



## Property Inspection Report

**Report Number: 4402 - 9/9**

**For The Property Located On:**

4402 Southern Pines Drive  
Southport, North Carolina 28461



**Prepared For Exclusive Use By:**

Susan Griffin

Prepared By: Geoffrey K. Lowery, NC: 3401

Date of Inspection: Tuesday, September 9, 2025

Time Started: 2:00 PM, Time Completed: 3:30 PM

This report was prepared for the exclusive use of the client named above.

This report remains the property of the inspector and or inspection company and can not be transferred or sold. Acceptance and or use of the inspection report binds the client to the terms of the Home Inspection Contract.

## Report Sections / Confirmation of Inspection

### Legend

- IN** This area or system was visually inspected. The inspection was non-invasive and limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.
- NI** This area or system was not inspected, refer to the report body and or contract statements for details, limitations, and recommendations of further evaluation or recommendations for additional inspection prior to purchase.
- LT** The non-invasive inspection of this area or system was significantly limited, refer to the report for details, limitations, and recommendations of further evaluation and or repair prior to purchase.

### Summary

### Report Introduction

### Weather Conditions

### Inspection Report Body

#### A - Structural

<b>A1 - Structural: Foundation</b>	IN/NI LT
(A1 - 1 ) All Accessible Areas	IN
<b>A4 - Structural: Wall Structure</b>	IN/NI LT
(A4 - 1 ) All Interior Areas	IN
<b>A5 - Structural: Ceiling Structure</b>	IN/NI LT
(A5 - 1 ) All Accessible Interior Areas	IN
<b>A6 - Structural: Roof Structure</b>	IN/NI LT
(A6 - 1 ) All Accessible Areas	IN

#### B - Exterior

<b>B1 - Exterior: Wall Claddings, Flashing, and Trim</b>	IN/NI LT
(B1 - 1 ) All Accessible Areas	IN
<b>B2 - Exterior: Windows and Doors</b>	IN/NI LT
(B2 - 1 ) Doors	IN
(B2 - 2 ) Door	IN
(B2 - 3 ) Door	IN
(B2 - 4 ) Door	IN
(B2 - 5 ) Windows	IN
(B2 - 6 ) Window	IN
<b>B3 - Exterior: Decks, Porches, Stoops, and Balconies</b>	IN/NI LT
(B3 - 1 ) Porch	IN
<b>B4 - Exterior: Driveways, Patios, Walks, and Retaining Walls</b>	IN/NI LT
(B4 - 1 ) Driveway	IN
(B4 - 2 ) Patio	IN

#### C - Roofing

<b>C1 - Roofing: Coverings</b>	IN/NI LT
(C1 - 1 ) All Accessible Areas	IN

#### D - Plumbing

<b>D1 - Plumbing: Water Distribution Systems</b>	IN/NI LT
(D1 - 1 ) All Accessible Areas	IN
<b>D2 - Plumbing: Drain, Waste, and Vent Systems</b>	IN/NI LT
(D2 - 1 ) All Accessible Areas	IN
(D2 - 2 ) Owner's Bathroom	IN

<b>D3 - Plumbing: Water Heating Equipment</b>	<b>IN/NI LT</b>
(D3 - 1 ) Water Heater (Man. Year 2023)	<b>IN</b>
<b>E - Electrical</b>	
<b>E1 - Electrical: Main Service</b>	<b>IN/NI LT</b>
(E1 - 1 ) Underground	<b>IN</b>
<b>E2 - Electrical: Main Panels</b>	<b>IN/NI LT</b>
(E2 - 1 ) Main Panel	<b>IN</b>
<b>E4 - Electrical: Branch Circuits and Wiring</b>	<b>IN/NI LT</b>
(E4 - 1 ) Area: Main Panel	<b>IN</b>
<b>F - Heating</b>	
<b>F1 - Heating: Equipment</b>	<b>IN/NI LT</b>
(F1 - 1 ) Heating Unit: Air Handler (Trane, Man. Date September 2011)	<b>IN</b>
<b>F2 - Heating: Distribution Systems</b>	<b>IN/NI LT</b>
(F2 - 1 ) Heating Unit	<b>IN</b>
<b>F3 - Heating: Gas Piping, Fuel Storage Systems</b>	<b>IN/NI LT</b>
(F3 - 1 ) Exterior	<b>IN</b>
<b>G - Cooling</b>	
<b>G1 - Cooling: Equipment</b>	<b>IN/NI LT</b>
(G1 - 1 ) Cooling Unit: Condenser (Trane, Man. Date July 2011)	<b>IN</b>
<b>G2 - Cooling: Distribution Systems</b>	<b>IN/NI LT</b>
(G2 - 1 ) Cooling Unit	<b>IN</b>
<b>H - Interiors</b>	
<b>H4 - Interiors: Garages</b>	<b>IN/NI LT</b>
(H4 - 1 ) Garage	<b>IN</b>
<b>H6 - Interiors: Fireplaces and Stoves</b>	<b>IN/NI LT</b>
(H6 - 1 ) Fireplace: Pre-Manufactured: Metal: Box: Sided Exterior	<b>IN</b>
<b>I - Insulation and Ventilation</b>	
<b>I1 - Insulation and Ventilation: Areas</b>	<b>IN/NI LT</b>
(I1 - 1 ) Attic: All Accessible	<b>IN</b>

## Summary

"This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."

### (B2 - 3 ) Door, Location: Main House Rear

#### Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

##### (B2 - 3.1 ) Door



The screen is loose on the slider door. The door also drags and is difficult to operate. The door needs repair to ensure that the door operates smoothly and the screen is intact. A general repair specialist or licensed general contractor should be consulted for evaluation and repair.

### (D2 - 2 ) Owner's Bathroom

#### Summary - Plumbing: Drain, Waste, & Vent Systems (Defects, Comments, and Concerns):

##### (D2 - 2.1 ) Owner's Bathroom



The owner's bath toilet rocks and is not secure to the floor. Movement of the toilet can result in leaks and damage. A licensed plumbing and general contractor should be consulted for evaluation and repair.

### (E2 - 1 ) Main Panel , Location: Garage

#### Summary - Electrical: Main Panels (Defects, Comments, and Concerns):

##### (E2 - 1.1 ) Main Panel



The electrical panel is in the garage, FYI.

### (E4 - 1 ) Area: Main Panel

#### Summary - Electrical: Branch Circuits and Wiring (Defects, Comments, and Concerns):

##### (E4 - 1.1 ) Area: Main Panel



The AFCI breaker marked "master bedroom" did not trip when tested. The AFCI is an important safety feature that should be kept functional to reduce shock hazards. A licensed electrical contractor should be consulted for repair.