



Inspection Report

Alex Tharp

Property Address:
109 Little Ponderosa Road
Macon NC 27551



Front View

Cornerstone Residential Inspections, LLC.

**Bill Stratton NC License #3023
6201 Rising Sun Court
Wake Forest, NC 27587
919-675-5590**

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Date: 8/2/2021	Time: 04:15 PM	Report ID: 802215320N
Property: 109 Little Ponderosa Road Macon NC 27551	Customer: Alex Tharp	Real Estate Professional: Zack Olbon

Comment Key or Definitions

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

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

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

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

Standards of Practice:

North Carolina, ASHI American Society of
Home Inspectors

In Attendance:

Customer and Seller

Type of Building:

Single Family (1 story), w/ basement

Approximate age of building:

Over 50 Years

Temperature:

Over 80

Weather:

Clear, Hot and Humid

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Chimney (exterior):
Architectural	Ground	Brick
Asphalt/Fiberglass		Block

Items

- 1.0 ROOF COVERINGS
- Comments: Inspected
- 1.1 FLASHINGS
- Comments: Inspected
- 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS
- Comments: Inspected
- 1.3 ROOF DRAINAGE SYSTEMS
- Comments: Inspected
- The downspout is loose at the right corner (facing rear). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



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 be 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.



Rear view of the house



Left side view of the house



Left side view of the house

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Bevel	Vinyl	Wood
Brick	Brick veneer	
Appurtenance:	Driveway:	
Porch	Dirt	

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

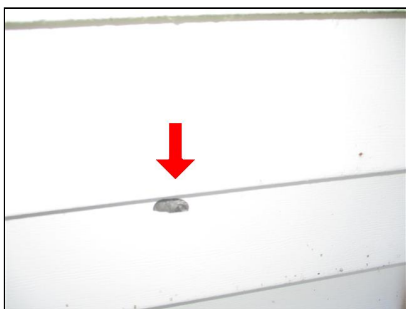
(1) There is numerous areas of damage to the vinyl siding and trim. Have a qualified person inspect all the siding and trim and repair or replace as needed to eliminate possible moisture intrusion.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



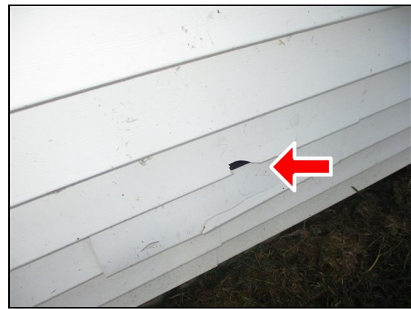
2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)

(2) The siding is dirty and mildewed. Have the siding power washed to remove the dirt and mildew. Have a qualified person perform the work.



2.0 Item 8(Picture)

2.1 DOORS (Exterior)

Comments: Repair or Replace

(1) There is moisture penetration and damage at the door frame and trim at the exterior entry door at the rear of the house. Further deterioration will occur if not corrected. Have a qualified person inspect and repair or replace as needed.



2.1 Item 1(Picture)

(2) The access door to the crawlspace is loose at door hardware,. I recommend repair as needed.



2.1 Item 2(Picture)

(3) The storm door at the rear of home is missing a closure, does not shut properly and has a broke glass. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)

2.2 WINDOWS

Comments: Repair or Replace

The glazing between glass panes are failing at some windows. The glazing is used to hold the window in place as well as reduce energy loss. Have a qualified contractor fully evaluate all the windows and repair or replace as needed to correct.



2.2 Item 1(Picture)

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

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

There is damage to the soffit and eaves at the right front side of the house. Further deterioration may occur if not corrected. Have a qualified contractor evaluate and repair or replace as needed.



2.5 Item 1(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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room



Kitchen



Dining Room



Bedroom



Bedroom



Dining Room



Family Room

Styles & Materials

Ceiling Materials:
Gypsum Board
Ceiling Tile

Wall Material:
Gypsum Board
Paneling

Floor Covering(s):
Hardwood T&G
Tile
Vinyl

Interior Doors:	Window Types:	Cabinetry:
Hollow core	AGED	Wood
Wood	Thermal/Insulated	
	Double-hung	
	Single-hung	
	Tilt feature	
	Single pane	
Countertop:		
Laminate		

Items

3.0 CEILINGS

Comments: Inspected

3.1 WALLS

Comments: Inspected

Caulking is needed at the tub/wall area of the hall tub. Further damage may occur if not corrected. Have a qualified person caulk and seal at the tub.

