



Inspection Report

Danielle Rivenbark

Property Address:
101 Grant St.
Sneads Ferry NC



Seaside Home Inspections, Inc.

**Justin Baucom NC# 2531
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Castle Hayne, NC 28429**

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A handwritten signature in black ink that reads "Justin Baucom".

Date: 5/14/2026	Time: 09:00 AM	Report ID: 052614
Property: 101 Grant St. Sneads Ferry NC	Customer: Danielle Rivenbark	Real Estate Professional:

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 and 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.

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

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

Age Of Home:

Over 35 years

Client Is Present:

No

Radon Test:

No

Water Test:

No

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

No

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

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

VIEWED ROOF COVERING FROM:	ROOF COVERING:	ROOF-TYPE:
GROUND	METAL	GABLE
BINOCULARS		HIP
VENTILATION:	CHIMNEY (exterior):	SKY LIGHT (S):
SOFFIT VENTS	N/A	TWO
GABLE VENT		

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

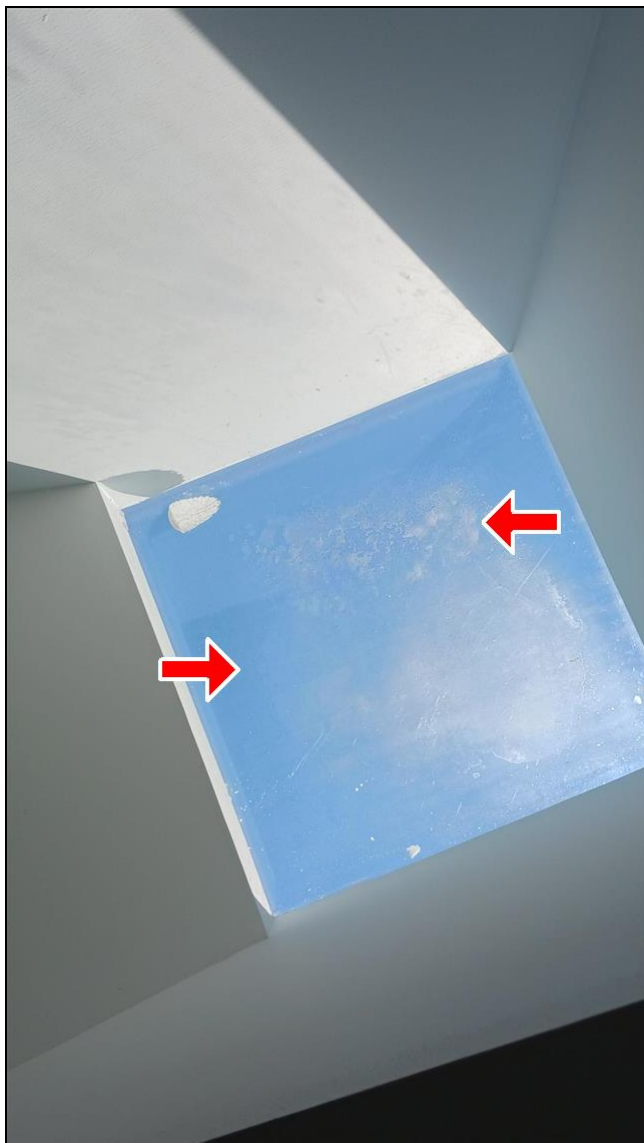
Comments: Inspected, Tradesman Repair or Replace

(1) The metal exhaust fan discharge on the roof over the right side of the second floor is heavily corroded in places. This may lead to water intrusion at this roof penetration. Recommend further evaluation and repair or replacement by qualified tradesmen.



1.2 Picture 1

(2) The glass in the skylight over the laundry room appears to be cloudy between the glass panes. This is typically a result of a bad seal that will require repair or replacement to remove. Recommend further evaluation and repair by a qualified tradesman.



1.2 Picture 2

1.3 ROOF VENTILATION**Comments:** Inspected**1.4 CONDITION OF THE RAIN GUTTERS****Comments:** Inspected**1.5 GUTTER DOWNSPOUTS AND DRAINAGE****Comments:** Inspected

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 COMPONENTS

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.

Styles & Materials

SIDING STYLE:

LAP
BOARD & BATTEN

SIDING MATERIAL:

VINYL
CEMENT-FIBER

APPURTENANCE:

COVERED PORCH

EXTERIOR ENTRY DOORS:

FIBERGLASS

DRIVEWAY:

CONCRETE

Inspection Items

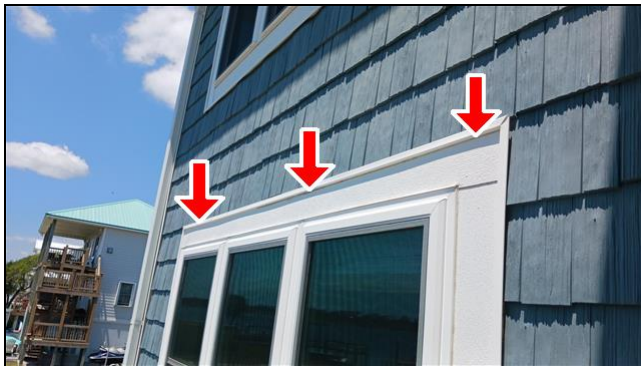
2.0 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.1 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Tradesman Repair or Replace

(1) There is no 'drip cap' flashing over the horizontal trim above the windows and doors on the exterior of the home. 'Drip cap' flashing is typically required over horizontal trim above windows and doors to prevent potential water intrusion. Recommend further evaluation and repair by a qualified tradesman.



2.1 Picture 1



2.1 Picture 2

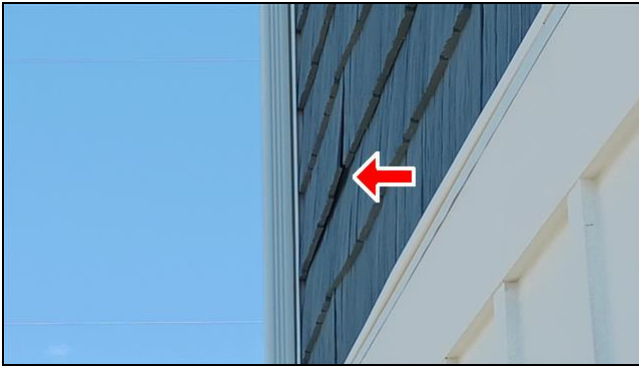


2.1 Picture 3

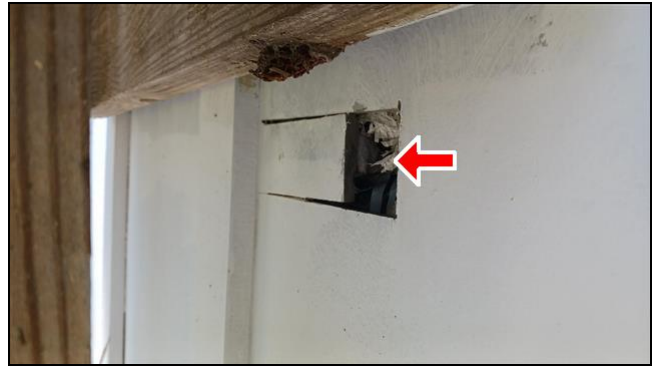


2.1 Picture 4

(2) There is a loose piece of vinyl siding at the bottom of the wall on the right side of the first floor. There is an unsealed void in the cement fiber siding on the left side of the ground floor. Recommend further evaluation and repair by a qualified tradesman to prevent potential water intrusion in these areas.



