

#### 

#### **Columns or Piers:** Masonry block

#### **Ceiling Structure:**

Wood framed Manufactured home- not visible Vaulted ceilings are present.

#### **Roof Structure:**

Engineered wood trusses Manufactured Home- Not Visible

#### **Roof-Type:**

Gable

#### Method used to observe

#### attic:

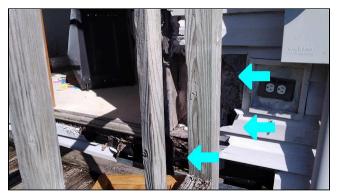
Manufactured home-Roof cavity not visible.

## **Comments:**

**4.0** Moisture readings taken from the crawl space structural framing members ranged from 16% to 18% and are in an acceptable range. Fungal growth can be sustained at 20% or higher levels of moisture content.

**4.1** 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)

**4.3** Floor structure is not fully visible for inspection due to the 'belly board' vapor retarder that is attached to the underside of the joists.

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.

## 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.

		IN	NI	NP	RR	FI	Styles & Materials
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					Water Source: Public
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM	•					Water Filters: None Found
5.2	PLUMBING FIXTURES	•					Plumbing Water Supply
5.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS			•			(into home): Not found
5.4	MAIN WATER SHUT-OFF DEVICE (Describe location)	•					Plumbing Water Distribution (inside home):
5.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS and Fuel Shut-off Location			•			PEX Plastic
5.6	CLOTHES WASHER			•			Washer Drain Size: 1 1/2" Diameter
5.7	CLOTHES DRYER			•			Plumbing Waste:
5.8	CERTIFIED NORTH CAROLINA SEPTIC SYSTEM INSPECTION.		•				ABS Plastic
	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further stigation Needed	IN	NI	NP	RR	FI	Water Heater Power Source: Electric Certified North Carolina
							Septic System Inspection:

Testing and Inspection of the septic system was not

## Comments:

contracted.

5.0 ABS material has been used for the drain and waste piping.

- 5.1 Pex material has been used for the water supply piping.
- 5.2 Visual only. No water.
- 5.3 Water heater has been removed.
- **5.4** Main water shut-off is at the meter box in the yard.

5.6 Basic washer and dryer water and electric connections are present. Item 1(Picture)



5.6 Item 1(Picture)

5.8 Home Spec was not contracted to evaluate the septic system.

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.

## 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.

			_	
6.0	SERVICE ENTRANCE CONDUCTORS	•		
6.1	SERVICE EQUIPMENT; GROUNDING EQUIPMENT; MAIN OVERCURRENT DEVICE; AND MAIN AND DISTRIBUTION PANELS.	•		
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•		
6.3	POLARITY AND GROUNDING OF RECEPTACLES	•		•
6.4	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)	•		
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•		
6.6	SMOKE DETECTORS	•		
6.7	CARBON MONOXIDE DETECTORS	•		

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

IN NI NP RR FI **Styles & Materials** 

**Electrical Service Conductors:** Below ground Aluminum multi-strand wire 240 volts Panel capacity: 200 AMP Panel Type: Circuit breakers **Electric Panel** Manufacturer: THOMAS& BETTS(T&B) Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex: Non-metallic sheathed cable IN NI NP RR FI **Expansion Room in Panel:** Available **Circuits Labeled in Panel:** 

Yes

Partially Generator Connection Present: NO

## Comments:

**6.0** The electrical entrance conductors are under ground and located on the rear of the house with the meter base. Item 1(Picture)

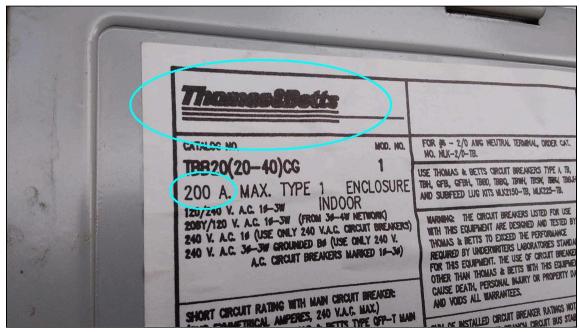


6.0 Item 1(Picture)

**6.1** The main panel box is located in the utility room. There were no sub-panels found. The panel was opened for observation. Item 1(Picture) Item 2(Picture)



6.1 Item 1(Picture)



6.1 Item 2(Picture)

**6.3** 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)

**6.5** 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.

**6.6** 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.

**6.7** 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.

## 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.

		IN	ΝΙ	NP	RR	FI	Styles & Materials
7.0	HEATING EQUIPMENT	•					Heat Type: Heat Pump Forced Air
7.1	NORMAL OPERATING CONTROLS (HEATING)		•				(also provides cool air) Heat System Brand:
7.2	AUTOMATIC SAFETY CONTROLS	•					GOODMAN INTERTHERM
7.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					Nordyne Heating mode of the heat
7.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					pump was not tested due to the hot temperatures outside.
7.5	READILY OPENABLE HOMEOWNER MAINTENANCE ACCESS PANELS REMOVED?		•				Energy Source: Electric
7.6	COOLING EQUIPMENT	•					Number of Heat Sources: One
7.7	NORMAL OPERATING CONTROLS (COOLING)	•					Ductwork: Insulated
7.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					Metal Flex Style
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further						Filter Type:

ot Inspected, NF = Repair or Replace, FI= Further Investigation Needed

IN NI NP RR FI

Disposable

Source: Electricity

GOODMAN **INTERTHERM** NORDYNE

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Functions as intended **Cooling Equipment Energy** 