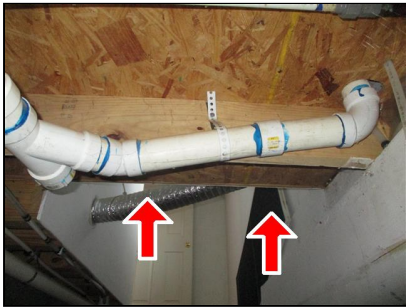


3.1 Item 1(Picture)

3.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair or Replace

The head clearance is inadequate and does not conform to the usual industry standards. Also there is no handrail for the steps. This is a safety issue and further evaluation by a contractor should be done. Repair or replace as needed.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 FLOORS

Comments: Inspected

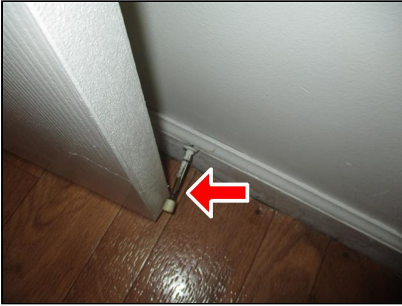
3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

3.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) There are missing/damaged door stop(s). Door stops will keep the door knob from striking and damaging the wall. Have a qualified person install a proper door stop(s).



3.5 Item 1(Picture)

(2) The door hardware is missing on the bedroom door. Have a qualified person install the door for proper operation.

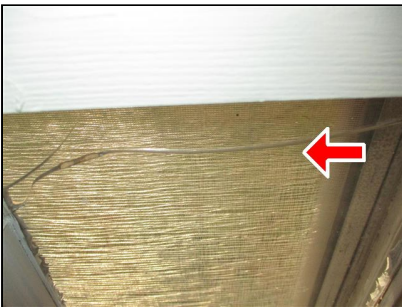


3.5 Item 2(Picture)

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) There are cracked glass in some windows throughout home. This is a safety issue that needs to be corrected. Have a qualified contractor replace the broken glass..



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)

(2) The window at the basement is damaged and attempts have been made to seal the window. Further deterioration or moisture intrusion may occur. Have a qualified contractor repair or replace as needed to correct.



3.6 Item 4(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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Masonry block Poured concrete	Method used to observe Crawlspcace: Crawled	Floor Structure: 2 X 10 Wood joists
Wall Structure: Masonry Brick	Columns or Piers: Masonry block	Ceiling Structure: 2X8
Roof-Type: Gable	Roof Structure: Engineered wood trusses 2 X 8 Rafters Wood slats Sheathing	Method used to observe attic: From entry
Attic info: Pull Down stairs		

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



4.0 Item 1(Picture)

(2) The construction debris needs removing from the crawlspace under home. Such debris can be conducive to attract wood destroying insects which can damage the home. Have a qualified person remove the debris.



4.0 Item 2(Picture)

4.1 WALLS (Structural)

Comments: Inspected

4.2 COLUMNS OR PIERS

Comments: Inspected

4.3 FLOORS (Structural)

Comments: Inspected

4.4 CEILINGS (structural)

Comments: Inspected

4.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

(1) The pull down stairs no longer shuts tight when closed. This can cause some heat loss in winter and loss of cool air in summer if not corrected Springs could be weak and needs repair or replace. A qualified person should repair or replace as needed.



4.5 Item 1(Picture)

(2) The pull down stairs has loose hardware and is considered dangerous. Injury could result if not repaired. A qualified person should repair or replace as needed.



4.5 Item 2(Picture)

(3) Water signs are on plywood resulting from a roof leak found around the chimney. The leak appears to be corrected. It is recommend to monitor after a heavy rain and repair if needed.



4.5 Item 3(Picture)

(4) Signs of fungi growth is present on the rafters/trusses in several areas of the attic. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.5 Item 4(Picture)



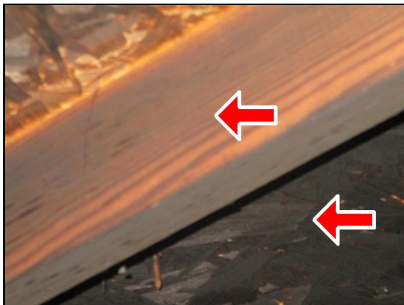
4.5 Item 5(Picture)

(5) There is homeowners personal items and debris in the attic. There is clothing shoved into the eaves area. Have a qualified person remove the items.



4.5 Item 6(Picture)

(6) Rafters and sheathing inside attic indicates evidence of a previous fire. I probed charred wood members with a "stab tool" or awl. A qualified licensed general contractor should inspect further and repair as needed.



4.5 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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of 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.

