

# Inspection Report

**Mr. Arie van der Meulen**

**Property Address:**

119 Currituck Drive  
Hertford NC 27944



**Home Spec of NC, Inc.**

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

Handwritten signature of Timothy R. Arn

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<b>Date:</b> 4/10/2024	<b>Time:</b> 09:30 AM	<b>Report ID:</b> 2404101
<b>Property:</b> 119 Currituck Drive Hertford NC 27944	<b>Customer:</b> Mr. Arie van der Meulen	<b>Real Estate Professional:</b> Jake Forbes 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.**

**Inspected IN = 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.

**Further Investigation Needed FI** = 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 25 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:**

Single Family Home

**Age of the Structure:**

1998 +/-

**Client Is Present:**

Yes, Agent Attended

**Weather:**

Sunny/Warm/Dry

**Temperature and Humidity:**

Over 70, R/H 70%

**Rain in last 3 days:**

Yes-Light

**All Utilities On ?:**

YES

**NC Licensed Home Inspection-NC****Lic.#428:**

YES

**NC Licensed Septic Inspection- Lic.****#3354I:**

Not Contracted For This Testing and Inspection.

**Water Test-NC Plumbing****Lic.#10884:****RADON Testing:**

Not contracted for this testing

**Indoor Air Quality and/or Mold****Testing- Certified Inspector:**

## Home Spec of NC, Inc.

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

Not contracted for this Testing and  
Inspection.

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

## van der Meulen

**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	<u>Styles &amp; Materials</u>
<b>1.0</b>	<b>ROOF COVERINGS</b>	•					<b>Roof Covering and Est. Number of Layers:</b> Asphalt/Fiberglass Architectural One Layer
<b>1.1</b>	<b>FLASHINGS</b>	•					<b>Roof Estimated Visual Age:</b> This appears to be the original roof covering.
<b>1.2</b>	<b>SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS</b>	•					<b>Viewed roof covering from:</b> Ground Ladder
<b>1.3</b>	<b>ROOF DRAINAGE SYSTEMS</b>	•					<b>Sky Light(s):</b> Fixed glass <b>Gutters:</b> Aluminum Downspouts installed Underground drains present

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

1.0 Appears to be the original roof covering. Owner has had it cleaned to remove any discolorations.

There are two apparent nail pops that were noted. One on each side of the garage gable end. Example: Item 1(Picture) Very minor cosmetic and not leaking.



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 shingles may.

1.3 Underground drains are present. Item 1(Picture)



1.3 Item 1(Picture)

**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	NI	NP	RR	FI	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•				•	<b>Siding Style:</b> Masonry Bevel Horizontal
2.1	DOORS (Exterior)	•					<b>Siding Material:</b> Cement-Fiber Brick veneer
2.2	WINDOWS	•				•	<b>Trim Materials:</b> Composite Board Vinyl
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				•	<b>Exterior Entry</b>
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS.	•					<b>Doors:</b> Steel
2.5	EAVES, SOFFITS AND FASCIAS	•				•	<b>Driveway:</b> Concrete
2.6	OTHER Elevations of the building.	•					<b>Appurtenance:</b> Sidewalk Deck Stoop Garage

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IN NI NP RR FI

🏠 2.0 (1) Siding and trim above front entry needs to be painted. Item 1(Picture) Item 2(Picture)



2.0 Item 1(Picture)



2.0 Item 2(Picture)

🏠 (2) Right corner trim shows moisture damage behind gutter. Item 3(Picture) Item 4(Picture)

Left side trim above smaller garage door. Item 5(Picture)

Refer to a siding contractor for repair or replacement



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

🏠 **2.2** Fogged glass panel above front entry. Item 1(Picture) The thermo-seal has failed and moisture has condensed on the inside of this glass panel.

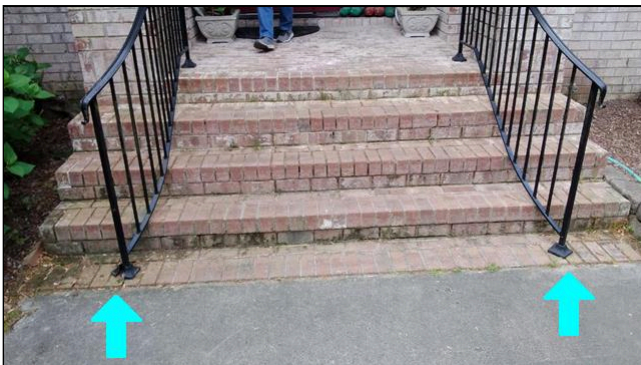
Refer to a glass specialty contractor for evaluation.



2.2 Item 1(Picture)

🏠 **2.3** (1) Front metal railings are loose at their attachment to the masonry. Item 1(Picture) Item 2(Picture) Item 3(Picture)

REfer to a technician who is familiar with how to improve these fittings.



