Inspection Report

Ms. Sandy Tenney

Property Address:

703 Washington Street Plymouth NC 27962





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. As

Table of Contents

Cover Page	<u>1</u>
Table of Contents	
Intro Page	3
1 Roofing	6
2 Exterior	9
3 Interiors	
4 Structural Components	
5 Plumbing System	21
6 Electrical System	
7 Heating / Central Air Conditioning	32
8 Insulation and Ventilation	35
9 Crawl Space	
General Summary	
Invoice	

Date: 4/6/2022	Time: 09:30 AM	Report ID: 2204061
Property:	Customer:	Real Estate Professional:
703 Washington Street	Ms. Sandy Tenney	Jake Forbes
Plymouth NC 27962		United Country

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.

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.

<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 80 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.

Style of Home:

Commercial Building, Additions have been made.

Age of the Structure:

1940 +/-

Agent Attended

Client Is Present:

Rain in last 3 days:

Weather:

Sunny/Warm/Dry

Temperature and Humidity:

Over 70, Below 60 overnight Yes-Heavy

All Utilities On ?:

YES

NC Licensed Home Inspection-NC

Lic.#428:

YES

NC Licensed Septic Inspection- Lic.

Not Contracted For This Testing and

Inspection.

Water Test-NC Plumbing Lic.#10884:

Not Contracted for this Testing

RADON Testing:

Not contracted for this testing

Indoor Air Quality and/or Mold Testing-

Certified Inspector:

Not contracted for this Testing and

Inspection.

Building Analysis Consultation- Healthy

Homes Specialist - NEHA:

Not Contracted For This Service

Home Energy Audit/Assessment -:

Not Contracted for this Evaluation/Survey

Engineers Foundation Certifications for Manufactured Homes - FHA and VA

Loans:

Not contracted for this service

ROOF COVERINGS

ROOF DRAINAGE SYSTEMS

FLASHINGS

1.0

1.1

1.2

1.3

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

•		•	
•			
•			

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

SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

IN NI NP RR FI

Styles & Materials

Roof Covering and Est.

Number of Layers:

One Layer Metal

Roof Estimated Visual

Age:

Metal roof age is unknown.

Viewed roof covering

from:

Ground Deck areas

Sky Light(s):

None

Chimney (exterior)and

Location:

N/A

Gutters:

Incomplete System-Recommend Completion

Comments:

1.0 (1) Roof covering is metal. Item 1(Picture) Item 2(Picture) Item 3(Picture)



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

(2) Very low pitch for running these roof panel horizontally. Water is being trapped at the ribs. Item 4(Picture)

Some of the puddles are directly over screws that penetrate the metal to secure it to the substrate. This is a potential for corrosion issues.

I recommend having this condition evaluated by a metal roofing contractor.



1.0 Item 4(Picture)



1.0 Item 5(Picture)

- 1.1 Plumbing vent pipe flashing boots need to be checked periodically as they do not last as long as the shingles may.
- **1.3** Recommend completion of the gutter system for control of roof run-off.

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.

2.0	WALL CLADDING FLASHING AND TRIM	•		•	
2.1	DOORS (Exterior)	•		•	
2.2	WINDOWS	•			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•		•	
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS.	•			
2.5	EAVES, SOFFITS AND FASCIAS	•		•	
2.6	OTHER Elevations of the building.	•			

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

Siding Style: Bevel Horizontal Vertical

Siding Material: Cement-Fiber Metal

Trim Materials:
Aluminum Wrap

Solid Wood

Exterior Entry Doors:

Steel **Driveway:**

Gravel

Appurtenance:

Deck with steps Covered porch Stoop Fencing

Comments:

2.0 (1) A thorough power washing is needed. Item 1(Picture) Item 2(Picture)





2.0 Item 1(Picture)

2.0 Item 2(Picture)

(2) I recommend pulling the soil back from the siding wherever it comes in contact. Examples: Item 3(Picture) Item 4(Picture) Item 5(Picture)

Cement fiber siding will deteriorate when moisture is held against the surface for any length of time.





2.0 Item 3(Picture)

2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 Double door at the right front is showing moisture damage all around the trim and parts of the jamb. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 5(Picture)

Rear second level door to the attic storage area is also showing moisture damage. Item 6(Picture)

Side entry door shows rust and some moisture damage to the wooden components. Item 8(Picture) Item 9(Picture)

Refer to a qualified general contractor for evaluation of the exterior entry doors and all necessary repairs or replacement.







2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)



2.1 Item 6(Picture)





2.1 Item 7(Picture)

2.1 Item 8(Picture)



2.1 Item 9(Picture)

2.3 Front loading dock is aged and deteriorated and will likely need replacement. Item 1(Picture) This wood has not been kept sealed and is decaying.