**Central Air Manufacturer:** 

**Comments:** 

**7.0** Intertherm/Nordyne original unit. This is a 3 1/2 ton split system heat pump. Item 1(Picture) Item 2(Picture) Item 3(Picture)





7.0 Item 2(Picture)

7.0 Item 1(Picture)



7.0 Item 3(Picture)

- 7.1 Heat mode for the heat pump was not tested due to the outside temperature.
- 7.4 Not fully visible due to the belly board.
- **7.5** There are no homeowner maintenance components.

**7.6** Goodman, 3 1/2 ton capacity, split system heat pump. Label is a bit damaged. Likely this is the original unit. Item 1(Picture) Item 2(Picture)



7.6 Item 1(Picture)



7.6 Item 2(Picture)

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.

## 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.

						••	
8.0	INSULATION IN ATTIC		•				Attic Insulation: Standard Manufactured
8.1	INSULATION UNDER FLOOR SYSTEM	•					Home Insulation Ventilation:
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•		•	•		Passive Roof Venting Exhaust Fans:
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•					Bath Fan
8.1   INSULATION UNDER FLOOR SYSTEM     8.2   VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•					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

#### IN NI NP RR FI Styles & Materials

Vent duct material: Flexible Vinyl

#### Vapor Retarder:

None present Standard Manufactured Home Vapor Retarder A 100% coverage 6 mil poly vapor retarder is highly recommended.

Floor System Insulation: Batts Fiberglass

Comments:

- 8.0 Standard manufactured home insulation.
- 8.1 Fiberglass batting is present as a floor system insulation material. Item 1(Picture)



8.1 Item 1(Picture)

**8.2** 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.

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.

## 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	RR	FI
9.0	DISHWASHER		•			
9.1	RANGES/OVENS	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed		IN	NI	NP	RR	FI
Com	nents:					
9.0	No water for testing.					
9.1 F	Functioned as intended.					

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.

# 10. Crawl Space

		IN	NI	NP	RR	FI
10.0	Access Location	•				
10.1	Debris In Crawl Space	•				
10.2	Presence of Ground Moisture and Moisture Meter Readings	•				
10.3	Vapor Retarders Present?			•	•	
10.4	Ventilation Present or Not Present	•				
10.5	Foundation Materials	•				
IN= Inspected, 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 rear foundation skirting. Item 1(Picture)



10.0 Item 1(Picture)

**10.1** Debris found in the crawl space was minimal.

**10.2** Moisture readings taken in the crawl space structural members ranged from 16 % to 18% moisture content and are considered acceptable (below 20%).

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

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



10.3 Item 1(Picture)

# Home Spec of NC, Inc.

- **10.4** Ventilation is present around the foundation.
- 10.5 Foundation materials are masonry materials. Item 1(Picture)



10.5 Item 1(Picture)

# **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.

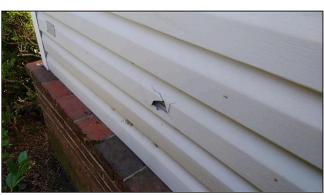
# 2. Exterior 2.0 WALL CLADDING FLASHING AND TRIM Inspected, Repair or Replace ÷

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

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#### 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)

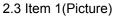
# 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### 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 2(Picture)

# 3. Interiors

# 3.0 CEILINGS

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# 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 3(Picture)



3.0 Item 2(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

#### 3.1 WALLS

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# 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

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#### 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

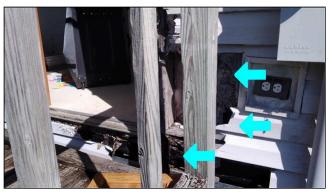
# 4.1 WALLS (Structural)

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

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#### 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)



<sup>6.3</sup> Item 3(Picture)

# 8. Insulation and Ventilation

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT) Inspected, Not Present, Repair or Replace

#### Home Spec of NC, Inc.

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

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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 ad 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.

Prepared Using HomeGauge <u>http://www.HomeGauge.com</u> : Licensed To Timothy Arn NC Home Inspector License # 428; CIEC, Council-certifiedIndoor Environmental Consultant

# 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: 5/17/2022 Report ID: 2205171

Customer Info:	Inspection Property:
Mr. Jake Forbes	252 Ryland Road Tyner NC 27980
<b>Customer's Real Estate Professional:</b> Jake Forbes United Country	

#### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,500-1,999	365.00	1	365.00

Tax \$0.00 Total Price \$365.00

Payment Method: Check Payment Status: Invoice Sent Note: Checks In The Mail