2.1 Picture 5



2.1 Picture 6

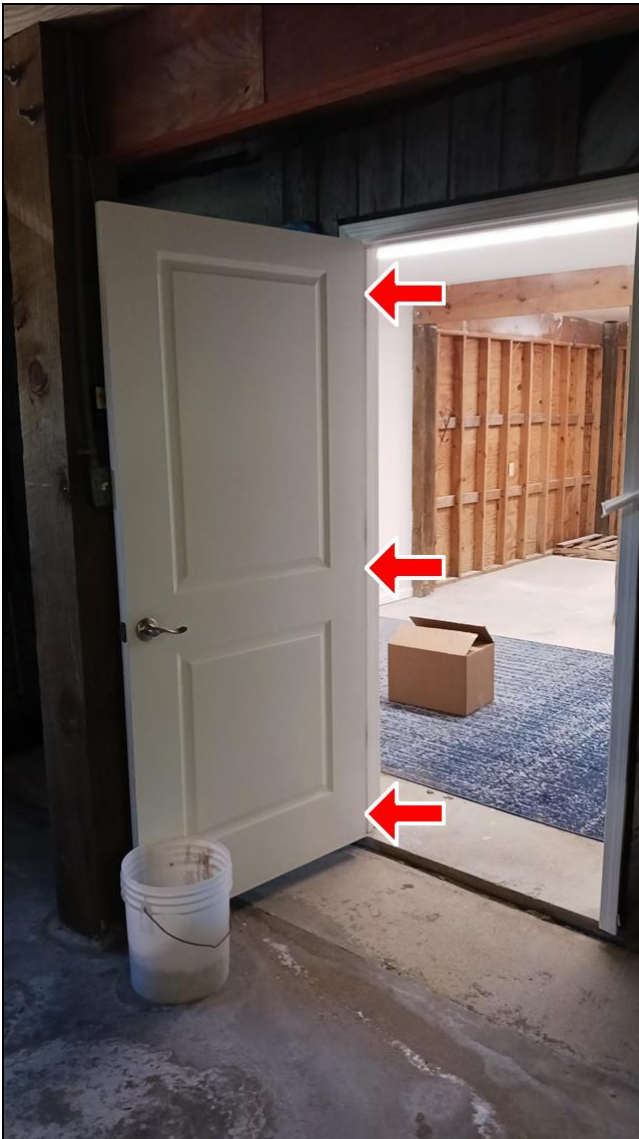
2.2 WINDOWS

Comments: Inspected

2.3 DOORS (Exterior)

Comments: Inspected, Tradesman Repair or Replace

The garage separation door is a hollow core interior door. Garage separation door should be solid core steel fire rated doors for proper separation between the garage and the living areas inside of the home. Recommend further evaluation and replacement by a qualified tradesman to prevent potential safety hazards.



2.3 Picture 1

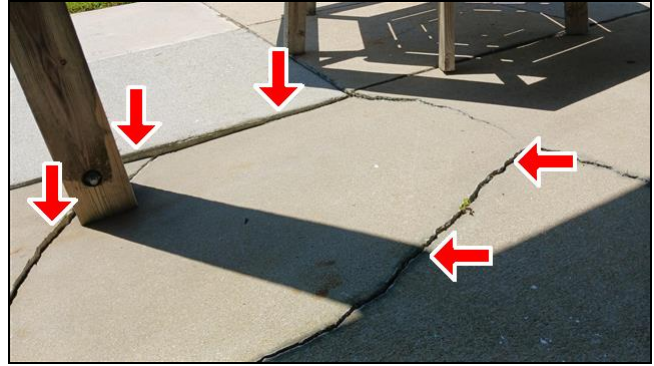
2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected, Tradesman Repair or Replace

There are cracks in the concrete in places on the back patio on the back of the ground floor. The concrete is raised at some of these breaks in the concrete. These may pose as potential trip hazards. Recommend further evaluation and repair by a qualified tradesman to prevent potential safety hazards.



2.4 Picture 1



2.4 Picture 2

2.5 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS

Comments: Not Present

2.6 LANDSCAPE DRAINAGE AROUND FOUNDATION

Comments: Inspected

2.7 OUTSIDE ACCESS TO BASEMENT OR CRAWLSPACE

Comments: Not Present

2.8 RETAINING WALL(S) CONDITION (With respect to their effect on the condition of the building)

Comments: Not Present

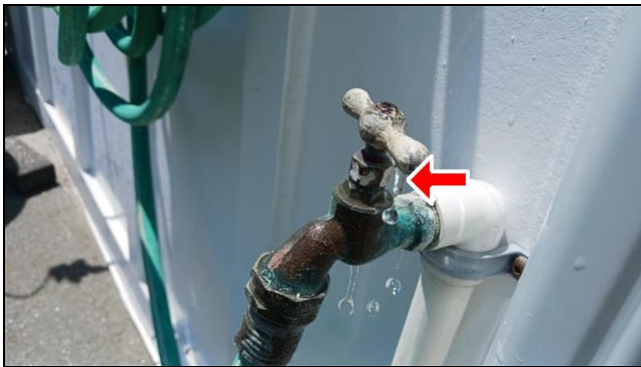
2.9 WALKWAY AND DRIVEWAY

Comments: Inspected

2.10 OTHER DISCOVERIES

Comments: Inspected, Tradesman Repair or Replace

(1) The handle for the spigot on the front left corner of the ground floor leaks when the spigot is running. The handle for the spigot on the back of the first floor also leaks when this spigot is running. The handle for the spigot on the back of the second floor leaks when the spigot is running. Recommend further evaluation and repair by a licensed plumbing contractor.



2.10 Picture 1

(2) The door to the outdoor shower rubs the post on the handle side of this door when opening and closing. Recommend further evaluation and repair by a qualified tradesman.



2.10 Picture 2

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. GARAGE

Styles & Materials

AUTO OPENER MANUFACTURER:
CHAMBERLAIN

GARAGE DOOR MATERIAL:
METAL

GARAGE DOOR TYPE:
ONE AUTOMATIC

Inspection Items

3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

3.1 DOORS (Exterior)

Comments: Inspected

3.2 CEILINGS

Comments: Inspected, Tradesman Repair or Replace

The garage ceiling is covered with plywood. The garage ceiling should be covered with sheetrock with no unsealed penetrations for proper separation between the garage and the living areas inside of the home. Recommend further evaluation and repair by qualified tradesmen to prevent potential safety hazards.



3.2 Picture 1

3.3 WALLS

Comments: Inspected, Tradesman Repair or Replace

The garage separation wall is covered with wood. The garage separation wall should be covered with sheetrock with no penetrations to ensure proper separation between the garage and the living areas inside the home. Recommend further evaluation and repair by a qualified tradesman to prevent potential safety hazards.