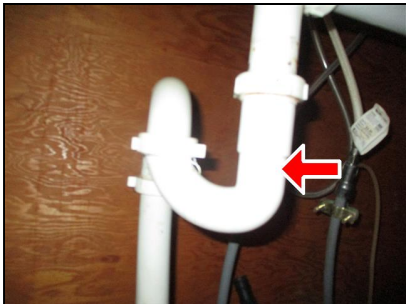
Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Black hose	Plumbing Water Distribution (inside home): Copper PEX POLY
Washer Drain Size: Not visible	Plumbing Waste: PVC Cast iron Copper	Water Heater Power Source: Electric
Water Heater Capacity: 40 Gallon (1-2 people)	Manufacturer: RELIANCE	Water Heater Location: Basement

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace
(1) The waste line has a S-trap, and should be changed to a P-trap and "Auto-vent" at the Kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.0 Item 1(Picture)

(2) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.0 Item 2(Picture)

(3) The toilet is loose at floor at the rear bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.0 Item 3(Picture)

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) There is exposed area around the tub spout where it meets the shower wall. Have the exposed area caulked and sealed to eliminate water intrusion.



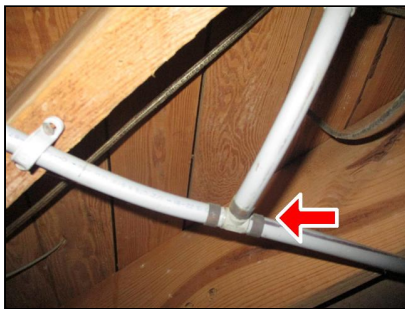
5.1 Item 1(Picture)

(2) The sink faucets is loose at the half bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.1 Item 2(Picture)

(3) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>



5.1 Item 3(Picture)

(4) Numerous plumbing supply lines are sagging and not properly secured to the floor joist. This may cause straining to the connections and fittings on the supply lines. Have a licensed plumber inspect and properly secure the lines as needed.

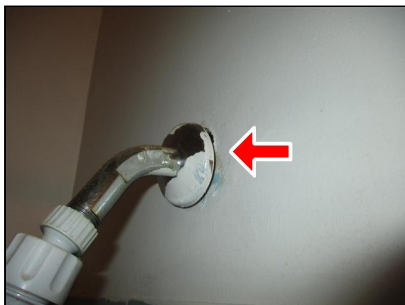


5.1 Item 4(Picture)



5.1 Item 5(Picture)

(5) The shower head is loose at the hall bathroom. Damage may occur if not corrected. Have a qualified plumber evaluate and repair or replace as needed to correct.



5.1 Item 6(Picture)

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

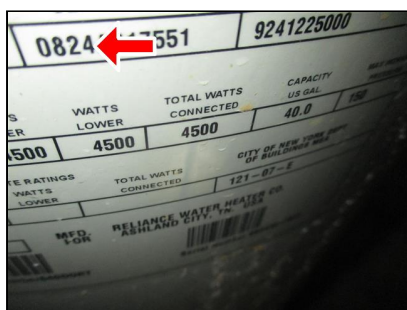
Comments: Repair or Replace

(1) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



5.2 Item 1(Picture)

(2) Water heater manufacturers label - Reliance - 2008. The unit was functional at the time of the inspection. This is for your information.



5.2 Item 2(Picture)

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main shut off is the black lever located in the basement. This is for your information.



5.3 Item 1(Picture)

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Not Inspected

The main shut off for oil is at oil barrel outside.

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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Overhead service	150 AMP	Fuses
		Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
FEDERAL PACIFIC	Copper	Romex
SQUARE D		

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

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

Comments: Inspected

6.3 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)

Comments: Repair or Replace

(1) There are 2 prong outlets in the house. This usually indicates that the house is not grounded. There are numerous 3 prong outlets that are not properly grounded. This is a safety issue that needs to be corrected. Have a licensed electrician inspect and repair or replace as needed.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)

(2) There is an exposed wire that is improperly terminated in the kitchen where the dishwasher was removed. This is a safety issue that needs to be corrected. Have a licensed electrician cap the wires and install a junction box and cover.



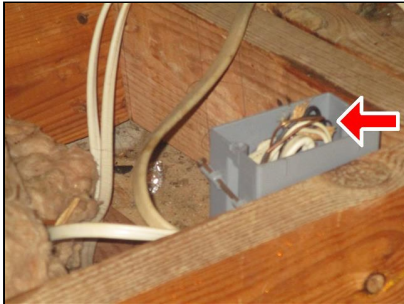
6.3 Item 4(Picture)

(3) There is an open junction box under the kitchen cabinet. This is a safety issue that needs to be corrected. Have a qualified person install a proper cover.

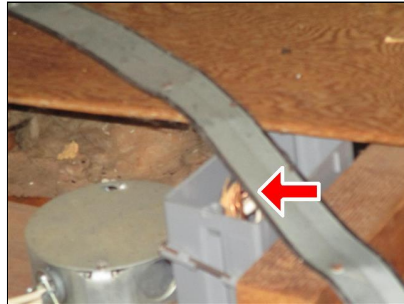


6.3 Item 5(Picture)

(4) There is an open junction box in the attic. This is a safety issue that needs to be corrected. Have a qualified person install a proper cover.

