

Inspection Report

Pat and Jeff Winter

Property Address:

215 Megan Loop S
Albemarle Plantation
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**

A handwritten signature in black ink, appearing to read "Timothy R. Arn".

Table of Contents

Cover Page..... 1

Table of Contents 2

Intro Page 3

1 Roofing 5

2 Exterior 7

3 Garage 14

4 Interiors 16

5 Structural Components 18

6 Plumbing System 21

7 Electrical System 27

8 Heating / Central Air Conditioning 31

9 Insulation and Ventilation 37

10 Built-In Kitchen Appliances 39

General Summary..... 43

Invoice 45

Back Page 46

Date: 8/13/2024	Time: 10:00 AM	Report ID: 2408141
Property: 215 Megan Loop S Albemarle Plantation Hertford NC 27944	Customer: Pat and Jeff Winter	Real Estate Professional: 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.

Style of Home:

Single Family Home

Age of the Structure:

2013 +/-

Client Is Present:

No, Agent Attended

Weather:

Sunny/Warm/Dry

Temperature and Humidity:

Over 80, R/H 80%

Rain in last 3 days:

Yes-Heavy

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:**

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

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	FI	Styles & Materials
1.0	ROOF COVERINGS	•					Roof Covering and Est. Number of Layers: Asphalt/Fiberglass One Layer
1.1	FLASHINGS	•					Roof Estimated Visual Age: 10-15 years
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•					Viewed roof covering from: Ground Binoculars
1.3	ROOF DRAINAGE SYSTEMS	•					Sky Light(s): None

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

Chimney (exterior)and Location:
Metal Flue Pipe

Gutters:
Metal Downspouts installed
Surface Extensions are Present

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

1.2 Metal flue for the fireplace. Item 1(Picture)



1.2 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.

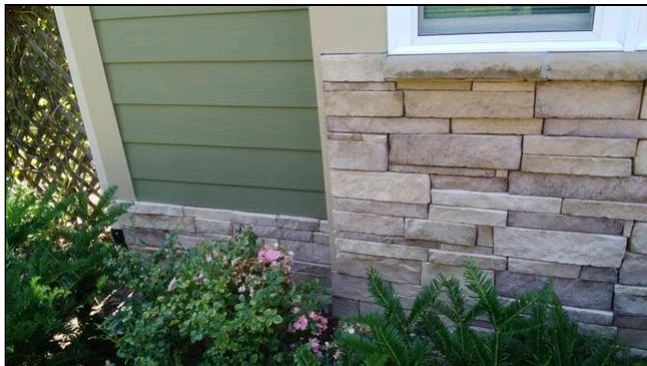
		IN	NI	NP	RR	FI	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	•					Siding Style: Bevel Horizontal
2.1	DOORS (Exterior)	•					Siding Material: Cement-Fiber
2.2	WINDOWS	•					Trim Materials: Composite Board Cement-Fiber
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•					Exterior Entry Doors: Steel Fiberglass Insulated glass Sliding Style Door
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS.	•					Driveway: Concrete
2.5	EAVES, SOFFITS AND FASCIAS	•					Appurtenance: Covered porch Sidewalk Stoop
2.6	OTHER Elevations of the building.	•					
2.7	Other	•					

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

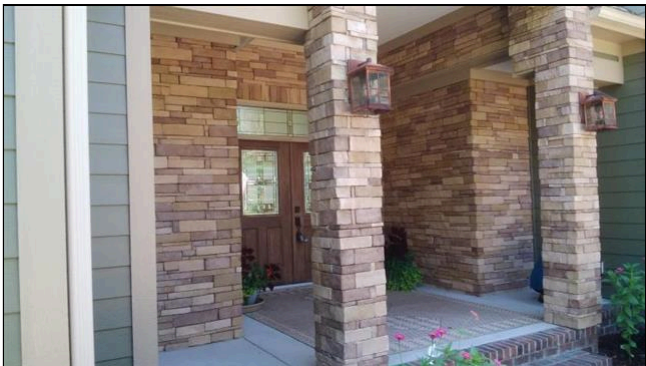
IN NI NP RR FI

Bulk Head
Dock
Garage
Screened Porch

2.0 Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the adhered masonry stone veneer cladding, they cannot be evaluated by a visual inspection. Item 1(Picture) Item 2(Picture)



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.3 Pictures of the screened porch at right rear section of the home. Item 1(Picture) Item 2(Picture)



2.3 Item 1(Picture)



2.3 Item 2(Picture)

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

Maintain trimming of all plant materials away from the house, roof, outbuildings, and all mechanical system equipment.