The rear set of steps to the second level storage area and the HVAC unit have also not been kept sealed and this component will also likely need to be replaced.

Refer to a general contractor who specializes in decks and steps that are exposed to the weather.







2.3 Item 2(Picture)





2.3 Item 3(Picture)

2.3 Item 4(Picture)





2.3 Item 5(Picture)

2.3 Item 6(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.

2.5 Open soffit to upper attic space. This picture was taken from the upper storage area. Item 1(Picture) Evidence of bird entry was observed.

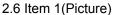
Refer to a siding contractor for tightening up the exterior soffit and fascia to eliminate this opening.



2.5 Item 1(Picture)

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







2.6 Item 2(Picture)



2.6 Item 3(Picture)



2.6 Item 4(Picture)



2.6 Item 5(Picture)



2.6 Item 6(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.

3.0	CEILINGS	•			
3.1	WALLS	•			
3.2	FLOORS	•		•	
3.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
3.4	DOORS (REPRESENTATIVE NUMBER)	•			
3.5	WINDOWS (REPRESENTATIVE NUMBER)	•		•	
3.6	TRIM	•			

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

Floor Covering(s):
Carpet
Plywood

Cement

Ceiling Materials:
Wall Board
Suspended ceiling panels

Wall Material:

Wall Board Paneling

Interior Doors:

Hollow Core

Window Types:

Thermal/Insulated Tilt feature Vinyl extruded

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood Plywood

Countertop:

Laminate

Comments:

3.0 There are some warped ceiling panels, some missing ceiling panels, and some stained panels. These are easily replaced.



3.0 Item 1(Picture)

- 3.1 Depending upon the eventual use for this building, cosmetic upgrades may be needed throughout the building.
- 3.2 (1) Bathroom floor is swollen and the door binds. Item 1(Picture)

Spongy corner in the bathroom, also. Item 2(Picture)

These areas need to be further evaluated from underneath. This inspector did not find an access to this crawl space??





3.2 Item 1(Picture)

3.2 Item 2(Picture)

- (2) Carpet, v8nyl, cement.
- 3.3 Pictures of the kitchen cabinets and countertop. Item 1(Picture) Item 2(Picture)



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.5 One of the front windows is broken. Item 1(Picture)

Refer to a window specialty contractor for re[placement of this sash.



3.5 Item 1(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 F	٠.
---------------	----

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.)	•		
4.1	WALLS (Structural)	•		
4.2	FLOORS (Structural)	•		
4.3	CEILINGS (structural)	•		
4.4	ROOF STRUCTURE AND ATTIC	•		

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

IN NI NP RR FI

Styles & Materials

Foundation: Cement Slab Elevated Slab Crawl Space

Method used to observe

Crawlspace:

Unable to view the crawl space under the original section of the house.

Floor Structure:

Wood joists Wood Beams Cement Slab

Wall Structure:

Stick Built on Site Wood Framed

Ceiling Structure:

Wood framed Portions are not visible

Roof Structure:

Stick-built Wood Rafters Plywood Sheathing

Roof-Type:

Gable

Method used to observe

attic:

Walked partially

Attic info:

Attic stairs Storage Light in attic Partially Floored

Comments:

- **4.0** Most of the building is on a cement slab. The original section has a crawl space. This inspector did not find an access for the crawl space.
- **4.4** Original attic section was viewed through its opening from the new attic space. Item 1(Picture)

Stick built roof structure. Item 2(Picture) Item 3(Picture) Item 4(Picture)



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)

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.

5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM	•			
5.2	PLUMBING FIXTURES	•			
5.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•		•	
5.4	MAIN WATER SHUT-OFF DEVICE (Describe 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:

Whole house conditioner We do not inspect these types of systems as a part of a standard Home Inspection.

Plumbing Water Supply

(into home):

Not found

Plumbing Water

Distribution (inside home):

PEX PVC

CPVC Plastic

Plumbing Waste:

PVC Plastic

Water Heater Power

Source: Electric

Manufacturer:

Whirlpool Functions as intended Water Heater Capacity: 50 gallon

Water Heater Age: 2008

Comments:

5.0 (1) A plumbing vent pipe has been installed outside the kitchen sink wall. Item 1(Picture) This needs to be extended above the roof line to vent sewer gases above the roof.