2.3 Item 1(Picture)



2.3 Item 2(Picture)





2.3 Item 3(Picture)

(2) Picture of the structure under the rear deck. Item 4(Picture)



2.3 Item 4(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. Examples: Item 1(Picture) Item 2(Picture)



2.4 Item 1(Picture)



2.4 Item 2(Picture)

 **2.5** Rear soffit has a loose panel. Item 1(Picture)

Rear fascia corner shows moisture damage. Item 2(Picture)

Front rake trim shows moisture damage .Item 3(Picture) Item 4(Picture)

Refer to a siding contractor for full evaluation and all necessary repairs or replacement.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

2.6 Other elevations. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture)



2.6 Item 1(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)



2.6 Item 7(Picture)



2.6 Item 8(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. Garage

		IN	NI	NP	RR	FI	Styles & Materials
3.0	GARAGE WALLS	•					<b>Garage Door Type:</b> Three automatic <b>Auto-opener</b> <b>Manufacturer:</b> LIFT-MASTER <b>Garage Door</b> <b>Material:</b> Metal <b>Garage Attic</b> <b>Space:</b> Hatch Access
3.1	GARAGE CEILING	•					
3.2	GARAGE FLOOR	•					
3.3	GARAGE DOOR (S)	•					
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•					
3.5	WINDOWS	•					
3.6	GARAGE DOOR OPERATORS	•					
3.7	ATTIC SPACE		•				

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IN NI NP RR FI

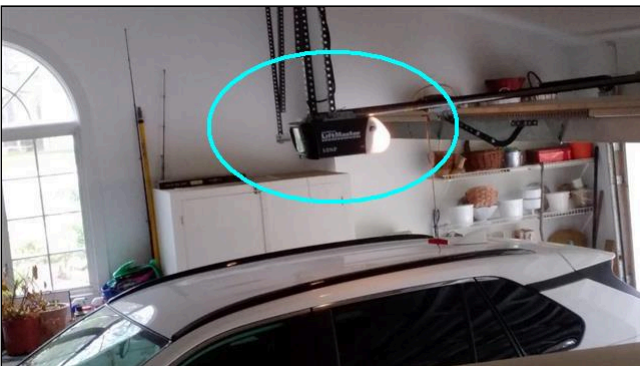
3.3 Functioned as intended. Item 1(Picture) Item 2(Picture)



3.3 Item 1(Picture)

3.3 Item 2(Picture)

3.6 Functioned as intended. Item 1(Picture)



3.6 Item 1(Picture)

3.7 Unable to access the attic garage space. Item 1(Picture) Above this inspectors ladder capacity.



3.7 Item 1(Picture)




**4. 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.

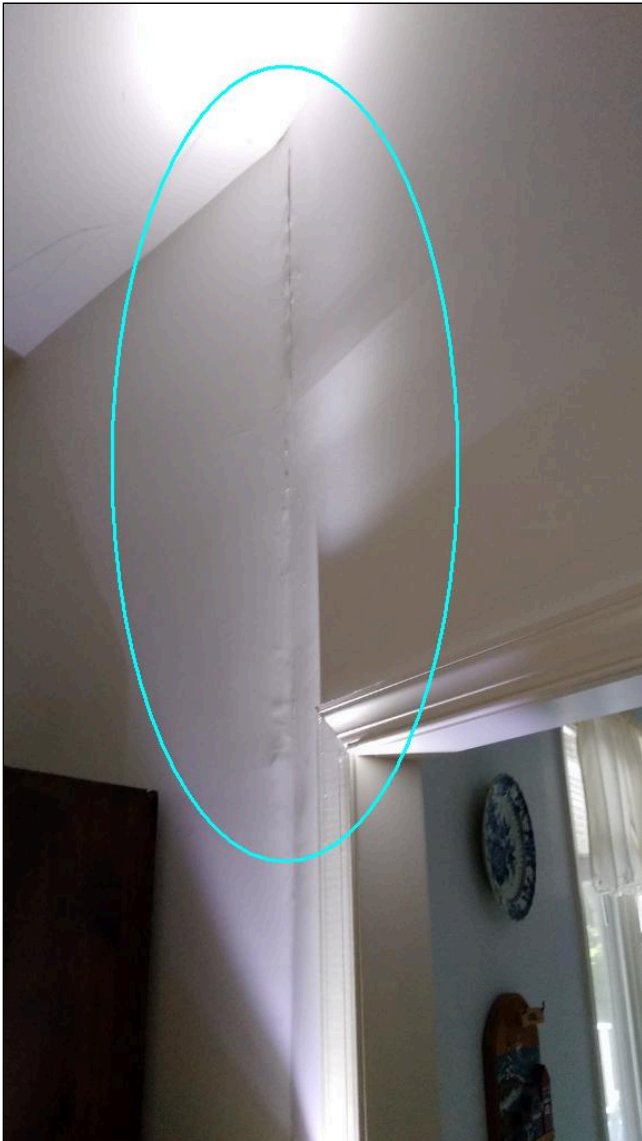
		IN	NI	NP	RR	FI	Styles & Materials
4.0	CEILINGS	•					<b>Floor Covering(s):</b> Hardwood T&G Ceramic Tile
4.1	WALLS	•			•		<b>Ceiling Materials:</b> Wall Board
4.2	FLOORS	•			•		<b>Wall Material:</b> Wall Board
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•					<b>Interior Doors:</b> Hollow Core- Masonite Type- Raised Panel
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					<b>Window Types:</b> Thermal/Insulated Double-hung Wood material Casement
4.5	DOORS (REPRESENTATIVE NUMBER)	•					Wood with vinyl cladding
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•					<b>Window</b>
4.7	TRIM	•					<b>Manufacturer:</b> PELLA
							<b>Cabinetry:</b> Wood Particle Board Plywood
							<b>Countertop:</b> Solid Tops

