



Property Inspection Report

Report Number: 218 - 8/14

For The Property Located On:

218 NE 67th Street
Oak Island, North Carolina 28465



Prepared For Exclusive Use By:

Toni & Robert Mabe

Prepared By: Geoffrey K. Lowery, NC: 3401

Date of Inspection: Thursday, August 14, 2025

Time Started: 11:00 AM, Time Completed: 12:30 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

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

B - Exterior

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

C - Roofing

C1 - Roofing: Coverings	IN/NI LT
(C1 - 1) All Accessible Areas	IN
C2 - Roofing: Drainage Systems	IN/NI LT
(C2 - 1) All Accessible Areas	IN

D - Plumbing

D1 - Plumbing: Water Distribution Systems	IN/NI LT
(D1 - 1) All Accessible Areas	IN
D2 - Plumbing: Drain, Waste, and Vent Systems	IN/NI LT
(D2 - 1) All Accessible Areas	IN
D3 - Plumbing: Water Heating Equipment	IN/NI LT
(D3 - 1) Water Heater (Man. Date May 2019)	IN

E - Electrical		
E1 - Electrical: Main Service		IN/NI LT
(E1 - 1) Underground		IN
E2 - Electrical: Main Panels		IN/NI LT
(E2 - 1) Main Panel		IN
F - Heating		
F1 - Heating: Equipment		IN/NI LT
(F1 - 1) Heating Unit: Air Handler (American Standard, Man. Date March 2019)		IN
F2 - Heating: Distribution Systems		IN/NI LT
(F2 - 1) Heating Unit		IN
G - Cooling		
G1 - Cooling: Equipment		IN/NI LT
(G1 - 1) Cooling Unit: Condenser (American Standard, Man. Date June 2019)		IN
G2 - Cooling: Distribution Systems		IN/NI LT
(G2 - 1) Cooling Unit		IN
I - Insulation and Ventilation		
I1 - Insulation and Ventilation: Areas		IN/NI LT
(I1 - 1) Attic: All Accessible		IN

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."

(E2 - 1) Main Panel , *Location: Laundry*

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

(E2 - 1.1) Main Panel



The electrical panel is in the laundry room, FYI.

Introduction

This report is a written evaluation that represents the results of a home inspection performed according to the home inspector's specific standard of practice as identified in your home inspection contract. The word "inspect" means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive. The report outlines inspection findings of any systems or components so inspected that did not function as intended and are in need of repair, require subsequent observation such as monitoring, or warrant further investigation by a specialist such as a contractor or an engineer. When a defect or concern is located, the report statement will describe each system or component, state how the condition is defective, explain the implication of the defective condition, and direct the client to a course of action. It is recommended that all items listed in the body and summary of the report be reviewed, repaired, and or evaluated to determine the extent of the concern before purchasing the home. It is the client's responsibility to read the complete inspection report and follow-up with repairs and or recommended evaluations by listed specialist. THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR AND THE INSPECTOR SHOULD BE NOTIFIED IF THE REPORT RECEIVED IS NOT IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE FRONT OF THE HOME.

Inspection Weather Conditions

Temperature: 83 Deg. F
Weather Conditions: Partly Cloudy

Inspection Report Body

A - Structural Section (General Limitations, Implications, and Directions):

Where accessible, roof framing systems are inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system for design points such as correct span, load transfer, and or building code compliance is beyond the scope of the home inspection. The foundation inspection was limited because the subject property is constructed on a slab foundation which is not visible for inspection due to construction methods, furniture, and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation, if additional information concerning the slab foundation is desired a professional engineer should be consulted prior to purchase.

A - Structural Section (Foundation and Attic Inspection Methods):

The slab foundation could not be evaluated or inspected due to construction methods and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation. When accessible and safe the inspector entered attic inspection areas with a small probe, a camera, and a standard flash light. Roof framing components were inspected for visual defects such as broken, cracked, decayed, or damaged members; however, the evaluation of the system(s) for design points such as correct spans, load transfers, and or building code compliance is beyond the scope of the home inspection. The inspection of the attic was limited by available walking surfaces and the presence of insulation covering wood components.