5.0 Item 1(Picture)

5.0 Item 2(Picture)

- (2) PVC material has been used for the drain and waste piping.
- **5.1** (1) A water filter and softener system were observed. We do not test these for adequate function as a part of a home inspection. Item 1(Picture) Item 2(Picture)



5.1 Item 1(Picture)



5.1 Item 2(Picture)

- (2) Pex, PVC, and CPVC material has been used for the water supply piping.
- **5.2** Functioning as intended.
- **5.3** (1) A water heater was installed in the kitchen at one time. Item 1(Picture)



5.3 Item 1(Picture)

(2) Whirlpool, 50 gallon, electric, 2008. Item 2(Picture) Item 3(Picture) Item 4(Picture)

Functioned as intended.



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)

(3) The T&P (Temperature and Pressure Relief) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. I recommend repair by a qualified plumbing contractor.



5.3 Item 5(Picture)

5.4 Main water shut-off is at the meter box in the yard.

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.

		IN	NI	NP	RR	FI
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: Overhead service

Aluminum multi-strand wire 240 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel

Manufacturer:

SIEMENS SQUARE D

Branch wire 15 and 20

AMP:

Copper

Wiring Methods:

Romex: Non-metallic sheathed cable

Expansion Room in Panel: Available

Circuits Labeled in Panel:

Yes
Partially
Generator Connection
Present:
NO

Comments:

6.0 Electrical entrance conductors are overhead and located on the right side of the house with the meter base. Item 1(Picture) Item 2(Picture) Item 3(Picture)



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

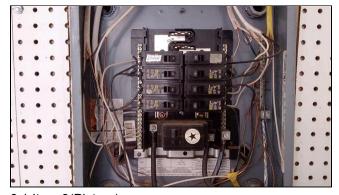
6.1 (1) Multiple panels are present. These all are 'fed' at the 200 amp panel next to the meter base. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 5(Picture)



6.1 Item 1(Picture)



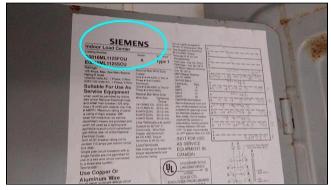
6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)

(2) Missing romex connectors. Refer to a licensed electrician for an evaluation of this panel and all necessary corrections. Item 6(Picture) Item 7(Picture)





6.1 Item 6(Picture)

6.1 Item 7(Picture)

(3) Not opened due to enclosure. Item 8(Picture) Item 9(Picture)





6.1 Item 8(Picture)

6.1 Item 9(Picture)

6.2 An exposed 'tangled mess' of wires was found in the attic space. Item 1(Picture)

This needs to be evaluated by an electrician and corrected for safety etc.



6.2 Item 1(Picture)

6.3 Outside receptacles are not hot and will need an electrician to evaluate. Item 1(Picture)

Electrical outlets are everywhere...numerous...due to the previous use of the building.

Several are not hot and were disconnected. An electrician should evaluate and modify this set up for whatever the new use of the building might be.



6.3 Item 1(Picture)

- **6.5** (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.
- 6.6 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.

		III	141	INF	NN	П	Styles & Materi
7.0	HEATING EQUIPMENT	•			•		Heat Type: Heat Pump Force
7.1	NORMAL OPERATING CONTROLS (HEATING)	•					(also provides co
7.2	AUTOMATIC SAFETY CONTROLS	•					ARMSTRONG RHEEM
7.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					Energy Source: Electric
7.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					Number of Heat S
7.5	READILY OPENABLE HOMEOWNER MAINTENANCE ACCESS PANELS REMOVED?	•					Ductwork: Insulated Metal
7.6	COOLING EQUIPMENT	•			•		Flex Style
7.7	NORMAL OPERATING CONTROLS (COOLING)	•					Filter Type: Disposable
7.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					Cooling Equipme Heat Pump Force
IN=	Inspected NI= Not Inspected NP= Not Present RR= Repair or Replace FI= Further						(also provides wa

Investigation Needed

IN NI NP RR FI

IN NI NP RR FI Styles & Materials

ced Air cool air)

and:

Sources:

ent Type: rced Air warm air)

Cooling Equipment Energy

Source:

Electricity

Central Air Manufacturer:

RHEEM Not functioning as intended. Armstrong

Comments:

1.0 (1) Serial number: 1603J14279 Model number: PHP10B30D Armstrong Not functional. Unit is wide open with moss growing in the cabinet. Apparently has not worked for a while. 2003, 2 1/2 ton capacity. 19 year old Packaged heat pump. Item 1(Picture) Item 2(Picture)

Refer to a licensed HVAC technician for repair or replacement as needed.