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IN NI NP RR FI

 **4.1** Kitchen to living room doorway. Very irregular and uneven drywall finish. Item 1(Picture)

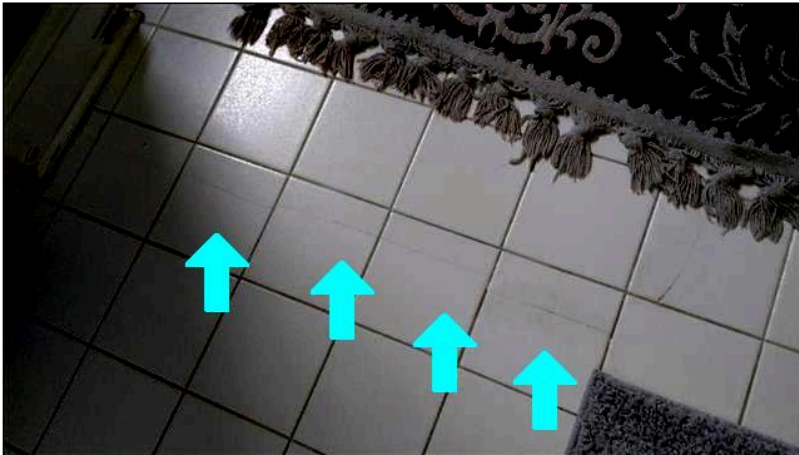
Refer to a drywall finishing contractor for evaluation and repair.



4.1 Item 1(Picture)

🏠 4.2 Primary bathroom tiled floor shows cracks in the tiles. Examples: Item 1(Picture) Item 2(Picture)

Refer to a tile specialty contractor for a full evaluation and all necessary repairs or replacement.

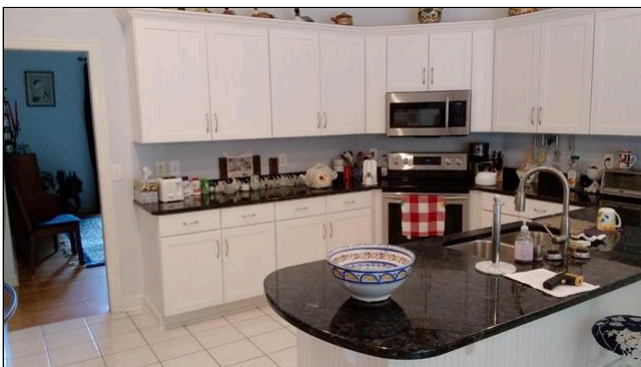


4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.4 Pictures of the kitchen cabinets and countertops. Item 1(Picture) Item 2(Picture)



4.4 Item 1(Picture)



4.4 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.

## 5. 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	<u>Styles &amp; Materials</u>
5.0	<b>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.)</b>	•				•	<b>Foundation:</b> Crawl Space Masonry Skirting Masonry Piers <b>Method used to observe</b> <b>Crawlspace:</b> Crawled <b>Floor Structure:</b> Engineered floor trusses Steel I beams <b>Wall Structure:</b> Not fully visible due to finished surfaces Stick Built on Site Wood Framed <b>Columns or Piers:</b> Masonry block <b>Ceiling Structure:</b> Wood framed Portions are not visible <b>Roof Structure:</b> Engineered wood trusses
5.1	<b>WALLS (Structural)</b>	•					
5.2	<b>COLUMNS OR PIERS</b>	•					
5.3	<b>FLOORS (Structural)</b>	•					
5.4	<b>CEILINGS (structural)</b>	•					
5.5	<b>ROOF STRUCTURE AND ATTIC</b>	•					

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IN NI NP RR FI

OSB Sheathing

**Roof-Type:**

Gable

Hip

**Method used to observe attic:**

Crawled Partially

**Attic info:**

Scuttle hole

No Storage

Partially Floored

**5.0** Moisture readings taken from the crawl space structural framing members ranged from 16% to 20% and are in a marginal range. Fungal growth can be sustained at 20% or higher levels of moisture content. Item 1(Picture)

I believe that a new vapor retarding plastic sheeting is all that is needed. Refer to a pest company for this installation.



5.0 Item 1(Picture)

**5.3** Steel I-Beams and floor trusses are present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)



5.3 Item 1(Picture)

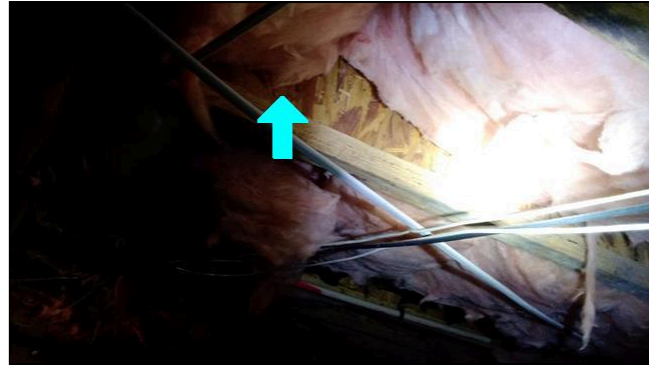


5.3 Item 2(Picture)





5.3 Item 3(Picture)



5.3 Item 4(Picture)

5.5 Roof structure consists of wooden trusses and OSB sheathing. (Picture1) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)

There is a hatch for entry to the left side attic space in a bedroom closet. Item 6(Picture) The vaulted living room divides the attic spaces.