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) Item 9(Picture) Item 10(Picture) Item 11(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)



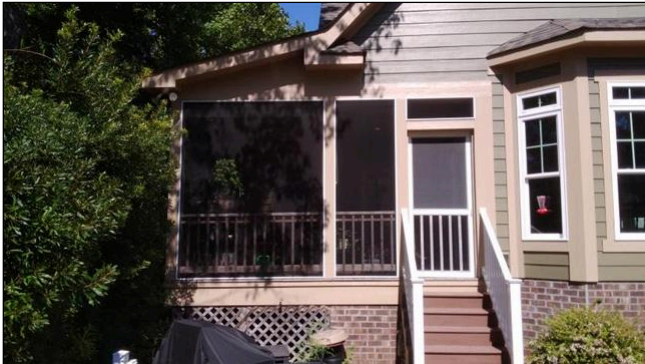
2.6 Item 8(Picture)



2.6 Item 9(Picture)



2.6 Item 10(Picture)



2.6 Item 11(Picture)

2.7 Dock (not inspected) and View. Item 1(Picture)



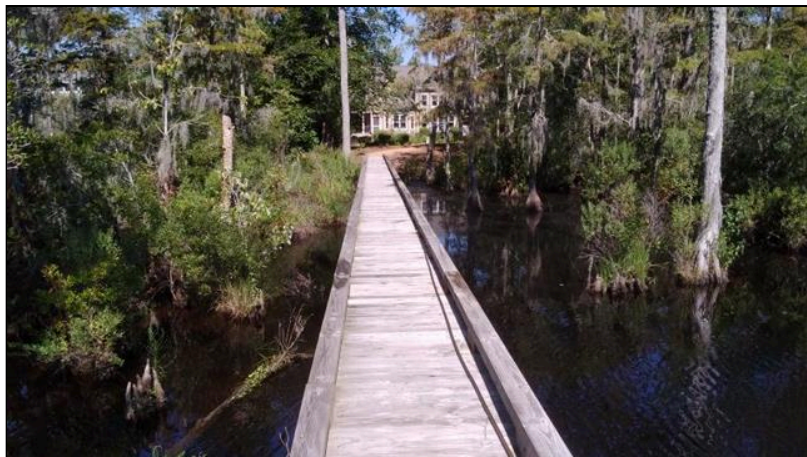
2.7 Item 1(Picture)



2.7 Item 2(Picture)



2.7 Item 3(Picture)



2.7 Item 4(Picture)

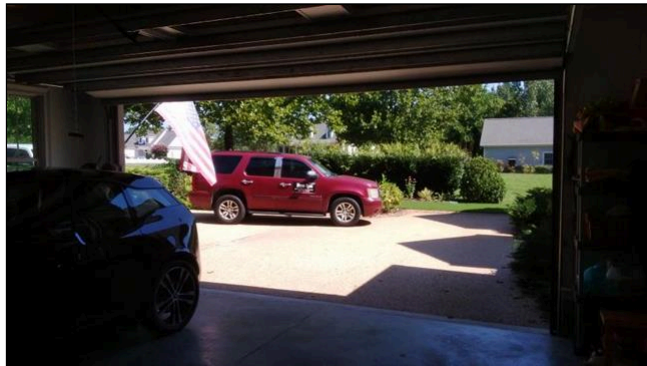
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered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