3.3 Picture 1

3.4 FLOORS

Comments: Inspected, Tradesman Repair or Replace

There are water stains and efflorescence on the concrete floor in the garage. This may indicate previous water intrusion in the garage. Recommend further evaluation by qualified tradesmen and repair as necessary.



3.4 Picture 1

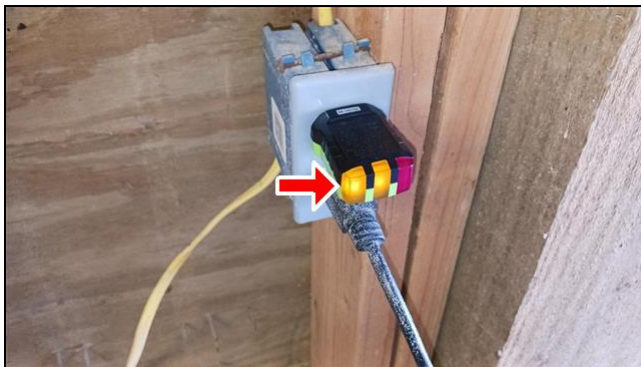
3.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

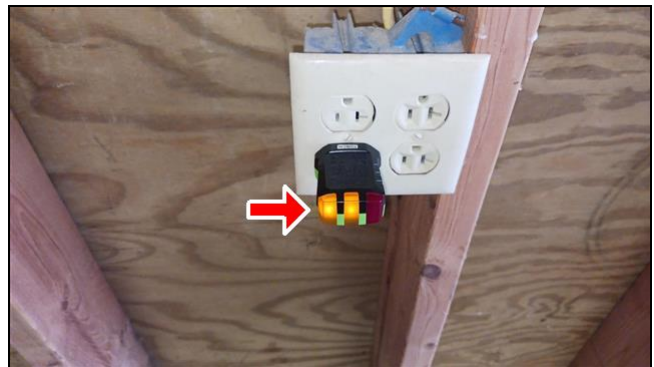
3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present, Tradesman Repair or Replace

The receptacles in the garage are not GFCI protected. All receptacles in the garage should be GFCI protected to prevent potential safety hazards. Recommend further evaluation and repair by a licensed electrical contractor.



3.6 Picture 1



3.6 Picture 2



3.6 Picture 3

4. ATTIC AND ROOF STRUCTURE

Styles & Materials

ATTIC INSULATION: BLOWN BATT	R- VALUE: R-19 OR BETTER	ROOF STRUCTURE: ENGINEERED WOOD TRUSS
CEILING STRUCTURE: 2X4	METHOD USED TO OBSERVE ATTIC: FROM ENTRY WALKED	ATTIC INFO: SCUTTLE HOLE NO STORAGE

Inspection Items

4.0 ATTIC ACCESS

Comments: Inspected, Maintenance Repair or Replace

(1) Attic accesses are located in the laundry room and the master closet. Access panels are currently not insulated. Recommend insulating access to ensure that proper R-values are maintained and air conditioning systems work effectively.



4.0 Picture 1



4.0 Picture 2

(2) Most of the attic areas over the second floor are not accessible due to very low headroom and HVAC ductwork. Limited inspection of the attic areas where visible/accessible.

4.1 INSULATION

Comments: Inspected, Tradesman Repair or Replace

Blown insulation is missing in places in the ceilings near the attic access in the master bedroom closet. The walls beneath both of the skylights have not been insulated in the attic. Insulation has been installed upside down over the back right corner of the second floor. The vapor barrier should be turned down towards the conditioned side of the home. Recommend further evaluation and repair by an insulation contractor to ensure that proper R values are maintained in these areas and air conditioning systems work effectively.



4.1 Picture 1



4.1 Picture 2



4.1 Picture 3



4.1 Picture 4



4.1 Picture 5

4.2 ROOF STRUCTURE

Comments: Inspected

4.3 VENTILATION FANS AND THERMOSTATIC CONTROLS

Comments: Not Present

4.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (ATTIC VIEW)

Comments: Inspected

4.5 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected, Tradesman Repair or Replace

There is an open junction box in the attic near the attic access over the master bedroom closet. This junction box should have a cover to conceal the wiring inside of the box. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.



4.5 Picture 1

4.6 OTHER DISCOVERIES

Comments: Inspected

5. KITCHEN AND COMPONENTS

Styles & Materials

CABINETRY:

WOOD

COUNTERTOP:

QUARTZ

DISPOSER:

IN SINK ERATOR

EXHAUST/RANGE HOOD:

VENTED

TRASH COMPACTORS:

NONE

Inspection Items

5.0 CEILINGS
Comments: Inspected

5.1 WALLS
Comments: Inspected

5.2 FLOORS
Comments: Inspected

5.3 DOORS (REPRESENTATIVE NUMBER)
Comments: Inspected

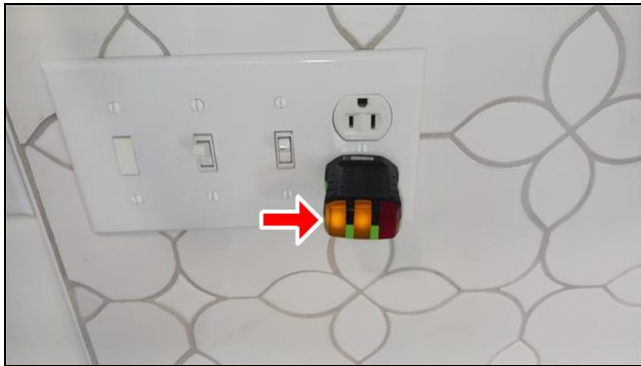
5.4 WINDOWS (REPRESENTATIVE NUMBER)
Comments: Inspected

5.5 OUTLETS AND WALL SWITCHES
Comments: Inspected

5.6 OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE
Comments: Inspected

5.7 GFCI OUTLETS
Comments: Not Present, Tradesman Repair or Replace

GFCI receptacles are not present in the kitchen of this home, this is a potential safety hazard. Homes built prior to 1987 were not required to have GFCI receptacles in kitchen areas. Recommend further evaluation and repair by a licensed electrician to prevent potential safety hazards.



5.7 Picture 1

5.8 THE CONDITION OF PLUMBING UNDER THE SINK
Comments: Inspected

5.9 FAUCET AND SPRAY NOZZLE CONDITION
Comments: Inspected

5.10 DISHWASHER
Comments: Inspected

Dishwasher was run through the light wash cycle. Unable to determine cleaning ability of dishwasher. Noted for your information only.

5.11 FOOD WASTE DISPOSER

Comments: Inspected

5.12 RANGES/OVENS/COOKTOPS

Comments: Inspected

5.13 RANGE HOOD

Comments: Inspected

5.14 TRASH COMPACTOR

Comments: Not Present

5.15 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

5.16 CABINETS CONDITION

Comments: Inspected

5.17 COUNTERTOP CONDITION

Comments: Inspected

6. BATHROOM AND COMPONENTS

Styles & Materials

EXHAUST FAN TYPES:

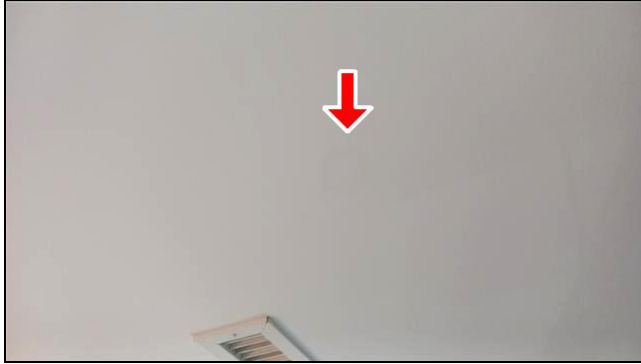
FAN WITH LIGHT

Inspection Items

6.0 CEILINGS

Comments: Inspected, Tradesman Repair or Replace

There are water stains on the ceiling in the guest bathroom on the first floor. This may indicate previous leaks in the master bathroom above this area of the home. These areas of the ceiling were dry at the time of inspection. Recommend further evaluation by qualified tradesman and repair as necessary.