(A1 - 1) All Accessible Areas	IN/NI LT
Structural: Foundation	IN

Foundation Type: Slab: Concrete
Foundation Materials: Concrete

(A4 - 1) All Interior Areas	IN/NI LT
Structural: Wall Structure	IN

Wall Structure Type: Standard Construction: Dimensional Lumber: Wood

(A5 - 1) All Accessible Interior Areas	IN/NI LT
Structural: Ceiling Structure	IN

Ceiling Joist Type: Engineered System: Truss: Wood
Beam/Girder Type: Dimensional Lumber: Standard Construction: Wood

(A6 - 1) All Accessible Areas	IN/NI LT
Structural: Roof Structure	IN

Roof Style/Type: Gable
Roof Sheathing Type: OSB
Rafter & Beam Types: Engineered System: Truss: Wood

B - Exterior Section
(General Limitations, Implications, and Directions):

All concerns related to exterior items listed below or identified to be deficient are in need of further evaluation and or repair by a Licensed General Contractor. If additional concerns are discovered during the process of evaluation and repair, the General Contractor should consult a specialist in each trade as needed. It is important to correct deficiencies on the exterior of the home to prevent direct water penetration into the building envelope which can result in structural damage and or undesirable environmental conditions. Repairs and evaluations should be made prior to closing to ensure that the buyer understands the full scope or extent of the concern. Exterior systems and components should be inspected and maintained annually.

(B1 - 1) All Accessible Areas	IN/NI LT
Exterior: Wall Cladding	IN

Wall Cladding Type: Vinyl Horizontal
Trim Type: Wood Clad: Aluminum / Vinyl / Wood: Paint

(B2 - 1) Doors	IN/NI LT
Exterior: Windows and Doors	IN

Window/Door Type: Door: Single
Location: Main House Front and Rear

(B2 - 2) Door	IN/NI LT
Exterior: Windows and Doors	IN

Window/Door Type: Door: Storm
Location: Main House Front

(B2 - 3) Windows	IN/NI LT
Exterior: Windows and Doors	IN

Window/Door Type: Single Hung Vinyl
Location: Main House: Majority

(B2 - 4) Windows	IN/NI LT
Exterior: Windows and Doors	IN

Window/Door Type: Window: Fixed Picture
Location: Living Room

(B3 - 1) Porch	IN/NI LT
Exterior: Decks, Porches, Stoops, and Balconies	IN

Structure Type: Concrete (Concrete Surface)
Location: Main House Front

(B3 - 2) Screen Porch	IN/NI LT
Exterior: Decks, Porches, Stoops, and Balconies	IN

Structure Type: Concrete (Concrete Surface)
Location: Main House Rear

(B4 - 1) Driveway	IN/NI LT
Exterior: Driveways, Patios, Walks, and Retaining Walls	IN

Construction Type: Concrete

Location: Main House Front

C - Roofing Section (General Limitations, Implications, and Directions):

The roof covering systems were visually inspected, refer to the inspection method and report limitations. The verification of fastener type and count for the roofing covering system is beyond the scope of the home inspection. The home inspection is limited to visible surfaces and systems only, hidden or underlying system details such as nails, underlayment condition, and flashings are beyond the scope of the home inspection. Determining the age or remaining service life of the roof covering systems is beyond the scope of the home inspection. If the buyer would like to budget for replacement, a roofing contractor should be consulted to answer questions related to the life expectancy. Flashings and roof gutter system inspections are limited to evidence of past problems unless the inspection is performed during a heavy rain. All roof drainage and flashing systems should be monitored over the first year of ownership to identify problem areas or areas that may need adjustment or corrections. Roofing systems and components should be inspected and maintained annually.

C - Roofing Section (Roof Covering Inspection Methods):

The roof covering was inspected from the roof surface and by using binoculars / zoom camera and from a ladder at the roof eaves. The roof surface was accessed but the inspector did not travel to all areas. Walking on the roof surface is a limited service and is not performed on roof surfaces with a roof pitch of greater than 8:12, when the roof surface is wet, when the roof surface is covered with debris or ice, when exterior temperatures are over 95 degrees Fahrenheit, and or when roof covering materials will be damaged. If an invasive or complete surface inspection of the roof covering is desired, the buyer should consult a Licensed Roofing Contractor prior to purchase.

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

Roof Covering Type: Shingles/Composite/Fiberglass (Architectural)

(C2 - 1) All Accessible Areas	IN/NI LT
Roofing: Drainage Systems	IN

System Type: Gutter

**D - Plumbing Section
(General Information, General Limitations, Implications, and Directions):**

Main Water Shut-Off Location: Water Meter

Water Supply Type: Public

Water Supply Piping Materials: [PEX]