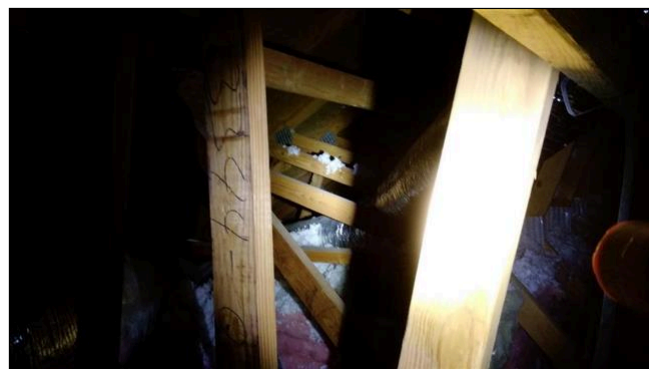
5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)



5.5 Item 6(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.



## 6. 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 anti-siphon 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
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM	•				
6.2	PLUMBING FIXTURES	•				
6.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				
6.4	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				
6.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS and Fuel Shut-off Location	•				
6.6	CLOTHES WASHER		•			
6.7	CLOTHES DRYER		•			
6.8	CERTIFIED NORTH CAROLINA SEPTIC SYSTEM INSPECTION.		•			

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IN NI NP RR FI  
IN NI NP RR FI

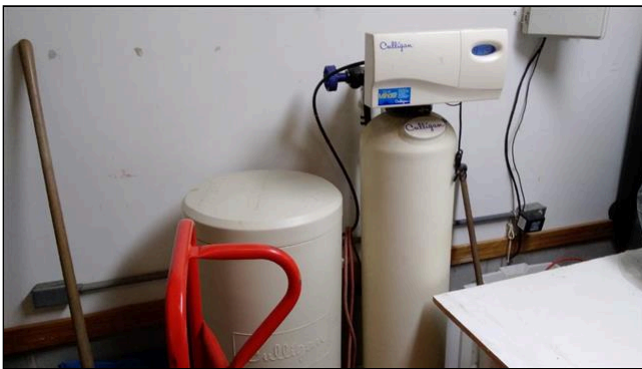
**Styles & Materials**  
**Water Source:**  
 Public  
**Water Filters:**  
 Whole house conditioner  
 We do not inspect these types of systems as a part of a standard Home Inspection.  
**Plumbing Water Supply (into home):**  
 Not found  
**Plumbing Water Distribution (inside home):**  
 PEX  
 CPVC  
 Plastic  
**Washer Drain Size:**  
 2" Diameter  
**Plumbing Waste:**  
 PVC  
 Plastic  
**Water Heater Power Source:**  
 Electric  
**Manufacturer:**  
 RUUD  
**Water Heater Capacity:**  
 50 gallon  
**Water Heater Age:**  
 2022

6.0 PVC material has been used for the drain and waste piping. Item 1(Picture)



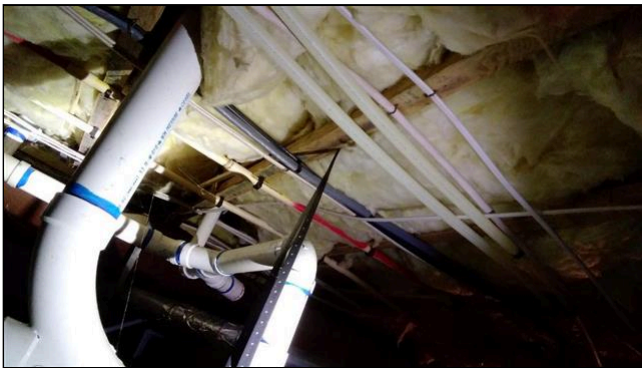
6.0 Item 1(Picture)

6.1 (1) A water treatment system is present in the garage. Item 1(Picture)



6.1 Item 1(Picture)

(2) Pex and CPVC material has been used for the water supply piping. Item 2(Picture)



6.1 Item 2(Picture)

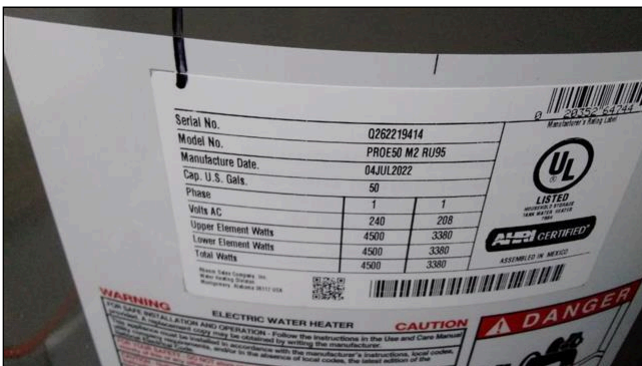
6.3 Ruud brand, 50 gallon, 2022, electric water heater. Item 1(Picture) Item 2(Picture) Item 3(Picture)



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)

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

**6.5** Fuel storage and shut-off are both located at the propane tank in the yard. Item 1(Picture)



6.5 Item 1(Picture)

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



6.6 Item 1(Picture)

**6.7** Functioned as intended.

**6.8** This home has a holding tank and an alarm system present. This system was not evaluated. Item 1(Picture)  
Item 2(Picture)



6.8 Item 1(Picture)



6.8 Item 2(Picture)



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors are used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. 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
7.0	SERVICE ENTRANCE CONDUCTORS	•				
7.1	SERVICE EQUIPMENT; GROUNDING EQUIPMENT; MAIN OVERCURRENT DEVICE; AND MAIN AND DISTRIBUTION PANELS.	•				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
7.3	POLARITY AND GROUNDING OF RECEPTACLES	•				
7.4	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)	•				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			•	
7.6	SMOKE DETECTORS	•				
7.7	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:**

SIEMENS

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex: Non-metallic sheathed cable