6.0 Picture 1



6.0 Picture 2

6.1 WALLS

Comments: Inspected, Tradesman Repair or Replace

The glass shower walls are leaking in places in the guest bathroom on the first floor. Recommend further evaluation and repair by qualified tradesmen.



6.1 Picture 1

6.2 FLOORS

Comments: Inspected

6.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.5 VERIFY DUPLEX GFCI OUTLET IN BATHROOM

Comments: Inspected, Tradesman Repair or Replace

The lights in the master bathroom cut off when the GFCI receptacles in this bathroom are tripped. The lights in the bathrooms are typically isolated from the GFCI receptacles in the bathrooms. Recommend further evaluation and repair by a licensed electrical contractor.



6.5 Picture 1



6.5 Picture 2

6.6 SINK BASE AND CABINETRY

Comments: Inspected

6.7 PLUMBING FIXTURES

Comments: Inspected, Tradesman Repair or Replace

The sink in the half bathroom on the ground floor is not secured in place. This may lead to leaks at this sink. Recommend further evaluation and repair by a licensed plumbing contractor.



6.7 Picture 1

6.8

CUT-OFF VALVES UNDER THE SINK AND TOILET**Comments:** Inspected**6.9 SINK PLUMBING****Comments:** Inspected, Tradesman Repair or Replace

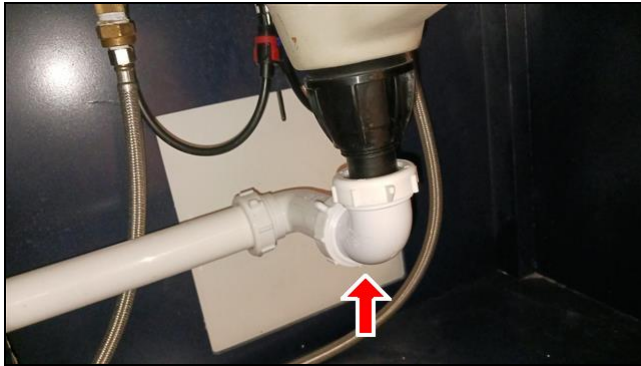
The right sink in the master bathroom is slow to drain. The sink drains beneath both sinks in the back guest bathroom are not equipped with a p-trap. Flexible pipe is being used for a portion of the sink drain in the half bathroom on the ground floor. Flexible pipe should not be used for plumbing drains. Recommend further evaluation and repair by a licensed plumbing contractor.



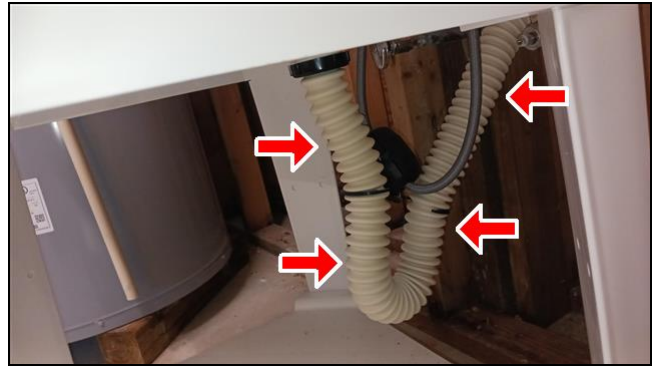
6.9 Picture 1



6.9 Picture 2



6.9 Picture 3



6.9 Picture 4

6.10 SINK FAUCETS AND STOP VALVE**Comments:** Inspected, Tradesman Repair or Replace

Hot and cold are reversed at the utility sink in the laundry room on the second floor. The aerator is partially clogged for the right sink in the back guest bathroom on the second floor. Recommend further evaluation and repair by a licensed plumbing contractor.



6.10 Picture 1

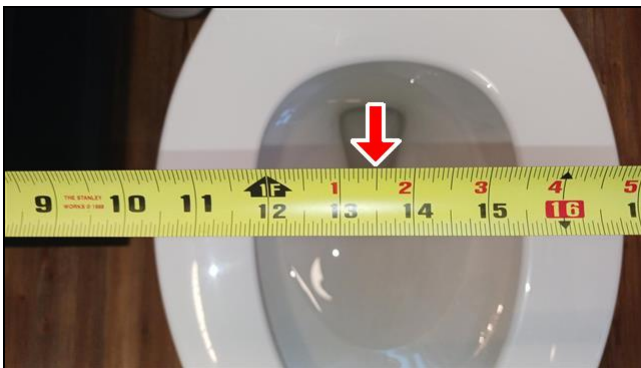


6.10 Picture 2

6.11 TOILET SHOULD BE SECURE AND OPERATIONAL

Comments: Inspected, Tradesman Repair or Replace

There is less than 15" clearance from the side of the vanity to the center of the toilet bowl in the guest bathroom on the first floor. There should be a minimum of 15" clearance from the side of the vanity to the center of the toilet bowl. Recommend further evaluation and repair by a licensed plumbing contractor.



6.11 Picture 1

6.12 SHOWER/BATH SHOULD DRAIN PROPERLY

Comments: Inspected

6.13 SHOWER HEAD, TUB FAUCETS AND STOP VALVE

Comments: Inspected

6.14 EXHAUST FAN

Comments: Inspected

7. ROOMS

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.

Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIAL:

SHEETROCK

FLOOR COVERING(S):

CARPET

LAMINATED T&G

INTERIOR DOORS:

HOLLOW CORE

RAISED PANEL

WINDOW TYPES:

DOUBLE-HUNG

WINDOW MANUFACTURER:

VIWINCO

Inspection Items

7.0 CEILINGS

Comments: Inspected

7.1 WALLS

Comments: Inspected

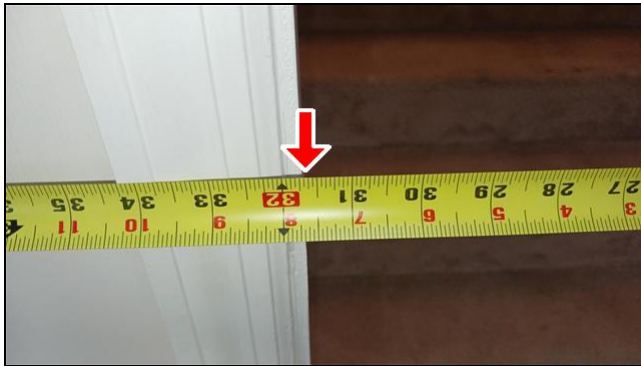
7.2 FLOORS

Comments: Inspected

7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, Tradesman Repair or Replace

The cased opening at the bottom of the stairs on the first floor is less than 36" wide. The stair treads for the stairs from the first to the second floor are less than 10" deep. There is less than 6' 8" headroom near the bottom of the stairs on the first floor. The stair treads for the stairs from the ground floor to the first floor are less than 10" deep. The door opening at the top of the stairs from the ground floor to the first floor is less than 36" wide. Recommend further evaluation and repair by licensed general contractor to prevent potential safety hazards.