3. Garage

		IN	NI	NP	RR	FI	Styles & Materials
3.0	GARAGE WALLS	•					Garage Door Type: One automatic Auto-opener Manufacturer: LIFT-MASTER Garage Door Material: Metal
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	•					
		IN	NI	NP	RR	FI	

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

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



3.3 Item 1(Picture)

3.3 Item 2(Picture)

3.5 Not reached for opening. Item 1(Picture)



3.5 Item 1(Picture)

3.6 Functioned as intended. Item 1(Picture)




3.6 Item 1(Picture)

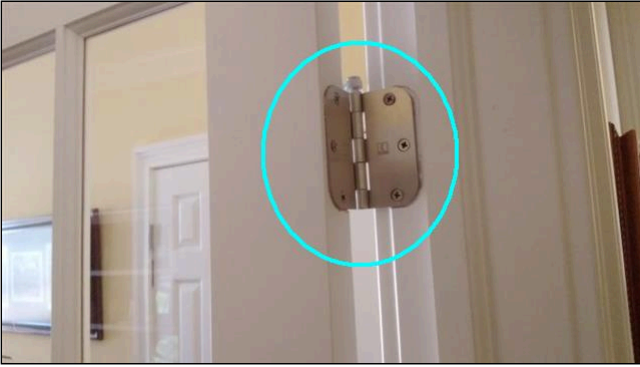
4. Interiors

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	•					Floor Covering(s): Ceramic Tile Wood
4.1	WALLS	•					Ceiling Materials: Wall Board
4.2	FLOORS	•					Wall Material: Wall Board
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•					Interior Doors: Wood
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					Window Types: Thermal/Insulated Double-hung Tilt feature Vinyl extruded
4.5	DOORS (REPRESENTATIVE NUMBER)	•			•		Window
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•					Manufacturer: UNKNOWN
4.7	TRIM	•					Cabinetry: Wood Particle Board Plywood
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed							Countertop: Solid Tops Granite?

 **4.5** French door to library has a loose upper hinge and does not close smoothly. Item 1(Picture)

Refer to a qualified handyman type for evaluation and repair.



4.5 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.

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	Styles & Materials
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.)	•					Foundation: Elevated Slab Poured concrete Masonry Skirting Method used to observe
5.1	WALLS (Structural)	•					Crawlspace: No crawlspace
5.2	FLOORS (Structural)	•					Floor Structure: Cement slab floor, not visible due to finish materials.
5.3	CEILINGS (structural)	•					Wall Structure: Stick Built on Site Wood Framed
5.4	ROOF STRUCTURE AND ATTIC	•					Ceiling Structure: Not fully visible Wood framed Roof Structure: Stick-built Wood Rafters OSB Sheathing Roof-Type: Gable Method used to

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

observe attic:
Walked partially
Attic space has
areas that were
viewed from their
opening only

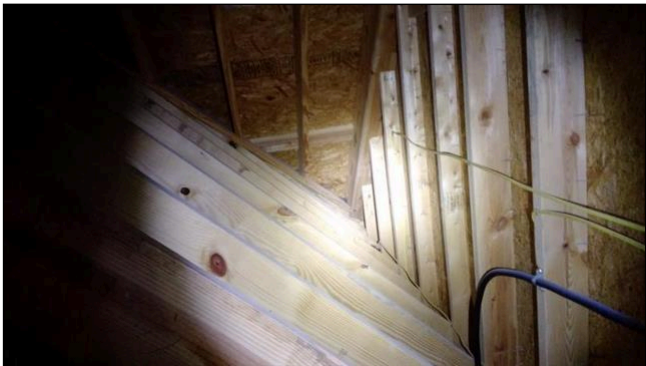
Attic info:
Door access to attic
from the ROG.
Partially Floored
Stored Personal
Items.