**Expansion Room**

**in Panel:**

Available

**Circuits Labeled in**

**Panel:**

Yes

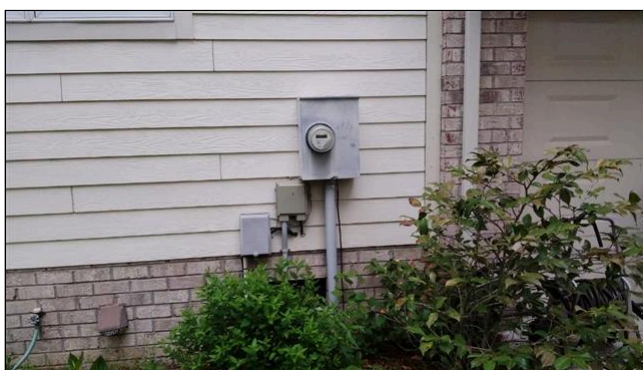
**Generator**

**Connection**

**Present:**

NO

7.0 The electrical entrance conductors are under ground and located on the left side of the house with the meter base. Item 1(Picture)

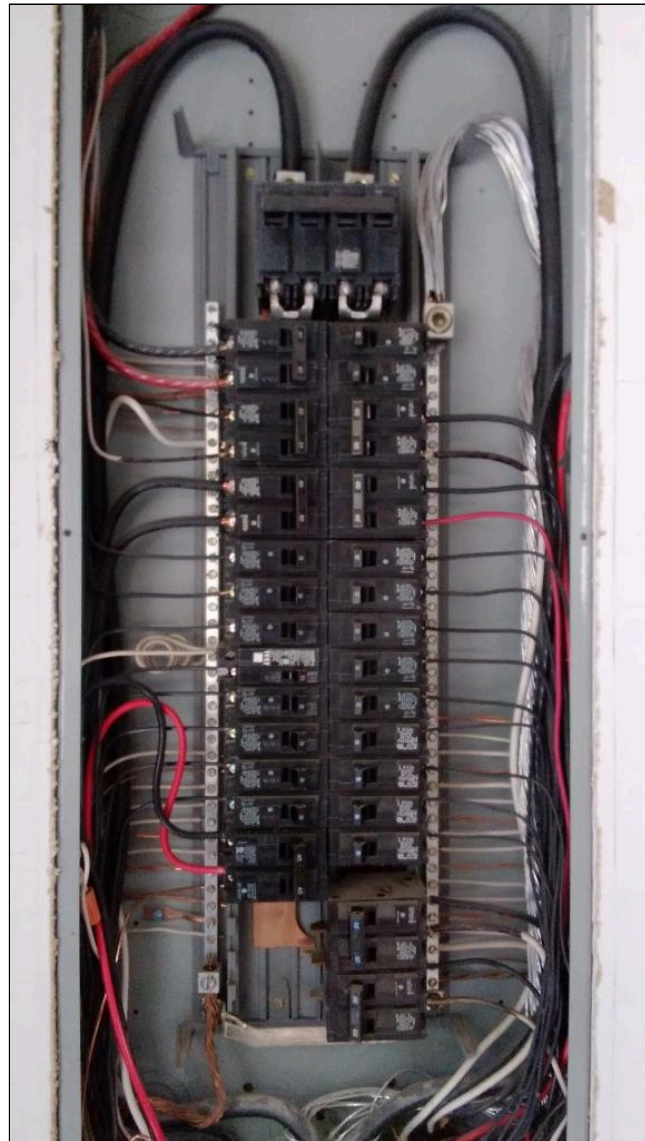


7.0 Item 1(Picture)

7.1 The main panel box is located in the garage. There were no sub-panels found. The panel was opened for observation. Item 1(Picture) Item 2(Picture) Item 3(Picture)

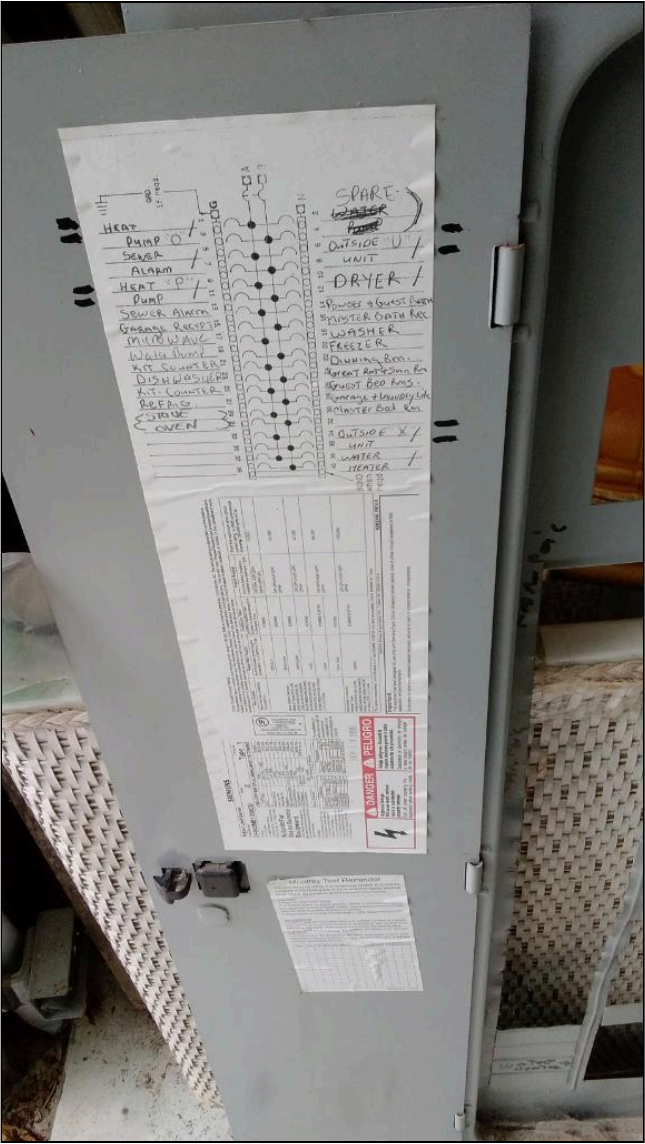


7.1 Item 1(Picture)




7.1 Item 2(Picture)





7.1 Item 3(Picture)

**7.5** (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) Loose receptacle at front entry. Item 1(Picture)

Refer to an electrician for repair.