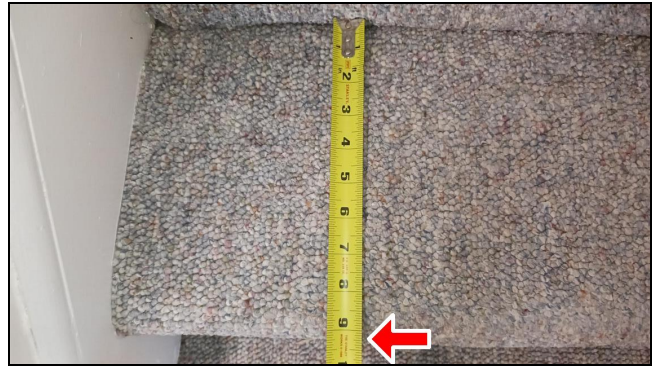
7.3 Picture 1



7.3 Picture 2



7.3 Picture 3



7.3 Picture 4

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Tradesman Repair or Replace

Interior doors rub the carpet at the bottom of the doors in the bedrooms when opening/closing. There should be an air gap at the bottom of these doors for the HVAC systems to work properly. Recommend further evaluation and repair by a qualified tradesman.



7.4 Picture 1

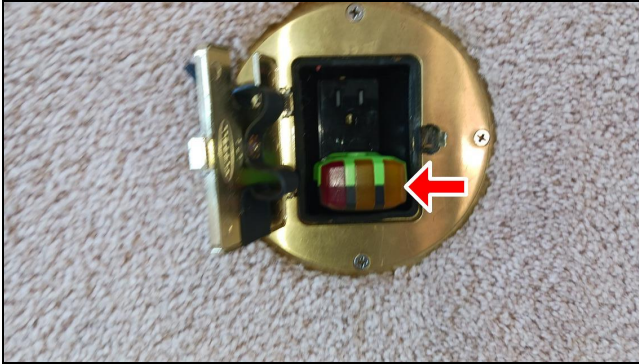
7.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.6 OUTLETS AND WALL SWITCHES

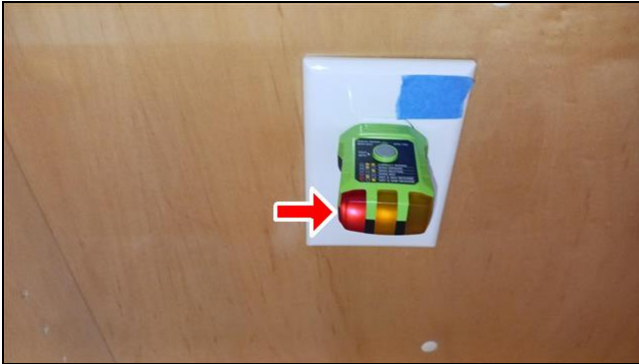
Comments: Inspected, Tradesman Repair or Replace

(1) There is no power at the floor receptacle in the living room on the right side of the first floor. Recommend further evaluation and repair by a licensed electrical contractor.



7.6 Picture 1

(2) There is a receptacle on the left side of the living room on the first floor that has reversed polarity. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.



7.6 Picture 2

7.7 WASHER/DRYER CONNECTIONS

Comments: Inspected

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.

8. ELECTRICAL SYSTEMS

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:

BELOW GROUND

PANEL CAPACITY:

200 AMP

PANEL TYPE:

CIRCUIT BREAKERS

ELEC. PANEL MANUFACTURER:

SQUARE D

BRANCH WIRE 15 and 20 AMP:

COPPER

WIRING METHODS:

ROMEX

Inspection Items

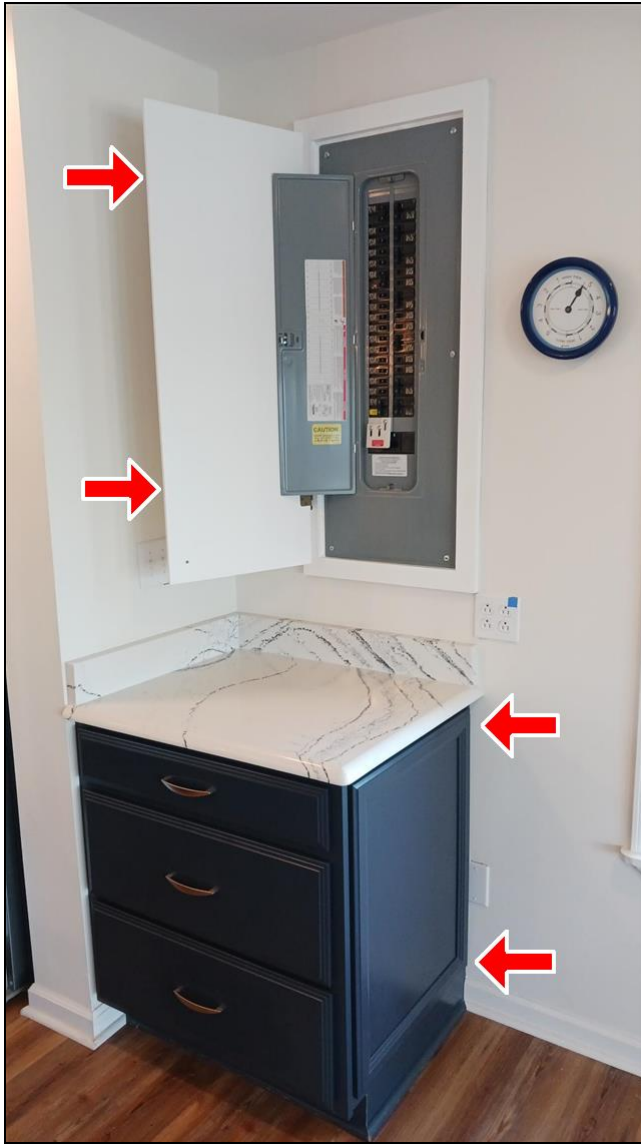
8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

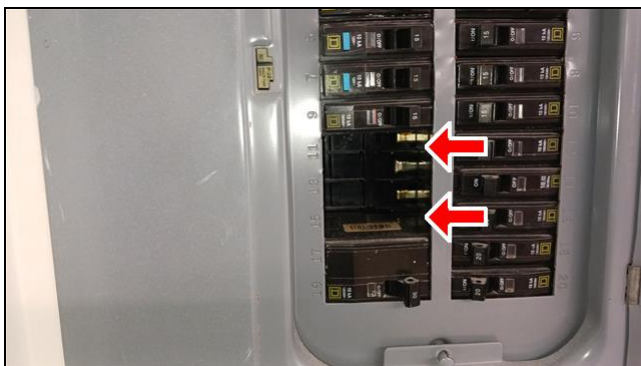
Comments: Inspected, Tradesman Repair or Replace

(1) There is a cabinet directly in front of the main electrical panel on the left side of the kitchen. A cabinet door has been installed over the electrical panel. There should be unobstructed space in front of and around all electrical panels for safe access. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.