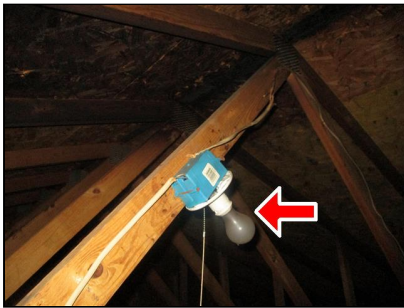


6.3 Item 6(Picture)



6.3 Item 7(Picture)

(5) The light fixture in the attic is not working. This is a safety issue that needs to be corrected. Have a qualified person install a bulb and assure the operation of the fixture.



6.3 Item 8(Picture)

(6) The light fixture at the left front corner of the eaves did not function. Have a qualified person replace the bulb and assure the proper operation of the fixture.



6.3 Item 9(Picture)

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Repair or Replace

Due to the age of the house the outside, kitchen and bathroom outlets are not on a GFCI circuit or breaker. Recommend having a licensed electrician install GFCI's as needed for safety.

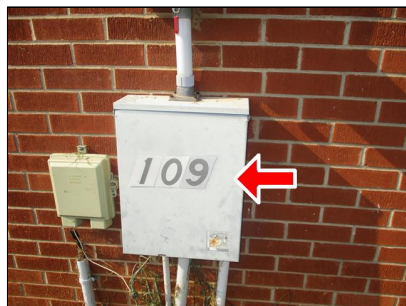
6.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

(1) The main panel box is located at the hallway. However, the main disconnect (shut-off) is outside at meter base panel (for your information).



6.5 Item 1(Picture)

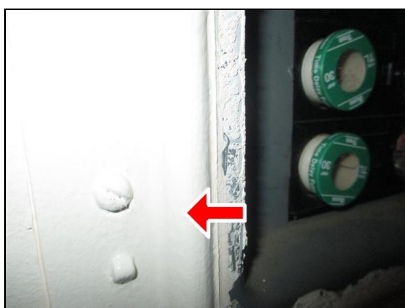


6.5 Item 2(Picture)



6.5 Item 3(Picture)

(2) The cover was not removed on the electrical panel box in the hallway. The cover and screw heads have been heavily painted over. This is for your information.



6.5 Item 4(Picture)

6.6 SMOKE DETECTORS

Comments: Not Inspected

Smoke detectors are checked for operation by using the test button. This does not evaluate the proper operation of the detector unless tested by means of gas or smoke. This company does not test with gas or smoke but can only assure that the batteries in the detectors are functional.. Recommend changing the batteries every 6 months. Manufacturers recommend changing detectors after 10 year. This is for your information.



6.6 Item 1(Picture)

6.7 CARBON MONOXIDE DETECTORS

Comments: Not Present
There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

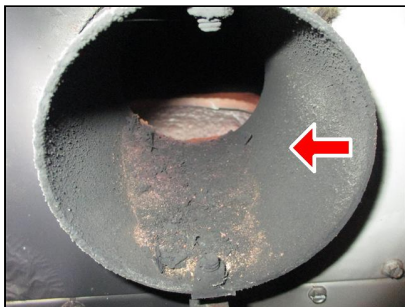
Heat Type: Forced Air	Energy Source: Oil	Number of Heat Systems (excluding wood): One
Heat System Brand: UNKNOWN	Ductwork: Insulated and Non-insulated	Types of Fireplaces: Sealed off
Operable Fireplaces: Two	Number of Woodstoves: Two	

Items

7.0 HEATING EQUIPMENT

Comments: Repair or Replace

The oil fired furnace in the basement is an older unit. There is evidence of rust and shale deposits in the burner area, at the motor as well as the flue pipe. This is a safety issue and would not use the unit until properly serviced. Have a licensed HVAC contractor inspect the unit and repair or replace as needed to correct.



7.0 Item 1(Picture)



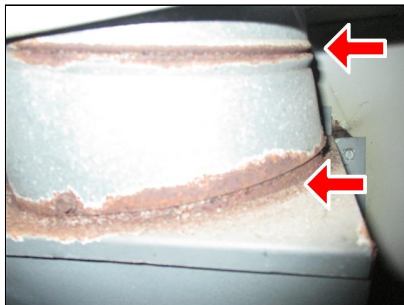
7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)



7.0 Item 5(Picture)

7.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

7.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Inspected

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Not Inspected

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Not Inspected

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

There is evidence of settlement and separation to the masonry blocks for the chimney at the addition. This may indicate damage to the flue liner as well. This can be a safety issue that needs to be corrected. Have the chimney further evaluated by a licensed structural contractor or engineer. Further evaluation may be needed by a chimney sweep.



7.5 Item 1(Picture)



7.5 Item 2(Picture)

7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Repair or Replace

(1) There is a woodstove installed in the home. The woodstove was not inspected by this company. Recommend further inspection and evaluation by a qualified chimney sweep.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

(2) The glass door at the right side of the wood stove in the living room. Have a qualified person install the glass for safety.