5.2 Concrete Floor.

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



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



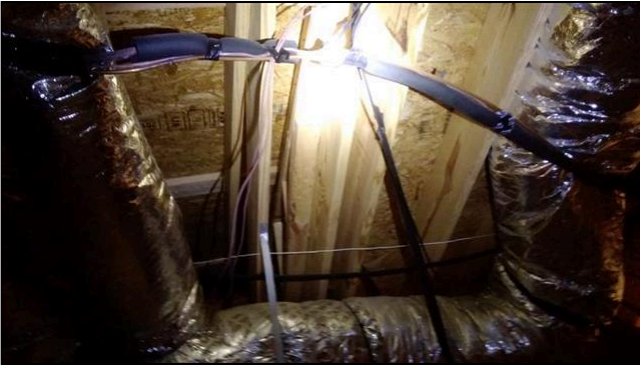
5.4 Item 4(Picture)



5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(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	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM	•					Water Filters: Whole house conditioner We do not inspect these types of systems as a part of a standard Home Inspection.
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	•					Plumbing Water Supply (into home): Pex Plastic Pipe
6.6	CLOTHES WASHER		•				Plumbing Water Distribution (inside home): PEX Plastic
6.7	CLOTHES DRYER		•				Washer Drain Size: 2" Diameter
6.8	CERTIFIED NORTH CAROLINA SEPTIC SYSTEM INSPECTION.		•				Plumbing Waste: PVC Plastic
							Water Heater
							Power Source: Gas heated- On Demand Tankless Type
							Manufacturer: Rinnai
							Water Heater Capacity: 180,000 BTU's
							Water Heater Age: 10 to 12 years

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

6.0 PVC material has been used for the drain and waste piping.

Inspected to the extent that it is visible due to slab construction.

6.1 (1) Water treatment system is present. These are not within the scope of a standard home inspection. Item 1(Picture)



6.1 Item 1(Picture)

(2) Pex material has been used for the water supply piping.

Inspected to the extent that it is visible due to slab construction.

6.3 (1) Rinnai, gas fired, on demand, tankless water heater. 180,000 BTU's.

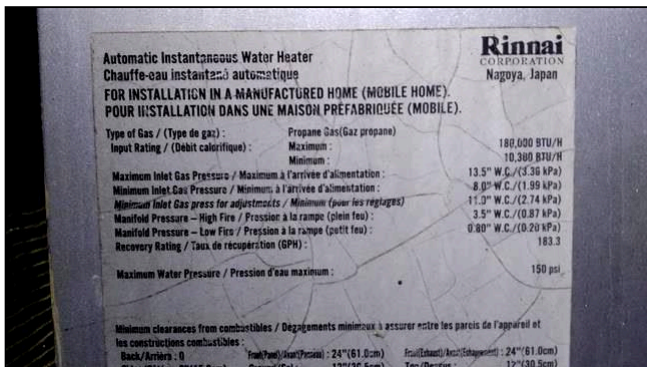
Original for the house. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)



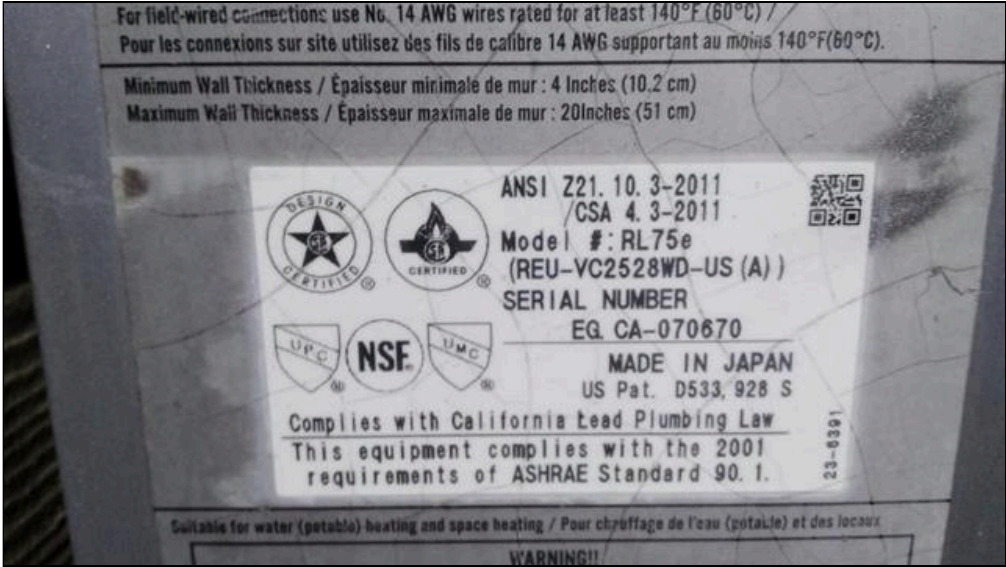
6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)