8.1 Picture 1

(2) There are missing knockouts in the sub panel near the bottom of the stairs on the ground floor. This is a potential safety hazard. Recommend further evaluation and repair by a licensed electrical contractor.

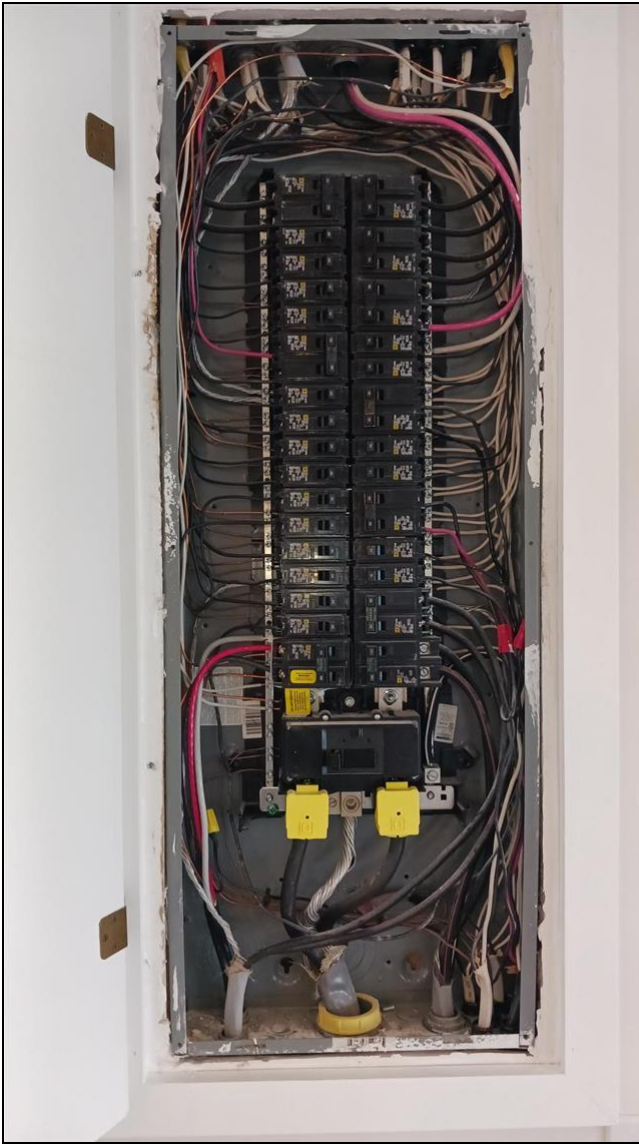


8.1 Picture 2

8.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main electrical panel is located on the left side of the kitchen. There's a sub panel located near the bottom of the stairs on the ground floor.

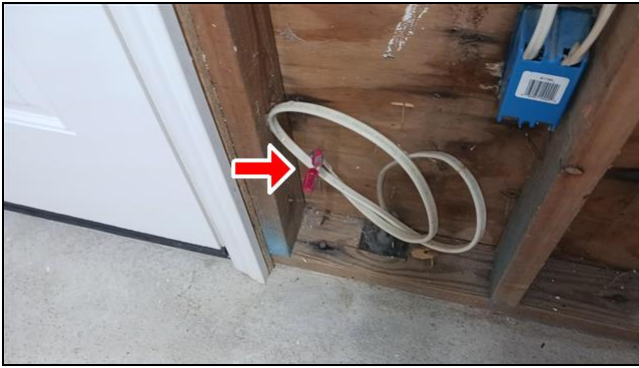


8.2 Picture 1

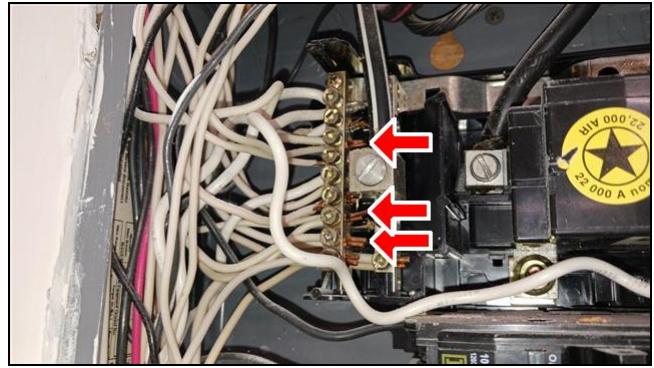
8.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Tradesman Repair or Replace

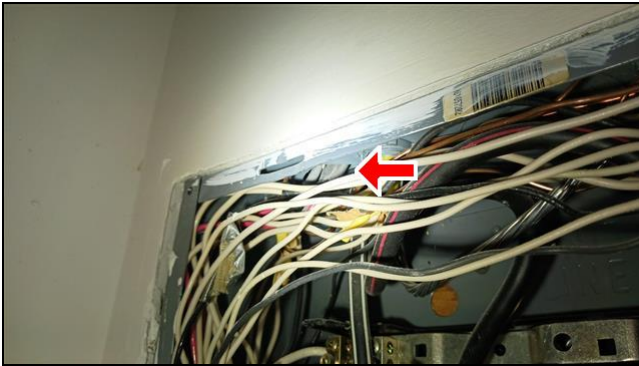
There is a live wire beside the back door at the back of the ground floor that is not concealed in a junction box with a cover. This wire should be concealed in a junction box with a cover. There are double tapped neutrals in the sub panel on the ground floor. There is a missing romex connector where some of the wires penetrate the top of the sub panel on the ground floor. There is an open junction box in the ceiling over the back of the ground floor. The cover is loose for the junction box on the right side of the garage. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.



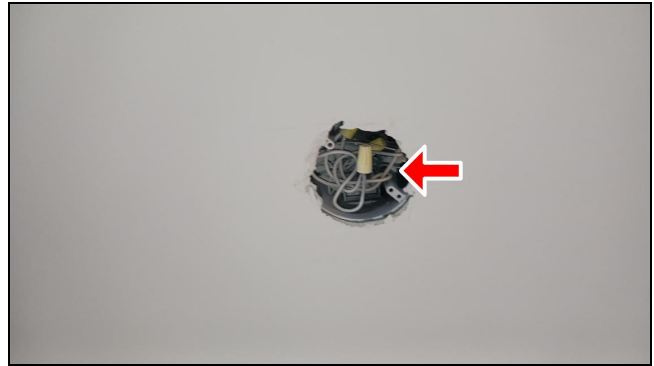
8.3 Picture 1



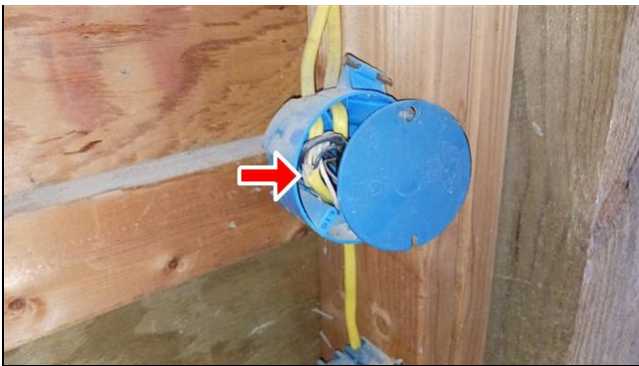
8.3 Picture 2



8.3 Picture 3



8.3 Picture 4



8.3 Picture 5

8.4 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: Inspected, Tradesman Repair or Replace

The weatherproof cover is broken for the receptacle on the front deck on the second floor. This may lead to water intrusion at this receptacle. The weatherproof cover is loose for the receptacle on the back deck on the second floor. One of the lights is not illuminating over the vanity in the front guest bathroom. One of the lights in the elevator is not working. The ceiling fan in the master bedroom is not properly balanced. The ceiling fan in the living room on the right side of the first floor did not work when tested. Recommend further evaluation and repair by a licensed electrical contractor.