7.6 Item 3(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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials		
Attic Insulation:	Ventilation:	Exhaust Fans:
Blown	Ridge vents	Fan only
Fiberglass		
R-19 or better		
Dryer Power Source:	Floor System Insulation:	
220 Electric	NONE	

Items

- 8.0 INSULATION IN ATTIC
- Comments: Inspected
- 8.1 INSULATION UNDER FLOOR SYSTEM
- Comments: Not Present

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Repair or Replace

Missing vapor barrier in the crawlspace. Recommend installing 6 mil plastic barrier to cover the exposed ground area. Have the vapor barrier installed by a qualified contractor.



8.2 Item 1(Picture)

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Repair or Replace

The screening material is missing from numerous foundation vents. Recommend installing new screening material or replace the vents to eliminate insect intrusion. Have the work done by a qualified person.



8.3 Item 1(Picture)

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

The Exhaust fan does not vent to outside at the hall bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified person should repair or replace as needed.



8.4 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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:	Range/Oven:
VENTED	FRIGIDAIRE
UNKNOWN BRAND	

Items

9.0 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

(1) The front right coil element for the stove did not work when tested. I recommend repair as needed.



9.0 Item 1(Picture)

(2) The oven door for oven is damaged, the door springs do not function as designed and the door will drop. I recommend repair as needed.



9.0 Item 2(Picture)

9.1 RANGE HOOD

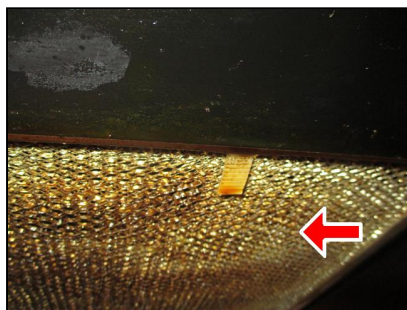
Comments: Repair or Replace

(1) The light bulb for fan did not work when tested. I recommend repair or replace as needed.



9.1 Item 1(Picture)

(2) The range hood fan grease filter has crust or grime build-up. I recommend repair or replace as needed.



9.1 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 be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Customer
Alex Tharp

Address
109 Little Ponderosa Road
Macon NC 27551

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 concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

WALL CLADDING FLASHING AND TRIM

Repair or Replace

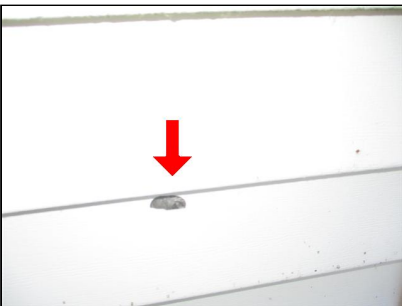
- 1
- (1) There is numerous areas of damage to the vinyl siding and trim. Have a qualified person inspect all the siding and trim and repair or replace as needed to eliminate possible moisture intrusion.



Item 1 - Item 1(Picture)



Item 1 - Item 2(Picture)



Item 1 - Item 3(Picture)



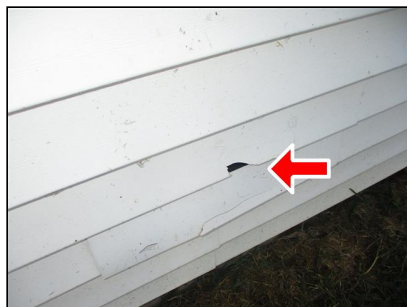
Item 1 - Item 4(Picture)



Item 1 - Item 5(Picture)



Item 1 - Item 6(Picture)



Item 1 - Item 7(Picture)

- 2 (2) The siding is dirty and mildewed. Have the siding power washed to remove the dirt and mildew. Have a qualified person perform the work.



Item 2 - Item 1(Picture)

DOORS (Exterior)

Repair or Replace

- 3 (1) There is moisture penetration and damage at the door frame and trim at the exterior entry door at the rear of the house. Further deterioration will occur if not corrected. Have a qualified person inspect and repair or replace as needed.



Item 3 - Item 1(Picture)

- 4 (2) The access door to the crawlspace is loose at door hardware,. I recommend repair as needed.



Item 4 - Item 1(Picture)

- 5 (3) The storm door at the rear of home is missing a closure, does not shut properly and has a broke glass. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



Item 5 - Item 1(Picture)



Item 5 - Item 2(Picture)



Item 5 - Item 3(Picture)

WINDOWS**Repair or Replace**

- 6 The glazing between glass panes are failing at some windows. The glazing is used to hold the window in place as well as reduce energy loss. Have a qualified contractor fully evaluate all the windows and repair or replace as needed to correct.