7.5 Item 1(Picture)

**7.6** 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.

**7.7** 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.

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**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.**

## 8. 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	NI	NP	RR	FI	Styles & Materials
8.0	HEATING EQUIPMENT	•					<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)
8.1	NORMAL OPERATING CONTROLS (HEATING)	•					<b>Heat System</b>
8.2	AUTOMATIC SAFETY CONTROLS	•					<b>Brand:</b> TRANE
8.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					<b>Energy Source:</b> Electric
8.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					<b>Number of Heat Sources:</b> One
8.5	READILY OPENABLE HOMEOWNER MAINTENANCE ACCESS PANELS REMOVED?		•				<b>Ductwork:</b> Insulated Metal Flex Style
8.6	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•					<b>Filter Type:</b> Disposable
8.7	GAS/LP FIRELOGS AND FIREPLACES	•					<b>Operable Fireplaces:</b> One A gas log unit is present
8.8	COOLING EQUIPMENT	•					<b>Number of Woodstoves:</b> None
8.9	NORMAL OPERATING CONTROLS (COOLING)	•					
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					

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

IN NI NP RR FI

**Cooling**

**Equipment Type:**

Heat Pump Forced  
Air (also provides  
warm air)  
Functions as  
intended

**Cooling**

**Equipment Energy**

**Source:**

Electricity

**Central Air**

**Manufacturer:**

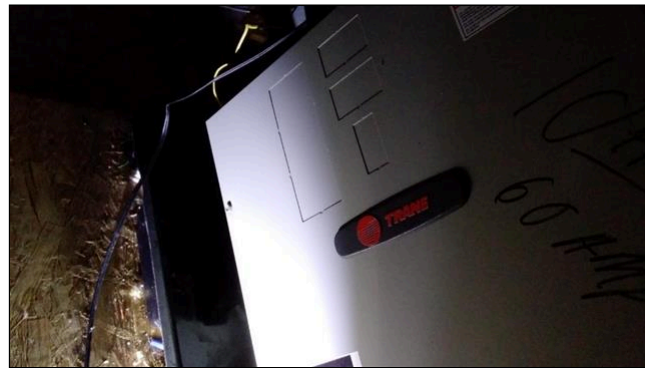
TRANE

8.0 Trane, 2017, 2 1/2 ton capacity split system heat pump. Item 1(Picture) Item 2(Picture) Item 3(Picture)

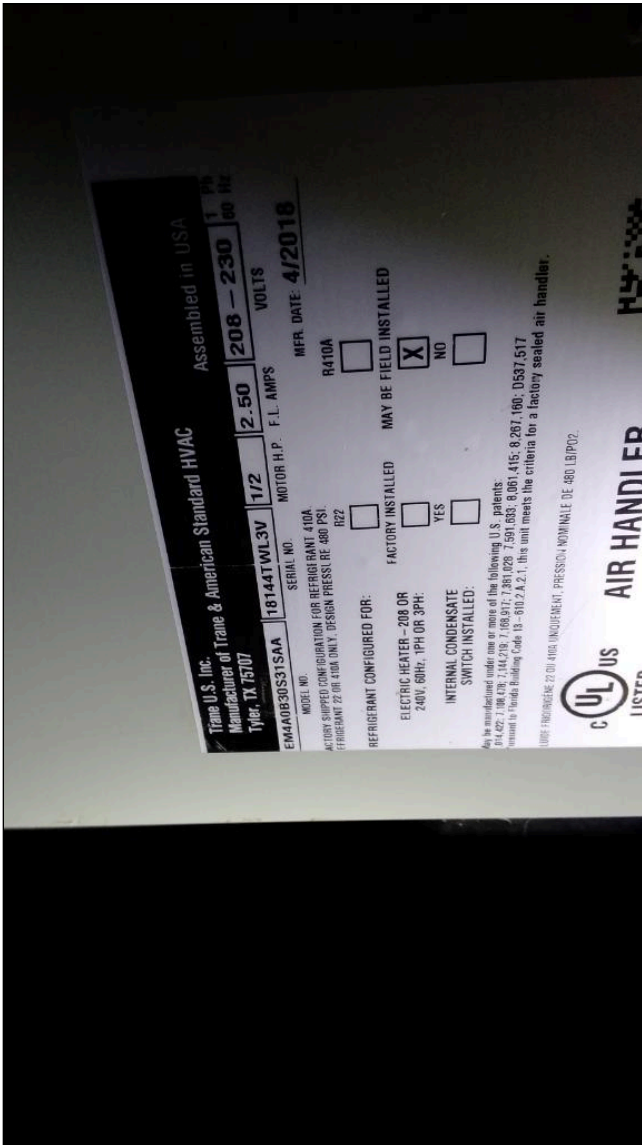
Trane, 2018, 3 1/2 ton, split system heat pump.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.5 No internal home owner maintenance components.