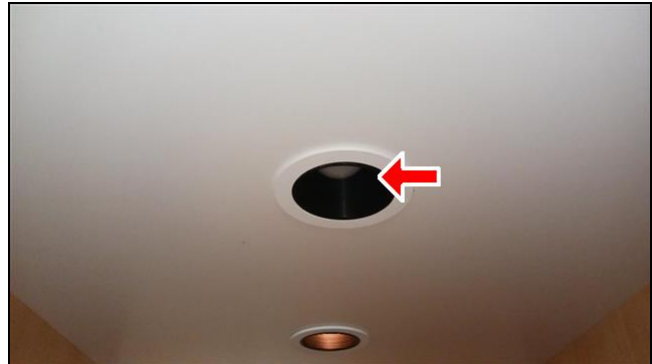
8.4 Picture 1



8.4 Picture 2



8.4 Picture 3



8.4 Picture 4



8.4 Picture 5



8.4 Picture 6

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

Comments: Inspected, Tradesman Repair or Replace

There are receptacles near the sink in the kitchen that read open ground when tested. (marked with blue tape for identification) This is a potential safety hazard. Recommend further evaluation and repair by a licensed electrical contractor.



8.5 Picture 1



8.5 Picture 2

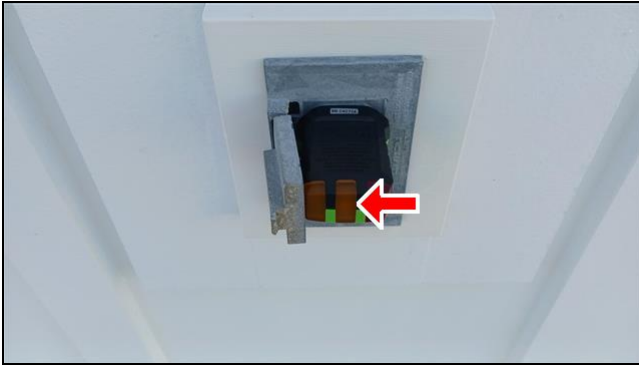


8.5 Picture 3

8.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Tradesman Repair or Replace

The receptacle on the right side of the garage is not GFCI protected. All receptacles on the exterior of the home should be GFCI protected to prevent potential safety hazards. Recommend further evaluation and repair by a licensed electrical contractor.

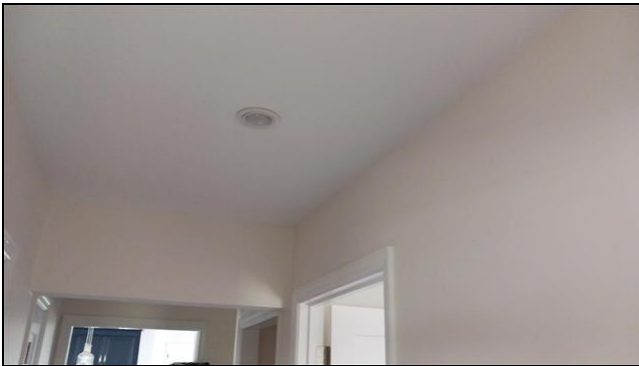


8.6 Picture 1

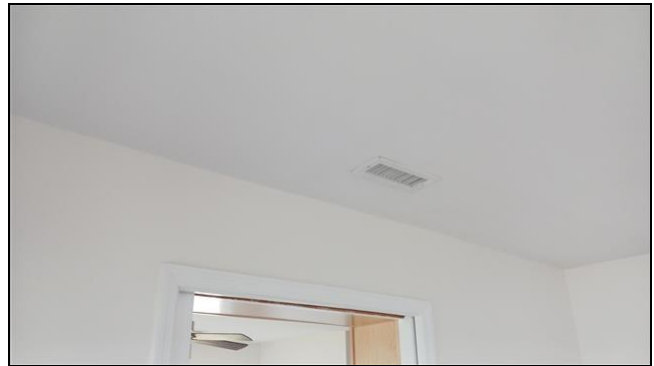
8.7 SMOKE DETECTORS

Comments: Inspected, Tradesman Repair or Replace

(1) There is no smoke detector present in the hallway outside of the guest bedroom on the first floor. There is no smoke detector present outside of the master bedroom on the second floor. There should be smoke detectors located directly outside of the bedrooms. Recommend further evaluation and repair by a licensed electrical contractor.



8.7 Picture 1



8.7 Picture 2

(2) This home is not equipped with a carbon monoxide detector. Recommend installation of a carbon monoxide detector by a qualified tradesman to prevent potential safety hazards.

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.

9. 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: POURED CONCRETE	METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE	FLOOR STRUCTURE: NOT VISIBLE
WALL STRUCTURE: WOOD	COLUMNS OR PIERS: WOOD PILINGS	

Inspection Items

9.0 FOUNDATION / WALLS AND MORTAR JOINTS

Comments: Not Present

9.1 COLUMNS OR PIERS

Comments: Inspected, Tradesman Repair or Replace

The wood pilings are deteriorated where the penetrates the concrete at the back of the ground floor. Wood pilings are also deteriorated in places at the bottom of the pilings on the right side and front of the garage. Recommend further evaluation by a licensed structural engineer and repair or replace as necessary.



9.1 Picture 1



9.1 Picture 2



9.1 Picture 3



9.1 Picture 4

9.2 FLOORS (Structural)

Comments: Not Inspected

The floor structure for the first and the second floor is not visible/accessible. Unable to inspect.

9.3 VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE

Comments: Not Present

9.4

INSULATION**Comments:** Not Inspected

The insulation in the floor structure for the first and second floors is not visible/accessible. Unable to inspect.

9.5 NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE**Comments:** Not Present**9.6 FOUNDATION VENTS OR WINDOWS****Comments:** Not Present**9.7 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS****Comments:** Not Present**9.8 SUMP PUMP****Comments:** Not Present**9.9 DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT****Comments:** Not Present

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.