General Limitations, Implications, and Directions: The plumbing system and components were operated and visually inspected. The majority of the plumbing components are installed under the slab foundation and are concealed from inspection and the overall general condition cannot be fully determined. The plumbing was inspected for functional flow and drainage; however, it is not possible to fully evaluate the plumbing system to determine proper venting, sizing, or functional design as the system cannot be put under full load. The inspection does not guarantee that the plumbing systems and components will meet the demands of your family. The functional flow of the water supply at each accessible fixture was tested. Functional flow is not reported as defective unless water flow drops below 50% when two fixtures are operated simultaneously. Functional drainage is not reported as defective unless drainage flow is less than the supply water flow. The inspection of the water heater does not include evaluating the unit capacity for functional use. The hot water requirement for daily use varies for each family and the home inspector does not determine if the hot water supply is adequate. The inspection does not include verification of anti-scald fixtures and the client should verify water temperature settings prior to use. The plumbing inspection does not include determining the quantity/quality of the water supply, including potability, purity, clarity, hardness, or pH level. The plumbing inspection does not include; operation of the main or fixture turn-off valves, reporting fixture surface defects (including mineral deposits, cracks, chips and discolorations), condition of pipe interiors, determining the absence or presence of thermal expansion or backflow protection devices, verification of the washing machine drains, and or effectiveness of the toilet flush. The plumbing inspection is a limited functional evaluation made without full system load. Annual service and inspection of the main waste line will prevent system clogging and backup. If the buyer would like a complete invasive inspection of the plumbing system, the buyer should consult a Licensed Plumbing Contractor prior to purchase.

**(D1 - 1) All Accessible Areas
Plumbing: Water Distribution Systems**

IN/NI LT

IN

Piping Materials: [PEX]

**(D2 - 1) All Accessible Areas
Plumbing: Drain, Waste, and Vent Systems**

IN/NI LT

IN

Piping Materials: [PVC]

Trap Materials: [Plastic]

**(D3 - 1) Water Heater (Man. Date May 2019)
Plumbing: Water Heating Equipment**

IN/NI LT

IN

Location: Utility Closet

Capacity: 50 Gallons

Energy Source: Electric

**E - Electrical Section
(General Limitations, Implications, and Directions):**

The electrical systems and components were visually inspected. During a home inspection, it is not possible to place a home under a full loading condition that would evaluate the capacity of the electrical system. The electrical system was evaluated based on current systems and components and no considerations were made for future expansion or modernizations. As with any system, the addition of new systems and appliances may require electrical system replacement, modifications, and or upgrades.

**E - Electrical Section
(Presence or Absence of Smoke Detectors and Carbon Monoxide Detectors):**

Smoke Detectors are Present in this Home

Carbon Monoxide Detectors are Present in this Home

(E1 - 1) Underground Electrical: Main Service	IN/NI LT
	IN

Grounding Electrode: Driven Rod

(E2 - 1) Main Panel Electrical: Main Panels	IN/NI LT
	IN

Location: Laundry
Amperage Rating: 200 Amps
Voltage Rating: 120/240 Volts, 1 Phase
Service Cable Material: Aluminum

(E2 - 1) Main Panel Electrical: Main Panels (Defects, Comments, and Concerns):
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(E2 - 1.1) Main Panel



The electrical panel is in the laundry room, FYI.

F - Heating Section (General Limitations, Implications, Directions, and Inspection Methods):

The heat pump system(s) were visually inspected and operated in the cooling cycle only. Refer to the Cooling System section of the report. The purpose of a home inspection is to determine if a system or component is functioning as intended. During a summer inspection when outside temperatures are above 65 degrees (F), it is not possible to evaluate if the system(s) will properly heat the home, therefore, the heat pump system(s) are visually inspected but not operated in the heating mode. Unless otherwise noted the auxiliary or emergency heat system(s) are not operated when the cooling system is the main focus of the inspection. It is not possible for the home inspector to draw a conclusion regarding the functionality of the heat pump system(s) in heating mode during a summer inspection. The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. If the buyer would like more information concerning the functionality and general condition of the system(s), an invasive inspection by a Licensed HVAC Contractor should be requested prior to purchase. All HVAC systems and components should be serviced and evaluated seasonally by a licensed HVAC contractor. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC system(s).

(F1 - 1) Heating Unit: Air Handler (American Standard, Man. Date March 2019)	IN/NI LT
Heating: Equipment	IN

Location: Attic
Equipment Type: Heat Pump: Split System
Energy Source: Electric

(F2 - 1) Heating Unit Heating: Distribution Systems	IN/NI LT
	IN

Location Observed/Access: Attic
Distribution System Type: Forced Air: Fiber Box: Flexible Branch