7.0 Item 1(Picture)

7.0 Item 2(Picture)

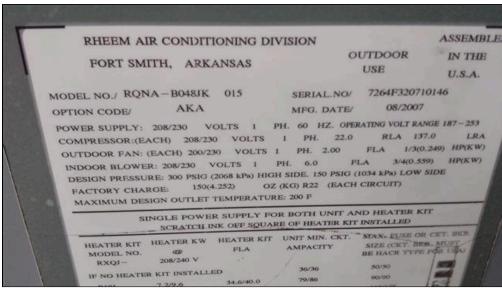
(2) Rheem, 2007, 4 ton capacity, packaged heat pump. Item 3(Picture) Item 4(Picture)

Not functioning as intended.

Refer to a licensed HVAC technician for repair or replacement as needed.



7.0 Item 3(Picture)



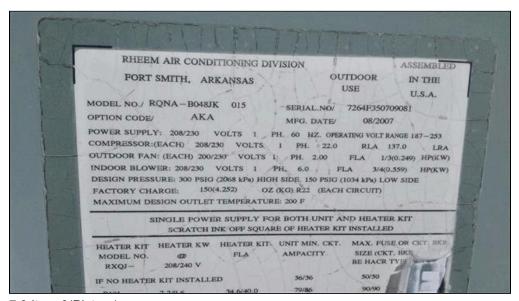
7.0 Item 4(Picture)

(3) Rheem, 2007, 4 ton capacity, packaged heat pump. Not functioning as intended.

Refer to a licensed HVAC technician for repair or replacement as needed.



7.0 Item 5(Picture)



7.0 Item 6(Picture)

7.6 See 7.0 above.

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.

IN NI NP RR FI

Styles & Materials

8.0	INSULATION IN ATTIC	•			
8.1	INSULATION UNDER FLOOR SYSTEM		•		
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		•		
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•			

IN NI NP RR FI

Attic Insulation: Fiberglass

Batt

Ventilation:

Passive Roof Venting

Exhaust Fans: Bath Fan

Vapor Retarder:

Unknown

Floor System Insulation:

Unknown

Comments:

Investigation Needed

8.0 Fiberglass batting has been installed. Item 1(Picture) Item 2(Picture) Item 3(Picture) Voids noted.



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

8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.3 Crawl space has vents 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. Crawl Space

		IN	NI	NP	RR	FI
9.0	Access Location		•			
9.1	Ventilation Present or Not Present	•				
9.2	Foundation Materials	•				
INE Inspected, NIE Not Inspected, NIPE Not Present, RRE Renair or Replace, FIE Further Investigation Needed			NI	NP	RR	FI

Comments:

- 9.0 There is a small crawl space under the original front section of this building. No access was found for a visual inspection of this area.
- **9.1** Ventilation is present around the foundation.
- **9.2** Foundation materials are masonry materials.

General Summary

Home Spec of NC, Inc.

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

CustomerMs. Sandy Tenney

Address 703 Washington Street Plymouth NC 27962

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

(2) Very low pitch for running these roof panel horizontally. Water is being trapped at the ribs. Item 4(Picture)

Some of the puddles are directly over screws that penetrate the metal to secure it to the substrate. This is a potential for corrosion issues.

I recommend having this condition evaluated by a metal roofing contractor.



1.0 Item 4(Picture)



1.0 Item 5(Picture)

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

(1) A thorough power washing is needed. Item 1(Picture) Item 2(Picture)





2.0 Item 1(Picture)

2.0 Item 2(Picture)

(2) I recommend pulling the soil back from the siding wherever it comes in contact. Examples: Item 3(Picture) Item 4(Picture) Item 5(Picture)

Cement fiber siding will deteriorate when moisture is held against the surface for any length of time.





2.0 Item 3(Picture)

2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 DOORS (Exterior)

Inspected, Repair or Replace

Double door at the right front is showing moisture damage all around the trim and parts of the jamb. Examples: Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)

Rear second level door to the attic storage area is also showing moisture damage. Item 6(Picture)

Side entry door shows rust and some moisture damage to the wooden components. Item 8(Picture) Item 9(Picture)

Refer to a qualified general contractor for evaluation of the exterior entry doors and all necessary repairs or replacement.





2.1 Item 1(Picture)

2.1 Item 2(Picture)





2.1 Item 3(Picture)

2.1 Item 4(Picture)





2.1 Item 5(Picture)

2.1 Item 6(Picture)





2.1 Item 7(Picture)

2.1 Item 8(Picture)



2.1 Item 9(Picture)

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

Inspected, Repair or Replace

Front loading dock is aged and deteriorated and will likely need replacement. Item 1(Picture) This wood has not been kept sealed and is decaying.

The rear set of steps to the second level storage area and the HVAC unit have also not been kept sealed and this component will also likely need to be replaced.

