



Jan 20th, 2026

208 White Street, Williamston, NC, 27892

Home Inspection Report

PREPARED FOR:

Shanon Wiley

INSPECTED BY:

Douglas Baker / Douglas Baker



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HOME INSPECTION REPORT

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Inspection Details

INSPECTOR 1

Douglas Baker

Douglas Baker

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NC 27892**

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CLIENT

Shanon Wiley

Phone **901-800-6229**

Email **wileykoh@hotmail.com**

PROPERTY

Square feet **1391**

Year built **1960**

Bedrooms **3**

Type **single_family**

Bathrooms **1**

ADDITIONAL INFO

 Inspection date **Jan 20th, 2026**

• Others Present **Buyer,Renters**

• Property Occupied **Occupied**

• Building Type **Single Family**

• Weather **Sunny**

• Temperature **40 °F**






• Year Built **1960**

• Water Source **City**

• Sewage/Disposal **City**

HOME INSPECTION REPORT

Definitions

-  **Inspected**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
-  **Maintenance**
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

DESCRIPTION: Earth

1.2 WALKS

DESCRIPTION: Concrete, Paver

MEDIA:



1.3 STEPS/STOOPS

DESCRIPTION: Concrete

MEDIA:



1.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope

1.5 PORCH/PATIO

DESCRIPTION: Concrete

MEDIA:



2. Exterior

2.1 TYPE

DESCRIPTION: Shingle

TRIM: Wood, Aluminum

MEDIA:



COMMENTS:

Window and Trim

The trim on the exterior windows is deteriorating. This is a functional issue. Recommend further evaluation, repair and or replacement as necessary of this and all windows and trim by a qualified or licensed window installer or licensed general contractor for proper function and safety.

 Requires Attention

Rot noted



2.2 SOFFITS/FASCIA

DESCRIPTION: Wood

MEDIA:



2.3 WINDOWS

DESCRIPTION: Vinyl, Double hung

MEDIA:



2.4 EXTERIOR DOORS

DESCRIPTION: Wood

2.5 HOSE BIBS

DESCRIPTION: Rotary

LOCATION: Front

MEDIA:



COMMENTS:

Recommendation

Recommend updating to an anti-siphon, and frost-free hose valve

2.6 FRONT PORCH

DESCRIPTION: Porch

MEDIA:



COMMENTS:

Porch

The porch appears to be pulling away from the house where the porch attaches to the house on the left rear corner. This is a functional as well as a safety concern. Recommend further evaluation by a licensed general contractor of this and all other areas of the structural parts of the structure, for proper function and safety.

3. Roof

3.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: On roof

MATERIAL: Asphalt shingle

MEDIA:





COMMENTS:

 Requires Attention

Roof

Roof at/near end of useful life. There are multiple shingles missing and others damaged. This is a functional concern. Recommend further evaluation, repair and or replacement as necessary by a qualified or licensed roofer or licensed general contractor of all matters pertaining to the roof for proper function.

3.2 GUTTERS

DESCRIPTION: No Gutter System In Place

COMMENTS:

 Recommendation

Missing

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: No Downspouts

3.4 FLASHING

DESCRIPTION: Aluminum

3.5 PLUMBING VENTS

DESCRIPTION: Cast iron

3.6 CHIMNEY

DESCRIPTION: Brick

4. Structure

4.1 TYPE

DESCRIPTION: Wood frame

4.2 FOUNDATION

DESCRIPTION: Block

MEDIA:



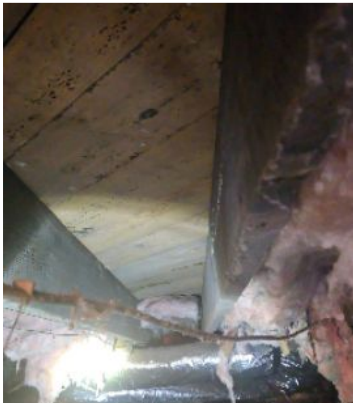
4.3 BEAMS

DESCRIPTION: Solid wood

4.4 FLOOR/SLAB

DESCRIPTION: Wood

MEDIA:

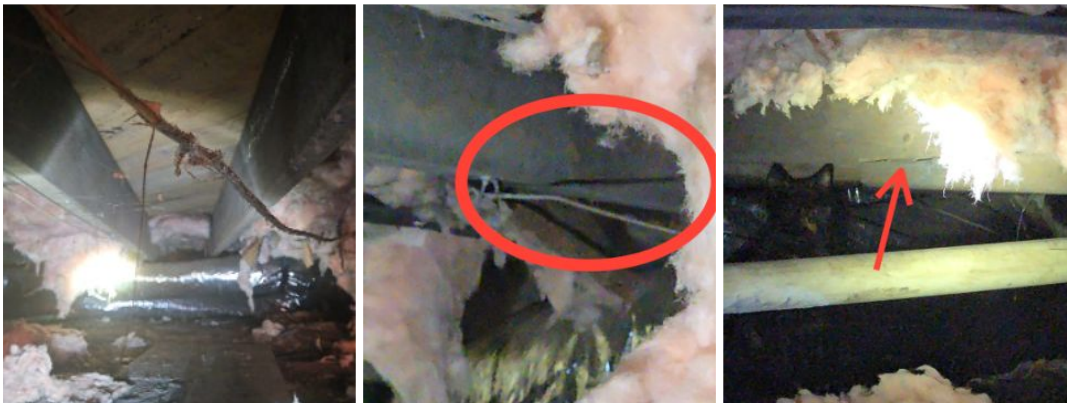


4.5 JOISTS/TRUSSES

DESCRIPTION: 2 x 10

LOCATION: Crawlspace

MEDIA:



broken floor joist

COMMENTS:

 Safety  Requires Attention

Floor Joist

A broken floor joist was found during the inspection of the crawlspace and it was also noted that the floors of the structure are very uneven and not level during the interior inspection. The broken floor joist is a functional as well as a safety concern. Recommend further evaluation, repair and or replacement of the damaged floor joist and all other flooring be completed by a licensed general contractor for proper function and safety.

Location - Crawlspace

4.6 BEARING WALLS

DESCRIPTION: Block

LOCATION: Crawlspace

MEDIA:



Hole in foundation wall.-
This is allowing animals to enter the crawlspace.-
This is a functional issue. It is recommend that further evaluation, repair, and or replacement of this and all other foundation and foundation wall be completed by a foundation contractor.

COMMENTS:

Recommendation

Recommend further evaluation of the foundation and the foundation wall. This is to be completed by a qualified or licensed foundation contractor or a licensed general contractor for proper function and safety.

Location - Crawlspace

4.7 SUBFLOOR

DESCRIPTION: Dimensional wood

5. Electrical

5.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 220 VAC

GROUND: Plumbing and rod in ground

MEDIA:



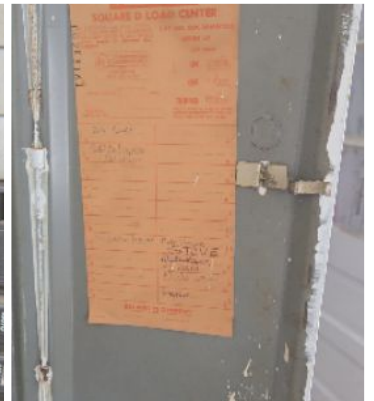
5.2 MAIN PANEL

DESCRIPTION: Square D

CAPACITY: 150 amps

LOCATION: Laundry

MEDIA:



open knock out



arrows are pointing at 3 wires that have been cut and are not capped with a wire nut inside the panel box. The wire with 2 arrows, 1 at the bottom and 1 midway, is a solid aluminum wire. Recommend all electrical be evaluated by a licensed electrician.

COMMENTS:

 Safety

Open knockout hole. Insert blank to cover opening.

5.3 GFCI/AFCI

DESCRIPTION: None Present

COMMENTS:

 Recommendation

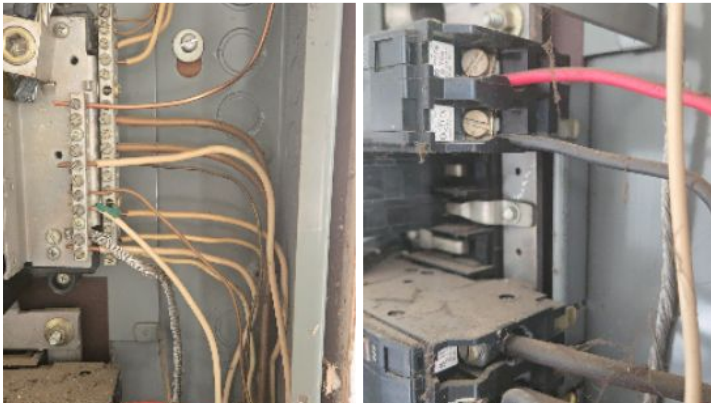
GFCI

GFCI not present due to age of and year of construction. GFCI is an electrical safety device, it is recommend to consult with a licensed electrician on the cost of installation.