**G - Cooling Section
(General Limitations, Implications, Directions, and Inspection Methods):**

The air conditioning/heat pump system(s) were visually inspected and operated based on the seasonally correct cycle. The seasonal inspection of the system(s) during a home inspection is a non-invasive visual inspection where unit covers were not removed to expose internal components such as coils, fans, and or interior duct surfaces. This type of inspection will not reveal improper sizing/design or internal problems with the system(s) such as incorrect pressures, leaking, or discontinued refrigerants. Winter inspections include the operation of the heating components only. Summer inspections include the operation of the air conditioning components only. Please refer to the temperature identification in the first section of the report to determine if temperatures during the inspection were over 65 degrees Fahrenheit (F) resulting in a summer inspection or under 65 degrees Fahrenheit (F) resulting in a winter inspection. A complete invasive inspection by a Licensed HVAC Contractor will be required to ensure that the system(s) function in both the heating and cooling cycles. All HVAC systems and components should be serviced and evaluated seasonally. The homeowner should be asked for disclosure related to the heating and cooling performance, service, and maintenance history of the HVAC system(s).

(G1 - 1) Cooling Unit: Condenser (American Standard, Man. Date June 2019)

IN/NI LT

IN

Cooling: Equipment

Location: Exterior: Left Side
Equipment Type: Heat Pump: Split System
Energy Source: Electric

**(G2 - 1) Cooling Unit
Cooling: Distribution Systems**

IN/NI LT

IN

Location Observed/Access: Attic
Distribution System Type: Same as Heating

**H - Interiors Section
(General Limitations, Implications, and Directions):**

The interior rooms of the home were visually inspected. The inspection was not invasive and therefore was limited. All windows and receptacles were tested in each room unless furniture or storage prevented access. Identifying hazed or cloudy windows is beyond the scope of the home inspection. The severity of the hazing varies with season and time of the day; therefore, damaged windows may not be visible at the time of the inspection. Light fixtures were operated from at least one switch. Unless labeled, multiple switch locations may not be identified. Confirmation of multiple position switches is only possible when all switches can be identified, and this is not possible if switches are improperly installed. Every light fixture has specific bulb wattage limitations. During the home inspection it is not possible to verify bulb type and size. Clients should verify bulb type and wattage for each fixture to prevent fixture damage and ensure proper operation. Cosmetic concerns for example worn carpets, poor floor finish, open seams in hardwoods, torn wallpaper, poor/damaged paint finish, floor slopes, countertop slopes, ceiling stains that were dry at the time of the inspection, worn cabinets, worn hinges, damaged window blinds/shades, screens, evidence of pets, and evidence of smoking are beyond the scope of the home inspection. Personal property such as storage, refrigerators, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved and therefore limit the inspection. The overall floor areas in most furnished rooms are not visible and therefore identifying slopes may not be possible. Furniture and personal items can conceal defects and change the overall feel of a home. The buyer should view the home when furnishing and personal items have been removed prior to the purchase. It is especially important to view the areas behind the refrigerator and the washer/dryer. Washing machines often leak resulting in hidden damage to areas that are not visible to the home inspector. The home inspector does not identify if the dryer power service is gas or electric or if the dryer exhaust duct is metal or plastic. The presence of the washer and dryer greatly limit the inspection of the laundry area. After the washer and the dryer have been removed and prior to the purchase of the home, the buyer should view the laundry room for damage or concerns. The washing machine drain, electrical power, or gas service were not verified, before the installation of your washer and dryer, the installer should inspect and verify the washer drain, the dryer exhaust duct, gas connection and/or the electrical service receptacles.

**I - Insulation and Ventilation Section
(General Limitations, Implications, and Directions):**

The insulation in accessible areas was inspected for indications of defects/damage only and not insulation effectiveness or R value. Determining the energy efficiency of the home is beyond the scope of the home inspection. The inspection or determination of the absence or presence of insulation in concealed areas such as wall cavities is not possible. Insulation is not moved in the attic areas. Insulation is moved in the crawl space or foundation areas where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches and at exterior doors when conditions are not hazardous. The presence of insulation prevents the inspection of the ceiling, roofing, and floor components that are concealed or covered. Defects in the insulation system can lead to air infiltration, condensation, and elevated operational costs. The adequacy and proper function of ventilation systems depend on design specifications that cannot be verified during a home inspection. Inspection procedures related to ventilation involve identifying defects present on systems and components located in the ventilated areas. Active defects such as winter attic condensation will not be visible during the summer inspection unless the condensation has stained or corroded adjacent materials. Therefore, the inspection of ventilated areas should be considered seasonally dependent, and the buyer should request a second inspection when the seasons change.

**(I1 - 1) Attic: All Accessible
Insulation and Ventilation: Areas**

IN/NI LT
IN

Insulation Type: Loose: Fiberglass
Ventilation Type: Soffit: Ridge