8.6 Gas fireplace vent. Item 1(Picture)



8.6 Item 1(Picture)



8.7 No gas leak testing or combustion testing or CO testing was accomplished for this unit. Refer to a qualified technician who will perform these functions at start-up/ move-in. Item 1(Picture)

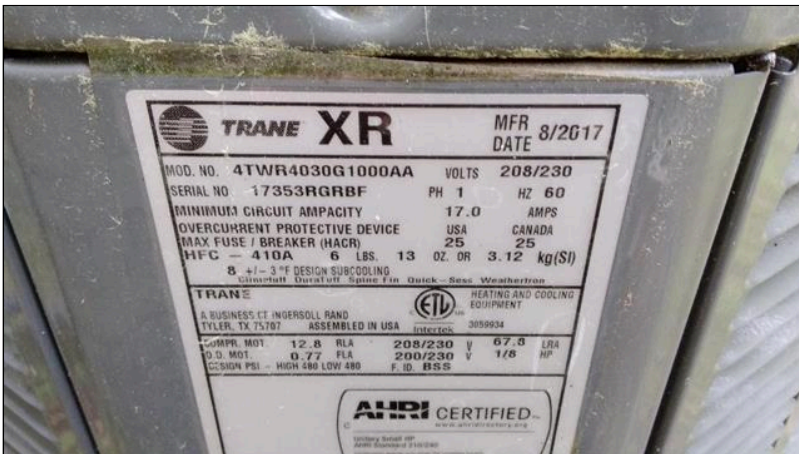


8.7 Item 1(Picture)

8.8 (1) Trane, 2017, 2 1/2 ton capacity split system heat pump. Item 1(Picture) Item 2(Picture)

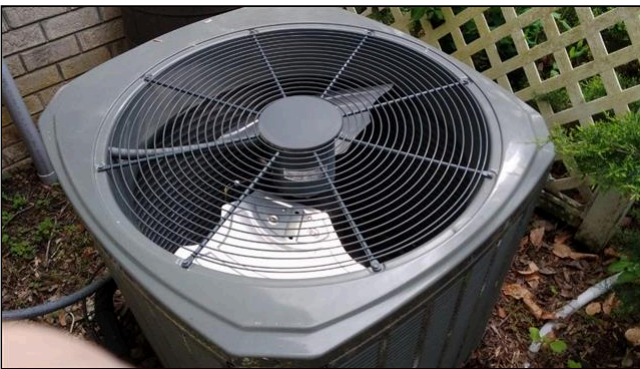


8.8 Item 1(Picture)



8.8 Item 2(Picture)

(2) Trane, 2018, 3 1/2 ton, split system heat pump. Item 3(Picture) Item 4(Picture)



8.8 Item 3(Picture)



8.8 Item 4(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.

## 9. 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	
<b>9.0</b>	<b>INSULATION IN ATTIC</b>	•					<b>Styles &amp; Materials</b> <b>Attic Insulation:</b> Fiberglass Batt
<b>9.1</b>	<b>INSULATION UNDER FLOOR SYSTEM</b>	•					<b>Ventilation:</b> Passive Roof Venting Soffit Vents
<b>9.2</b>	<b>VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)</b>	•			•		<b>Exhaust Fans:</b> Bath Fan
<b>9.3</b>	<b>VENTILATION OF ATTIC AND FOUNDATION AREAS</b>	•					<b>Dryer Power</b>
<b>9.4</b>	<b>VENTING SYSTEMS (Kitchens, baths and laundry)</b>	•					<b>Source:</b> 240 Electric

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

**IN NI NP RR FI**

**Vent duct material:**  
Flexible Metal

**Vapor Retarder:**  
6 mil poly sheeting present  
Current vapor retarding sheeting is aged, damaged, and ineffective.  
A 100% coverage 6 mil poly vapor retarder is highly recommended.

**Floor System Insulation:**  
Batts  
Fiberglass




9.0 Attic has been insulated using fiberglass batting material.

9.1 Fiberglass batting is present as a floor system insulation material. Item 1(Picture)



9.1 Item 1(Picture)

 9.2 A 6mil poly vapor retarding sheeting has been installed over the dirt floor of the crawl space. This sheeting has deteriorated over time and is no longer functioning as intended. Item 1(Picture) Item 2(Picture)

Refer to a qualified contractor for replacement of this 100% coverage 6 mil sheeting.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.3 A dehumidifier is present in this crawl space. Item 1(Picture)



9.3 Item 1(Picture)

**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.**

## 10. 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
10.0	DISHWASHER	•				
10.1	RANGES/OVENS	•				
10.2	RANGE or COOKTOP VENTING	•				
10.3	Refrigerator	•				
10.4	BUILT-IN MICROWAVE UNIT	•				

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

**IN NI NP RR FI**

10.0 Functioned as intended. Item 1(Picture) Item 2(Picture)



10.0 Item 1(Picture)



10.0 Item 2(Picture)

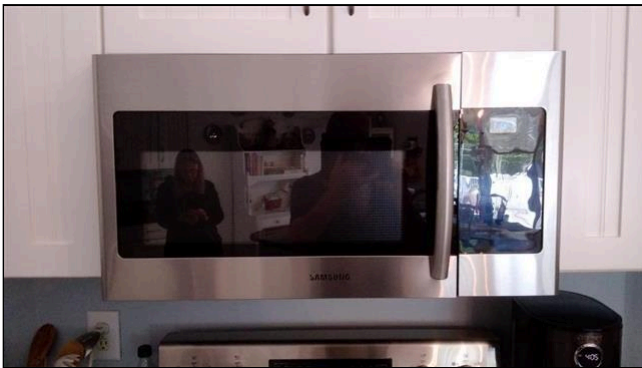
10.1 Functioned as intended. Item 1(Picture) Item 2(Picture)