Item 6 - Item 1(Picture)

EAVES, SOFFITS AND FASCIAS**Repair or Replace**

- 7 There is damage to the soffit and eaves at the right front side of the house. Further deterioration may occur if not corrected. Have a qualified contractor evaluate and repair or replace as needed.



Item 7 - Item 1(Picture)

3. Interiors**STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Repair or Replace**

- 8 The head clearance is inadequate and does not conform to the usual industry standards. Also there is no handrail for the steps. This is a safety issue and further evaluation by a contractor should be done. Repair or replace as needed.



Item 8 - Item 1(Picture)

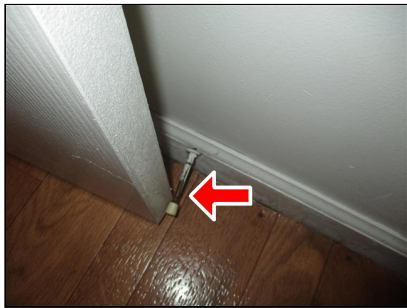


Item 8 - Item 2(Picture)

DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

- 9 (1) There are missing/damaged door stop(s). Door stops will keep the door knob from striking and damaging the wall. Have a qualified person install a proper door stop(s).



Item 9 - Item 1(Picture)

- 10 (2) The door hardware is missing on the bedroom door. Have a qualified person install the door for proper operation.

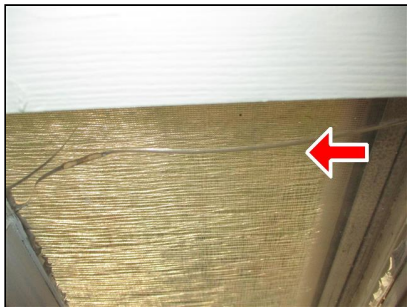


Item 10 - Item 1(Picture)

WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- 11 (1) There are cracked glass in some windows throughout home. This is a safety issue that needs to be corrected. Have a qualified contractor replace the broken glass..



Item 11 - Item 1(Picture)



Item 11 - Item 2(Picture)



Item 11 - Item 3(Picture)

- 12 (2) The window at the basement is damaged and attempts have been made to seal the window. Further deterioration or moisture intrusion may occur. Have a qualified contractor repair or replace as needed to correct.



Item 12 - Item 1(Picture)

4. Structural Components

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.)

Repair or Replace

- 13 (1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



Item 13 - Item 1(Picture)

- 14 (2) The construction debris needs removing from the crawlspace under home. Such debris can be conducive to attract wood destroying insects which can damage the home. Have a qualified person remove the debris.



Item 14 - Item 1(Picture)

ROOF STRUCTURE AND ATTIC

Repair or Replace

- 15 (1) The pull down stairs no longer shuts tight when closed. This can cause some heat loss in winter and loss of cool air in summer if not corrected Springs could be weak and needs repair or replace. A qualified person should repair or replace as needed.



Item 15 - Item 1(Picture)

- 16 (2) The pull down stairs has loose hardware and is considered dangerous. Injury could result if not repaired. A qualified person should repair or replace as needed.



Item 16 - Item 1(Picture)

- 17 (3) Water signs are on plywood resulting from a roof leak found around the chimney. The leak appears to be corrected. It is recommend to monitor after a heavy rain and repair if needed.



Item 17 - Item 1(Picture)

- 18 (4) Signs of fungi growth is present on the rafters/trusses in several areas of the attic. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



Item 18 - Item 1(Picture)



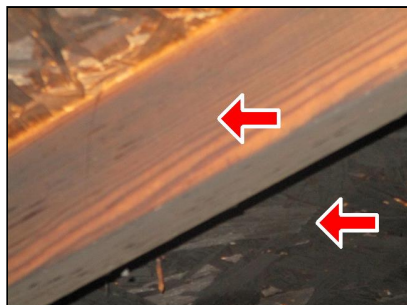
Item 18 - Item 2(Picture)

- 19 (5) There is homeowners personal items and debris in the attic. There is clothing shoved into the eaves area. Have a qualified person remove the items.



Item 19 - Item 1(Picture)

- 20 (6) Rafters and sheathing inside attic indicates evidence of a previous fire. I probed charred wood members with a "stab tool" or awl. A qualified licensed general contractor should inspect further and repair as needed.



Item 20 - Item 1(Picture)

5. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- 21 (1) The waste line has a S-trap, and should be changed to a P-trap and "Auto-vent" at the Kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



Item 21 - Item 1(Picture)

- 22 (2) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



Item 22 - Item 1(Picture)

- 23** (3) The toilet is loose at floor at the rear bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



Item 23 - Item 1(Picture)

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- 24** (1) There is exposed area around the tub spout where it meets the shower wall. Have the exposed area caulked and sealed to eliminate water intrusion.