5.4 BRANCH CIRCUITS

DESCRIPTION: Copper

MEDIA:



5.5 SMOKE DETECTORS

DESCRIPTION: Battery operated

LOCATION: Hallway

COMMENTS:

🚨 Safety 🔧 Requires Attention

Smoke Detectors

Not functioning properly. This is a safety concern. Recommend further evaluation, repair and or replacement as necessary by a qualified or licensed alarm installer for proper function and safety.

6. Plumbing

6.1 SERVICE LINE

DESCRIPTION: PVC, Galvanized

6.2 MAIN WATER SHUTOFF

DESCRIPTION: Water Shutoff

COMMENTS:

At municipal connection.

6.3 WATER LINES

DESCRIPTION: Copper, CPVC

6.4 DRAIN PIPES

DESCRIPTION: PVC, Cast iron

6.5 VENT PIPES

DESCRIPTION: Cast iron, Galvanized

6.6 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: A.O. Smith

FUEL: Electric

LOCATION: First floor

LOCATION: Laundry

MEDIA:



no TPR pipe



The serial number format suggests this unit was likely manufactured in August 2018



COMMENTS:

TPR Overflow Pipe

The water heater is missing the TPR Overflow pipe. This is a safety concern. Recommend further evaluation, repair, or replacement as necessary of this and all plumbing be completed by a licensed plumber for proper function and safety.

Inspected

Water heater is nearing the end of its design life

Location - Laundry

7. Attic

7.1 METHOD OF INSPECTION

DESCRIPTION: From the attic access

ATTIC ACCESS: Scuttle hole

7.2 ROOF FRAMING

DESCRIPTION: Rafter, 2 x 8

7.3 INSULATION

DESCRIPTION: Blown in

DEPTH: 4 inches

7.4 VENTILATION

DESCRIPTION: Ridge, Soffit

7.5 WIRING/LIGHTING

DESCRIPTION: 110 volts

LOCATION: Attic

MEDIA:



Wire splices not in junction box and open junction box

COMMENTS:



Improper Electrical Splice

Multiple improper electrical splices and open junction boxes were identified in the attic. This is a safety / fire / electrical shock hazard. Recommend further evaluation, repair and or replacement as necessary of this and all electrical by a licensed electrical contractor for proper function and safety.

Location - Attic

8. Heating/Cooling

8.1 THERMOSTAT(S)

DESCRIPTION: Individual

MEDIA:



8.2 HEATING SYSTEM

DESCRIPTION: Forced air

MANUFACTURER: Carrier

FUEL TYPE: Electric

MEDIA:



Date of Manufacture is
2018

COMMENTS:

Maintenance

Service recommended

Location - Living room

8.3 DISTRIBUTION

DESCRIPTION: Insulflex duct

8.4 COOLING SYSTEM

DESCRIPTION: Window unit

9. Bathroom

9.1 ELECTRICAL

DESCRIPTION: 110 volts

MEDIA:



COMMENTS:

- Recommendation
- Safety

Non-GFCI circuit

Location - Bathroom

- Safety
- Requires Attention

Open Ground

Open or missing ground. This is a safety concern. An open ground is an electrical shock hazard. Further evaluation, repair and or replacement of this and all electrical by a licensed electrician is recommend for proper function and safety.

Location - Bathroom

9.2 COUNTER/CABINET

DESCRIPTION: Marble, Wood

9.3 SINK/BASIN

DESCRIPTION: Single

MEDIA:



9.4 FAUCETS/TRAPS

DESCRIPTION: Metal

9.5 TOILETS

DESCRIPTION: 3.5 gallon tank

MEDIA:



9.6 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub

MEDIA:



COMMENTS:

 Requires Attention

Bath tub surround

Caulk edge(s) of tub/surround. Missing caulking allows for the infiltration of water which allows for fungal growth and deterioration of the wood structure. This is a functional and a safety issue. Recommend further evaluation of this and all plumbing by a qualified or licensed plumber for proper function and safety.

Location - Bathroom

9.7 VENTILATION

DESCRIPTION: Window

10. Kitchen

10.1 ELECTRICAL

DESCRIPTION: 110 volts

LOCATION: Kitchen

MEDIA:



Open Ground

COMMENTS:

Open Ground

Non-GFCI circuit. Recommend GFCI circuit be installed. This circuit also has an open ground. This is an electrical shock hazard. Recommend further evaluation, repair and or replacement of this and all electrical of the property by a licensed electrician for proper function and safety.