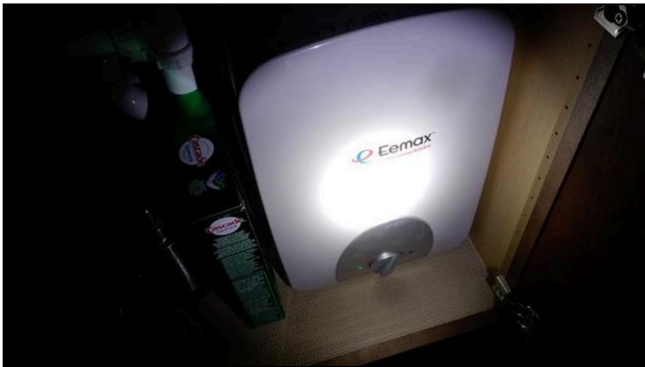
6.3 Item 4(Picture)



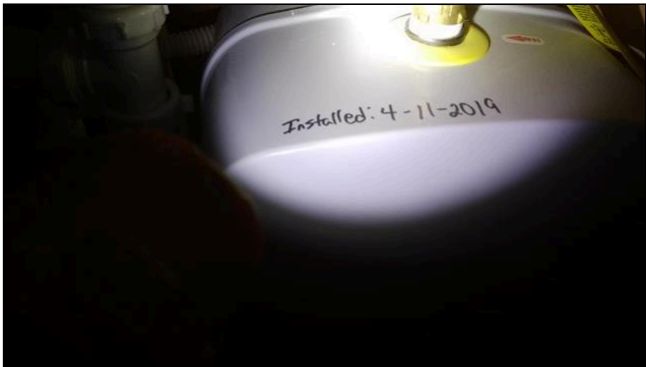
6.3 Item 5(Picture)

(2) Under counter water heater in the kitchen. Item 6(Picture) Item 7(Picture) Installed 2019.

The main heater is at the opposite end of the house.



6.3 Item 6(Picture)



6.3 Item 7(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 buried in the front yard.



6.5 Item 1(Picture)

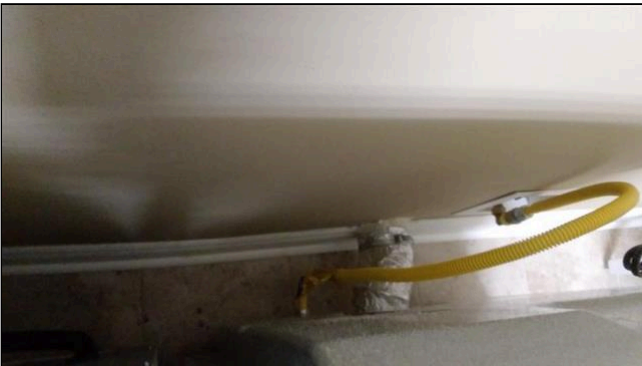
6.6 Basic washer and dryer water and electric connections are present. Item 1(Picture) Item 2(Picture) Item 3(Picture)