Item 24 - Item 1(Picture)

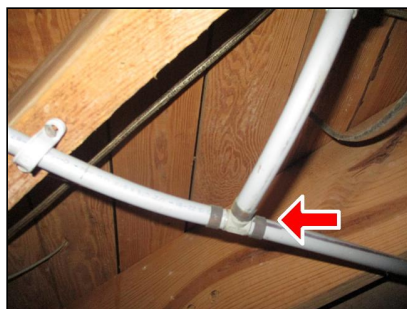
- 25** (2) The sink faucets is loose at the half bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



Item 25 - Item 1(Picture)

- 26** (3) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has

copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com>



Item 26 - Item 1(Picture)

- 27 (4) Numerous plumbing supply lines are sagging and not properly secured to the floor joist. This may cause straining to the connections and fittings on the supply lines. Have a licensed plumber inspect and properly secure the lines as needed.

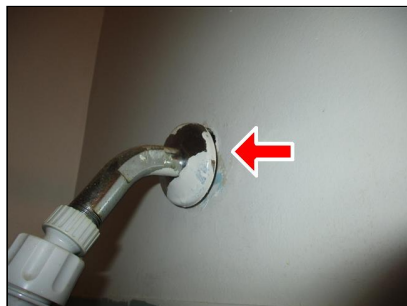


Item 27 - Item 1(Picture)



Item 27 - Item 2(Picture)

- 28 (5) The shower head is loose at the hall bathroom. Damage may occur if not corrected. Have a qualified plumber evaluate and repair or replace as needed to correct.



Item 28 - Item 1(Picture)

HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

- 29 (1) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



Item 29 - Item 1(Picture)

- 30 (2) Water heater manufacturers label - Reliance - 2008. The unit was functional at the time of the inspection. This is for your information.



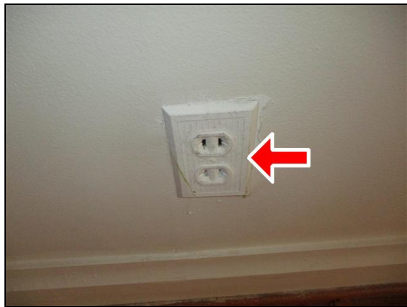
Item 30 - Item 1(Picture)

6. Electrical System

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)

Repair or Replace

- 31 (1) There are 2 prong outlets in the house. This usually indicates that the house is not grounded. There are numerous 3 prong outlets that are not properly grounded. This is a safety issue that needs to be corrected. Have a licensed electrician inspect and repair or replace as needed.



Item 31 - Item 1(Picture)



Item 31 - Item 2(Picture)



Item 31 - Item 3(Picture)

- 32 (2) There is an exposed wire that is improperly terminated in the kitchen where the dishwasher was removed. This is a safety issue that needs to be corrected. Have a licensed electrician cap the wires and install a junction box and cover.



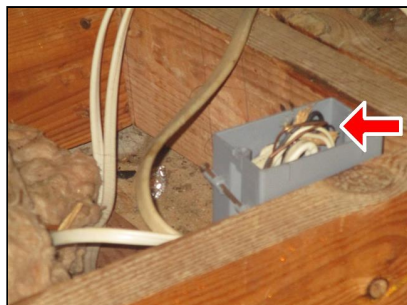
Item 32 - Item 1(Picture)

- 33 (3) There is an open junction box under the kitchen cabinet. This is a safety issue that needs to be corrected. Have a qualified person install a proper cover.



Item 33 - Item 1(Picture)

- 34 (4) There is an open junction box in the attic. This is a safety issue that needs to be corrected. Have a qualified person install a proper cover.



Item 34 - Item 1(Picture)



Item 34 - Item 2(Picture)

- 35 (5) The light fixture in the attic is not working. This is a safety issue that needs to be corrected. Have a qualified person install a bulb and assure the operation of the fixture.



Item 35 - Item 1(Picture)

- 36 (6) The light fixture at the left front corner of the eaves did not function. Have a qualified person replace the bulb and assure the proper operation of the fixture.



Item 36 - Item 1(Picture)

**POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES,
AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Repair or Replace

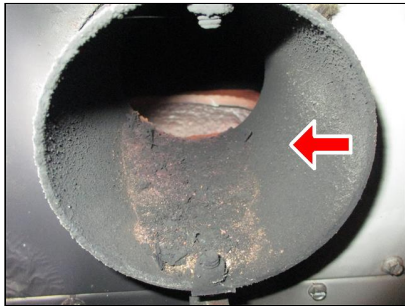
- 37
- Due to the age of the house the outside, kitchen and bathroom outlets are not on a GFCI circuit or breaker. Recommend having a licensed electrician install GFCI's as needed for safety.