10.1 Item 1(Picture)

10.1 Item 2(Picture)

10.2 Vented. Functioned as intended. Item 1(Picture)



10.2 Item 1(Picture)

10.3 Functioned as intended. Item 1(Picture) Item 2(Picture)



10.3 Item 2(Picture)

10.3 Item 1(Picture)

10.4 Functioned as intended. Item 1(Picture) Item 2(Picture)



10.4 Item 1(Picture)

10.4 Item 2(Picture)



**The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors are used in your further inspection or repair issues as it relates to the comments in this inspection report.**

## 11. Crawl Space

		IN	NI	NP	RR	FI
<b>11.0</b>	<b>Access Location</b>	•				
<b>11.1</b>	<b>Debris In Crawl Space</b>	•				
<b>11.2</b>	<b>Presence of Ground Moisture and Moisture Meter Readings</b>	•				
<b>11.3</b>	<b>Vapor Retarders Present?</b>	•			•	
<b>11.4</b>	<b>Ventilation Present or Not Present</b>	•				
<b>11.5</b>	<b>Foundation Materials</b>	•				


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

**IN NI NP RR FI**

**11.0** Access for the crawl space is located in the garage.

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

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

 **11.3** A partial 6 mil poly vapor retarder is installed. This sheeting is totally ineffective at controlling ground moisture. A 100% coverage 6 mil poly sheeting is needed. Item 1(Picture) Item 2(Picture)



11.3 Item 1(Picture)



11.3 Item 2(Picture)

**11.5** Foundation materials are masonry materials and steel I-Beams.

## General Summary

### Home Spec of NC, Inc.

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

### Customer

Mr. Arie van der Meulen

### Address

119 Currituck Drive  
Hertford NC 27944

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



(1) Siding and trim above front entry needs to be painted. Item 1(Picture) Item 2(Picture)



(2) Right corner trim shows moisture damage behind gutter. Item 3(Picture) Item 4(Picture)

Left side trim above smaller garage door. Item 5(Picture)

Refer to a siding contractor for repair or replacement

## 2.2 WINDOWS

### Inspected, Repair or Replace



Fogged glass panel above front entry. Item 1(Picture) The thermo-seal has failed and moisture has condensed on the inside of this glass panel.

Refer to a glass specialty contractor for evaluation.

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

### Inspected, Repair or Replace



(1) Front metal railings are loose at their attachment to the masonry. Item 1(Picture) Item 2(Picture) Item 3(Picture)

Refer to a technician who is familiar with how to improve these fittings.

## 2.5 EAVES, SOFFITS AND FASCIAS

### Inspected, Repair or Replace



Rear soffit has a loose panel. Item 1(Picture)

Rear fascia corner shows moisture damage. Item 2(Picture)

Front rake trim shows moisture damage .Item 3(Picture) Item 4(Picture)

Refer to a siding contractor for full evaluation and all necessary repairs or replacement.

## 4. Interiors

### 4.1 WALLS

#### Inspected, Repair or Replace



Kitchen to living room doorway. Very irregular and uneven drywall finish. Item 1(Picture)

Refer to a drywall finishing contractor for evaluation and repair.

### 4.2 FLOORS

#### Inspected, Repair or Replace



Primary bathroom tiled floor shows cracks in the tiles. Examples: Item 1(Picture) Item 2(Picture)

Refer to a tile specialty contractor for a full evaluation and all necessary repairs or replacement.

## 5. Structural Components

### 5.0 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.)

#### Inspected, Repair or Replace



Moisture readings taken from the crawl space structural framing members ranged from 16% to 20% and are in a marginal range. Fungal growth can be sustained at 20% or higher levels of moisture content. Item 1(Picture)

I believe that a new vapor retarding plastic sheeting is all that is needed. Refer to a pest company for this installation.

## 7. Electrical System

### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Inspected, Repair or Replace



(2) Loose receptacle at front entry. Item 1(Picture)

Refer to an electrician for repair.

## 9. Insulation and Ventilation

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

#### Inspected, Repair or Replace



A 6mil poly vapor retarding sheeting has been installed over the dirt floor of the crawl space. This sheeting has deteriorated over time and is no longer functioning as intended. Item 1(Picture) Item 2(Picture)

Refer to a qualified contractor for replacement of this 100% coverage 6 mil sheeting.

## 11. Crawl Space

### 11.3 Vapor Retarders Present?

#### Inspected, Repair or Replace



A partial 6 mil poly vapor retarder is installed. This sheeting is totally ineffective at controlling ground moisture. A 100% coverage 6 mil poly sheeting is needed. Item 1(Picture) Item 2(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 <http://www.HomeGauge.com> : Licensed To Timothy Arn NC Home Inspector License # 428;  
CIEC, Council-certified Indoor 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-  
 certified Indoor Environmental  
 Consultant

Inspection Date: 4/10/2024  
 Report ID: 2404101

Customer Info:	Inspection Property:
Mr. Arie van der Meulen  <b>Customer's Real Estate Professional:</b> Jake Forbes United Country	119 Currituck Drive Hertford NC 27944

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,000-3,499	465.00	1	465.00
			<b>Tax \$0.00</b>
			<b>Total Price \$465.00</b>

**Payment Method:** On-Line

**Payment Status:** Invoice Sent

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

## Home Spec of NC, Inc.

**Timothy Arn NC Home Inspector License # 428; CIEC, Council-certified Indoor Environmental Consultant**

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Edenton, NC 27932  
252-337-6196**