6.6 Item 1(Picture)



6.6 Item 2(Picture)



6.6 Item 3(Picture)

6.7 Gas dryer.**6.8** Pictures of the holding tank lids and the alarm box. 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	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	•					Electrical Service Conductors: Below ground Aluminum multi-strand wire 240 volts Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: 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 Generator Connection Present: YES
7.1	SERVICE EQUIPMENT; GROUNDING EQUIPMENT; MAIN OVERCURRENT DEVICE; AND MAIN AND DISTRIBUTION PANELS.	•					
7.2	POLARITY AND GROUNDING OF RECEPTACLES	•					
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•					
7.4	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•					
7.5	SMOKE DETECTORS	•					
7.6	CARBON MONOXIDE DETECTORS	•					
7.7	OTHER	•					
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, FI= Further Investigation Needed		IN	NI	NP	RR	FI	

7.0 Electrical entrance conductors are underground and located on the right 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 not opened for observation due to stored items. . Item 1(Picture) Item 2(Picture)



7.1 Item 1(Picture)



7.1 Item 2(Picture)

7.4 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.

7.5 It is recommended that smoke detectors are installed in each bedroom as well as the kitchen and the hallway.

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

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

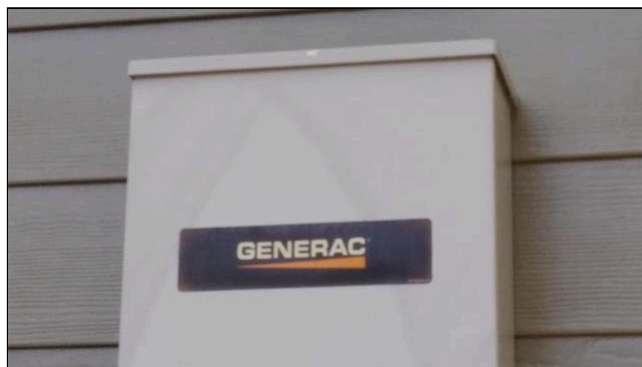
7.6 It is recommended that at least one Carbon Monoxide detector is installed according to the manufacturer's instructions at each level of the home. Be very careful to purchase a detector that is sensitive enough to be effective. EPA recommends sensitivity down to 35 PPM.

7.7 A generac brand propane fired generator is present. This is beyond the scope of a Home Inspection. Refer

to the manufacturer for information on use and maintenance etc. Item 1(Picture) Item 2(Picture)



7.7 Item 1(Picture)



7.7 Item 2(Picture)

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	•					Heat Type: Heat Pump Forced Air (also provides cool air) Gas Fired Forced Air
8.1	NORMAL OPERATING CONTROLS (HEATING)	•					Heat System
8.2	AUTOMATIC SAFETY CONTROLS	•					Brand: GOODMAN YORK
8.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					Energy Source: Propane Electric
8.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					Number of Heat Sources: Three Including the gas log unit
8.5	READILY OPENABLE HOMEOWNER MAINTENANCE ACCESS PANELS REMOVED?	•					Ductwork: Insulated Metal Flex Style
8.6	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•					Filter Type: Disposable
8.7	GAS/LP FIRELOGS AND FIREPLACES	•					Operable
8.8	COOLING EQUIPMENT	•					Fireplaces: Two A gas log unit is
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

present

Number of

Woodstoves:

None

Cooling

Equipment Type:

Heat Pump Forced

Air (also provides

warm air)

Air conditioner unit

Functions as

intended

Cooling

Equipment Energy

Source:

Electricity

Central Air

Manufacturer:

GOODMAN

YORK

8.0 York Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) 2015, 120,000 BTU's gas fired furnace.

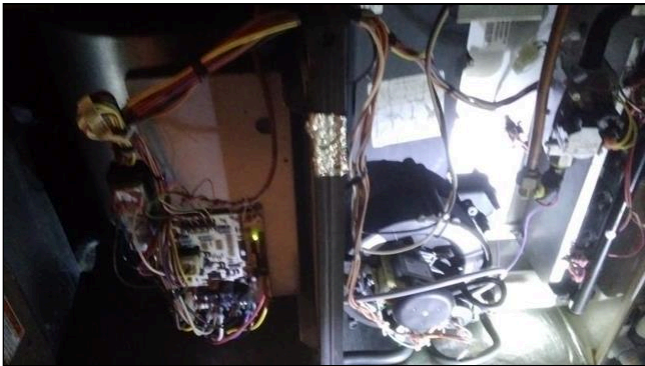
GOODMAN Item 5(Picture) Item 7(Picture) 2024, 2 ton capacity. Split system heat pump.