Refer to a general contractor who specializes in decks and steps that are exposed to the weather.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

Open soffit to upper attic space. This picture was taken from the upper storage area. Item 1(Picture) Evidence of bird entry was observed.

Refer to a siding contractor for tightening up the exterior soffit and fascia to eliminate this opening.



2.5 Item 1(Picture)

3. Interiors

3.2 FLOORS

4

Inspected, Repair or Replace

(1) Bathroom floor is swollen and the door binds. Item 1(Picture)

Spongy corner in the bathroom, also. Item 2(Picture)

These areas need to be further evaluated from underneath. This inspector did not find an access to this crawl space??





3.2 Item 1(Picture)

3.2 Item 2(Picture)

3.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

One of the front windows is broken. Item 1(Picture)

Refer to a window specialty contractor for re[placement of this sash.



3.5 Item 1(Picture)

5. Plumbing System

5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

(3) The T&P (Temperature and Pressure Relief) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. I recommend repair by a qualified plumbing contractor.



5.3 Item 5(Picture)

6. Electrical System

6.1 SERVICE EQUIPMENT; GROUNDING EQUIPMENT; MAIN OVERCURRENT DEVICE; AND MAIN AND DISTRIBUTION PANELS.

Inspected, Repair or Replace

(2) Missing romex connectors. Refer to a licensed electrician for an evaluation of this panel and all necessary corrections. Item 6(Picture) Item 7(Picture)





6.1 Item 6(Picture)

6.1 Item 7(Picture)

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

An exposed 'tangled mess' of wires was found in the attic space. Item 1(Picture)

This needs to be evaluated by an electrician and corrected for safety etc.



6.2 Item 1(Picture)

6.3 POLARITY AND GROUNDING OF RECEPTACLES

Inspected, Repair or Replace

Outside receptacles are not hot and will need an electrician to evaluate. Item 1(Picture)

Electrical outlets are everywhere...numerous...due to the previous use of the building.

Several are not hot and were disconnected. An electrician should evaluate and modify this set up for whatever the new use of the building might be.



6.3 Item 1(Picture)

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

(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.

7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT

Inspected, Repair or Replace

(1) Serial number: 1603J14279 Model number: PHP10B30D Armstrong Not functional. Unit is wide open with moss growing in the cabinet. Apparently has not worked for a while. 2003, 2 1/2 ton capacity. 19 year old Packaged heat pump. Item 1(Picture) Item 2(Picture)

Refer to a licensed HVAC technician for repair or replacement as needed.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

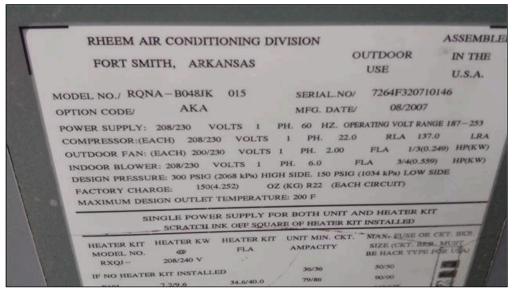
(2) Rheem, 2007, 4 ton capacity, packaged heat pump. Item 3(Picture) Item 4(Picture)

Not functioning as intended.

Refer to a licensed HVAC technician for repair or replacement as needed.



7.0 Item 3(Picture)



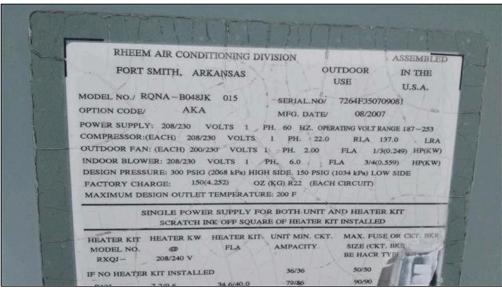
7.0 Item 4(Picture)

(3) Rheem, 2007, 4 ton capacity, packaged heat pump. Not functioning as intended.

Refer to a licensed HVAC technician for repair or replacement as needed.



7.0 Item 5(Picture)



7.0 Item 6(Picture)

7.6 COOLING EQUIPMENT

Inspected, Repair or Replace

See 7.0 above.

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 http://www.HomeGauge.com: 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: 4/6/2022 Report ID: 2204061

Customer Info:	Inspection Property:
Ms. Sandy Tenney	703 Washington Street Plymouth NC 27962
Customer's Real Estate Professional: Jake Forbes United Country	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,000-2,499	390.00	1	390.00
1949 (or older)	35.00	1	35.00

Tax \$0.00

Total Price \$425.00

Payment Method: On-Line Payment Status: Invoice Sent

Note: To Be Paid On-line...If this Report has been opened, it was paid for On-line.