Location - Kitchen

10.2 COUNTERTOPS

DESCRIPTION: Laminate**MEDIA:****10.3 CABINETS**

DESCRIPTION: Wood**10.4 SINK**

DESCRIPTION: Double, Stainless steel**10.5 PLUMBING/FIXTURES**

DESCRIPTION: Chrome**MEDIA:**



11. Interior

11.1 ELECTRICAL

DESCRIPTION: 110 volts

LOCATION: Bedrooms, Living room, Laundry

COMMENTS:

 Safety

Open or missing ground. This is a safety hazard. Recommend all electrical be evaluated by a licensed electrician for proper function and safety

Location - Bedroom, Living room, Bathroom, Kitchen

11.2 CEILING

DESCRIPTION: Paint, Drywall, Wood

11.3 WALLS

DESCRIPTION: Paint, Drywall

11.4 FLOOR

DESCRIPTION: Carpet, Laminate, Vinyl

11.5 DOORS

DESCRIPTION: Hollow wood

11.6 WINDOWS

DESCRIPTION: Vinyl, Double hung

12. Laundry

12.1 LOCATION

DESCRIPTION: First floor

12.2 DRYER VENT

DESCRIPTION: Metal flex

12.3 WASHER HOSE BIB

DESCRIPTION: Rotary

12.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

MEDIA:



12.5 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

 Safety  Requires Attention

Open or missing ground

Location - Utility room





Open Ground

Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

-  **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

2. Exterior

2.1 TYPE

COMMENTS:

 Requires Attention

Rot noted



3. Roof

3.1 TYPE

COMMENTS:

 Requires Attention

Roof

Roof at/near end of useful life. There are multiple shingles missing and others damaged. This is a functional concern. Recommend further evaluation, repair and or replacement as necessary by a qualified or licensed roofer or licensed general contractor of all matters pertaining to the roof for proper function.

4. Structure

4.5 JOISTS/TRUSSES

COMMENTS:

 Safety  Requires Attention

Floor Joist

A broken floor joist was found during the inspection of the crawlspace and it was also noted that the floors of the structure are very uneven and not level during the interior inspection. The broken floor joist is a functional as well as a safety concern. Recommend further evaluation, repair and or replacement of the damaged floor joist and all other flooring be completed by a licensed general contractor for proper function and safety.

Location - Crawlspace

5. Electrical

5.2 MAIN PANEL

COMMENTS:

 Safety

Open knockout hole. Insert blank to cover opening.

5.5 SMOKE DETECTORS

COMMENTS:

 Safety  Requires Attention

Smoke Detectors

Not functioning properly. This is a safety concern. Recommend further evaluation, repair and or replacement as necessary by a qualified or licensed alarm installer for proper function and safety.

7. Attic

7.5 WIRING/LIGHTING

COMMENTS:



Improper Electrical Splice

Multiple improper electrical splices and open junction boxes were identified in the attic. This is a safety / fire / electrical shock hazard. Recommend further evaluation, repair and or replacement as necessary of this and all electrical by a licensed electrical contractor for proper function and safety.

Location - Attic

9. Bathroom

9.1 ELECTRICAL

COMMENTS:



Non-GFCI circuit

Location - Bathroom



Open Ground

Open or missing ground. This is a safety concern. An open ground is an electrical shock hazard. Further evaluation, repair and or replacement of this and all electrical by a licensed electrician is recommend for proper function and safety.

Location - Bathroom

9.6 TUB/SHOWER/SURROUND

COMMENTS:



Bath tub surround

Caulk edge(s) of tub/surround. Missing caulking allows for the infiltration of water which allows for fungal growth and deterioration of the wood structure. This is a functional and a safety issue. Recommend further evaluation of this and all plumbing by a qualified or licensed plumber for proper function and safety.

Location - Bathroom

10. Kitchen

10.1 ELECTRICAL

COMMENTS:



Open Ground

Non-GFCI circuit. Recommend GFCI circuit be installed. This circuit also has an open ground. This is an electrical shock hazard. Recommend further evaluation, repair and or replacement of this and all electrical of the property by a licensed electrician for proper function and safety.

Location - Kitchen

11. Interior

11.1 ELECTRICAL

COMMENTS:



Open or missing ground. This is a safety hazard. Recommend all electrical be evaluated by a licensed electrician for proper function and safety

Location - Bedroom, Living room, Bathroom, Kitchen

12. Laundry

12.5 ELECTRICAL

COMMENTS:



Open or missing ground

Location - Utility room



Open Ground