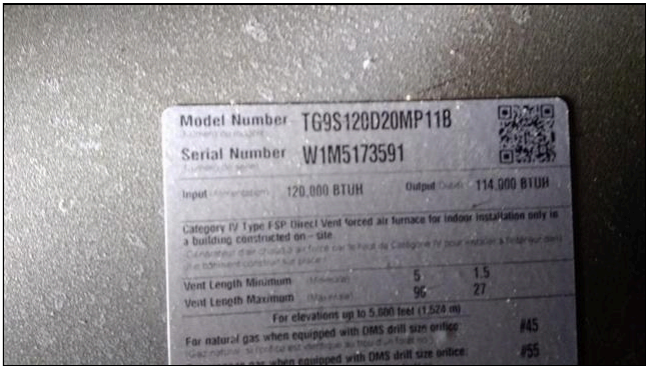
8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



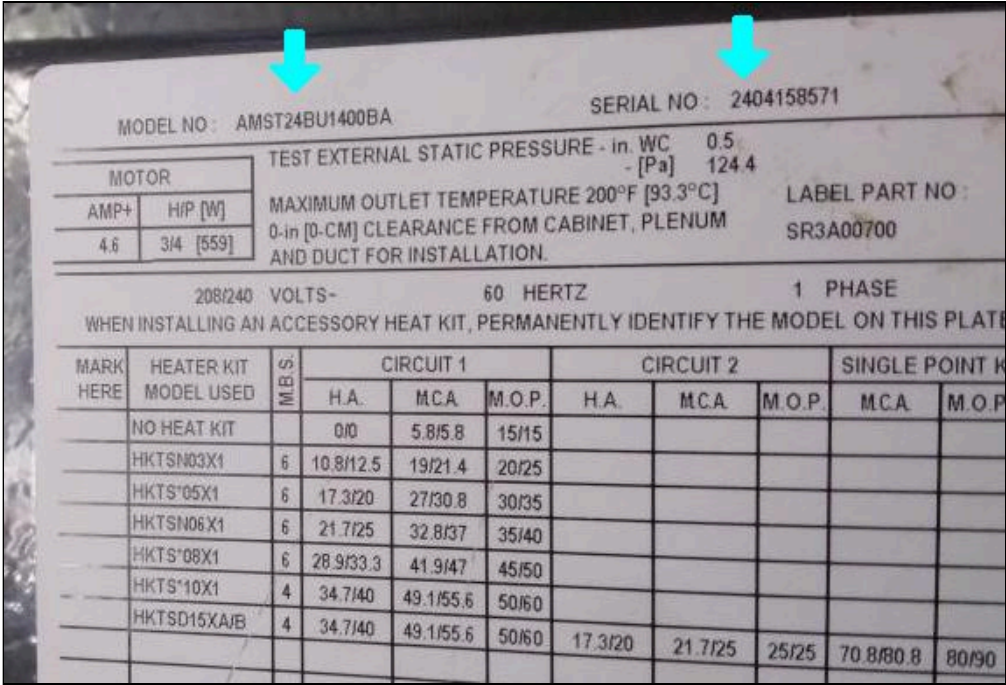
8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture)



8.0 Item 8(Picture)

- 8.1 Heat mode for the heat pump was not tested due to the outside temperature.
- 8.6 Flues and chimneys were examined visually only. No draft testing or combustion testing was accomplished. The flue liners for furnaces or fireplaces were not inspected by our company. The inside of the flues are not visible and are not within the scope of a standard Home Inspection. Refer to a qualified and properly licensed technician for evaluation before use.