7. Heating / Central Air Conditioning

HEATING EQUIPMENT

Repair or Replace

- 38
- The oil fired furnace in the basement is an older unit. There is evidence of rust and shale deposits in the burner area, at the motor as well as the flue pipe. This is a safety issue and would not use the unit until properly serviced. Have a licensed HVAC contractor inspect the unit and repair or replace as needed to correct.



Item 38 - Item 1(Picture)



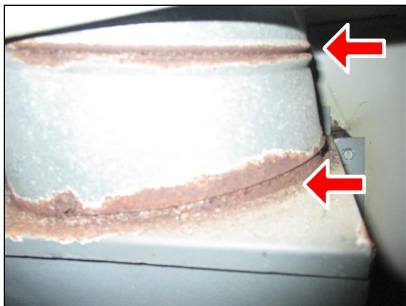
Item 38 - Item 2(Picture)



Item 38 - Item 3(Picture)



Item 38 - Item 4(Picture)



Item 38 - Item 5(Picture)

CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

- 39
- There is evidence of settlement and separation to the masonry blocks for the chimney at the addition. This may indicate damage to the flue liner as well. This can be a safety issue that needs to be corrected. Have the chimney further evaluated by a licensed structural contractor or engineer. Further evaluation may be needed by a chimney sweep.



Item 39 - Item 1(Picture)



Item 39 - Item 2(Picture)

SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace

- 40
- (1) There is a woodstove installed in the home. The woodstove was not inspected by this company. Recommend further inspection and evaluation by a qualified chimney sweep.



Item 40 - Item 1(Picture)



Item 40 - Item 2(Picture)

- 41 (2) The glass door at the right side of the wood stove in the living room. Have a qualified person install the glass for safety.



Item 41 - Item 1(Picture)

8. Insulation and Ventilation

VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Repair or Replace

- 42 Missing vapor barrier in the crawlspace. Recommend installing 6 mil plastic barrier to cover the exposed ground area. Have the vapor barrier installed by a qualified contractor.



Item 42 - Item 1(Picture)

VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

- 43 The screening material is missing from numerous foundation vents. Recommend installing new screening material or replace the vents to eliminate insect intrusion. Have the work done by a qualified person.



Item 43 - Item 1(Picture)

VENTING SYSTEMS (Kitchens, baths and laundry)**Repair or Replace**

- 44** The Exhaust fan does not vent to outside at the hall bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified person should repair or replace as needed.



Item 44 - Item 1(Picture)

9. Built-In Kitchen Appliances**RANGES/OVENS/COOKTOPS****Repair or Replace**

- 45** (1) The front right coil element for the stove did not work when tested. I recommend repair as needed.



Item 45 - Item 1(Picture)

- 46** (2) The oven door for oven is damaged, the door springs do not function as designed and the door will drop. I recommend repair as needed.



Item 46 - Item 1(Picture)

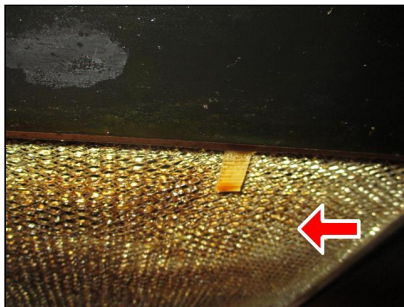
RANGE HOOD**Repair or Replace**

- 47 (1) The light bulb for fan did not work when tested. I recommend repair or replace as needed.



Item 47 - Item 1(Picture)

- 48 (2) The range hood fan grease filter has crust or grime build-up. I recommend repair or replace as needed.



Item 48 - Item 1(Picture)

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bill Stratton



INVOICE

Cornerstone Residential Inspections, LLC.
6701 Rising Sun Court
Wake Forest, NC 27587
Inspected By: Bill Stratton

Inspection Date: 8/2/2021
Report ID: 802215320N

Customer Info:	Inspection Property:
Alex Tharp 203 1/2 Caddell Street Wake Forest 27587 Customer's Real Estate Professional: Zack Olbon	109 Little Ponderosa Road Macon NC 27551

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft + garage 2,001 - 2,500	395.00	1	395.00
Credit Card Convenience Fee	5.00	1	5.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note: Thank you for allowing Cornerstone Residential Inspections to provide your inspection.

INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 109 Little Ponderosa Road, Macon, NC 27551

Inspection Fee: \$ 400.00

Alex Tharp, hereinafter collectively referred to as the "Client", requests a visual inspection of the structure identified at the above address by

1. Cornerstone Residential Inspections, LLC. hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist.

2. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the

3. Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the

4. time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling.

5. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

- DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency
9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

- ABRITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of
10. Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

- Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the
11. inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

- ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.
- 12.

- Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this
13. Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

- SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.
- 14.

- PAYMENT:** Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including
15. but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

- ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or
16. modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated_____

Signature of Client_____

(One signature binds all)

Printed Name of Client:_____

Dated_____

For the Company Bill Stratton