8.7 (1) Two sided gas log fireplace. Item 1(Picture) Item 2(Picture)



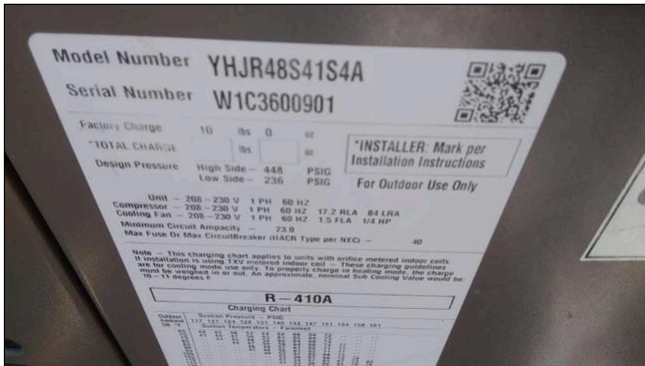
8.7 Item 1(Picture)



8.7 Item 2(Picture)

(2) 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.

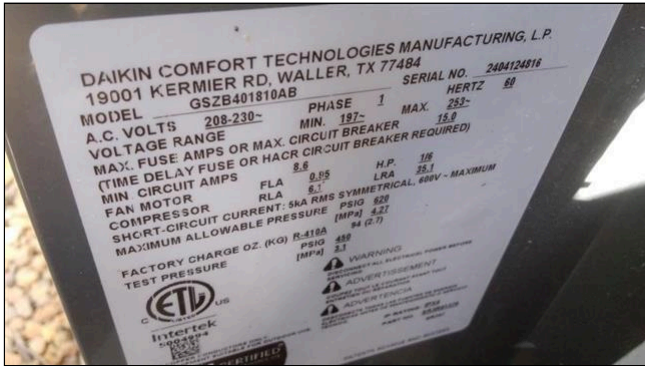
8.8 (1) York brand, 2013, 4 ton capacity. Item 1(Picture) Item 2(Picture)



8.8 Item 1(Picture)

8.8 Item 2(Picture)

(2) Goodman, 2024, 1 1/2 ton capacity, Item 3(Picture) Item 4(Picture) Split system heat pump.



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
9.0	INSULATION IN ATTIC	•				
9.1	INSULATION UNDER FLOOR SYSTEM		•			
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		•			
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•				

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

IN NI NP RR FI

Styles & Materials

Attic Insulation:

Fiberglass
Batt

Ventilation:

Passive Roof Venting
Soffit Vents

Exhaust Fans:

Bath Fan

Dryer Power

Source:

Propane Connection

Vent duct

material:

Flexible Metal

Vapor Retarder:

Unknown under the
slab

Floor System

Insulation:

Unknown under the
slab

IN NI NP RR FI

9.0 Attic has been insulated using fiberglass batting material.

9.1 It is not known whether there is any insulation installed under this slab floor.

9.2 It is not known whether a plastic vapor retarding sheeting was installed under this slab.

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	•				
10.5	FOOD WASTE DISPOSER	•				

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

INNI 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 Recirculate type. Item 1(Picture)



10.2 Item 1(Picture)

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

With ice maker. Item 3(Picture)



10.3 Item 1(Picture)



10.3 Item 2(Picture)



10.3 Item 3(Picture)

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



10.4 Item 1(Picture)



10.4 Item 2(Picture)

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



10.5 Item 1(Picture)



10.5 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.

General Summary

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


Customer
Pat and Jeff Winter

Address
215 Megan Loop S
Albemarle Plantation
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.

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace
 French door to library has a loose upper hinge and does not close smoothly. Item 1(Picture)
Refer to a qualified handyman type for evaluation and repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; 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-
certifiedIndoor Environmental
Consultant

Inspection Date: 8/13/2024
Report ID: 2408141

Customer Info:	Inspection Property:
Pat and Jeff Winter Customer's Real Estate Professional: Jake Forbes United Country	215 Megan Loop S Albemarle Plantation Hertford NC 27944

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,500-2,999	440.00	1	440.00
			Tax \$0.00
			Total Price \$440.00

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**

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