10. 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

<p>WATER SOURCE: PUBLIC</p>	<p>WATER FILTERS: NONE (We do not inspect filtration systems)</p>	<p>PLUMBING SUPPLY: COPPER</p>
<p>PLUMBING DISTRIBUTION: COPPER PEX</p>	<p>WASHER DRAIN SIZE: 2" DIAMETER</p>	<p>PLUMBING WASTE: PVC</p>
<p>WATER HEATER POWER SOURCE: ELECTRIC</p>	<p>CAPACITY: 80 GAL (PLENTY)</p>	<p>MANUFACTURER: A.O. SMITH</p>

Inspection Items

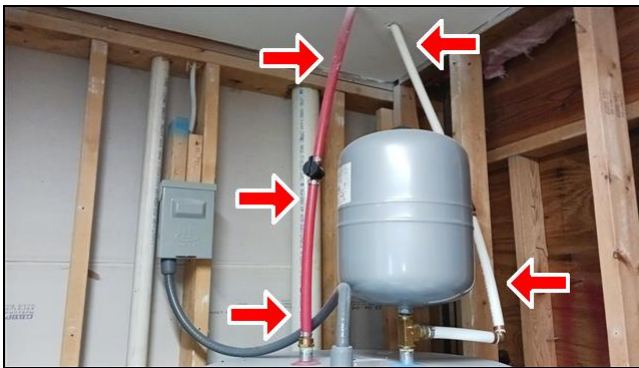
10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

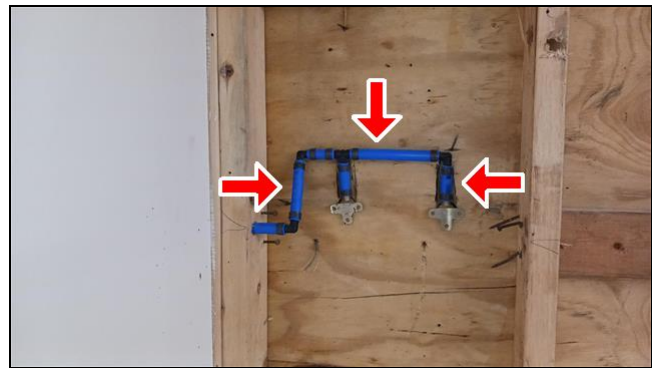
10.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Tradesman Repair or Replace

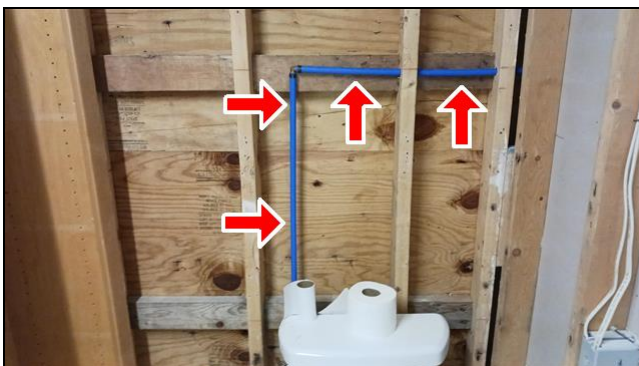
Plumbing supply lines that are exposed on the ground floor and on the exterior of the home should be insulated to prevent them from freezing. Recommend further evaluation and repair by a licensed plumbing contractor.



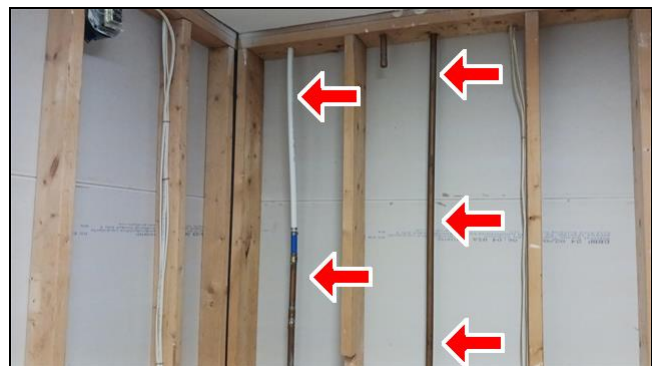
10.1 Picture 1



10.1 Picture 2



10.1 Picture 3



10.1 Picture 4



10.1 Picture 5

10.2 INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)

Comments: Inspected

10.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut-off valve is located at the meter near the front left corner of the home.

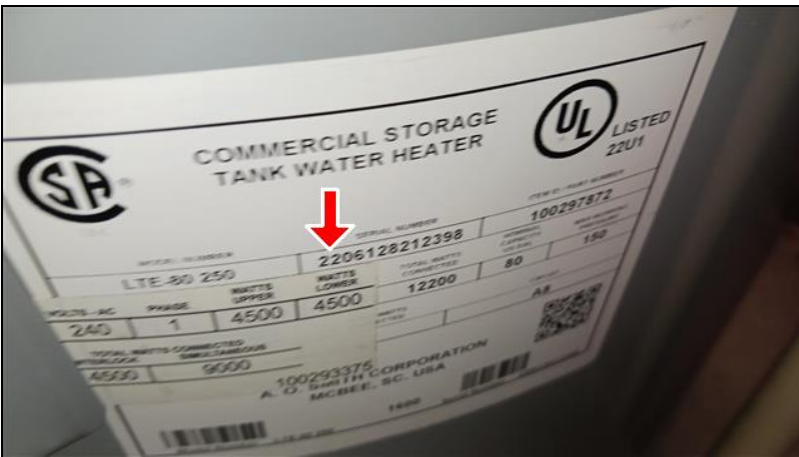


10.3 Picture 1

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

Comments: Inspected

(1) The 80 gallon AO Smith electric hot water heater was manufactured in 2022. The typical life cycle for these hot water heaters is 12-15 years. Unable to determine if this hot water heater will meet hot water demand for this home.



10.4 Picture 1

(2) Water is currently being dispersed at 117 degrees. Water temperatures over 120 degrees are potential scalding hazards. Noted for your information only.



10.4 Picture 2

10.5 CONDITION OF VENT PIPE (from furnace/water heater to chimney)**Comments:** Not Present**10.6 WATER HEATER T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR****Comments:** Inspected**10.7 WAS THE CHIMNEY LINER INSPECTED (for gas water heater only)****Comments:** Not Present**10.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)****Comments:** Inspected

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.

11. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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: HEAT PUMP (FORCED AIR)	ENERGY SOURCE: ELECTRIC	NUMBER OF HEAT SYSTEMS (excluding wood): TWO
MANUFACTURER: INT. COMFORT TEMPSTAR	DUCTWORK: INSULATED	FILTER TYPE: DISPOSABLE
FILTER SIZE: 14x25 20x20		

Inspection Items

11.0 HEATING EQUIPMENT

Comments: Inspected

(1) The thermostat on the first floor has a temp limit of 70° on the thermostat. The room temperature was 72 at the time of inspection. Unable to test the heat on the first floor.

(2) Heat at the register read 97 degrees when tested. Heat at the thermostat read 71 degrees when tested. This is within the normal range and is noted for your information only. (second floor)



11.0 Picture 1



11.0 Picture 2

11.1 NORMAL OPERATING CONTROLS

Comments: Inspected

11.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

11.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)

Comments: Not Present

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

Comments: Inspected

11.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

The heating 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.

12. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE:

HEAT-PUMP

COOLING EQUIPMENT ENERGY SOURCE:

ELECTRICITY

CENTRAL AIR MANUFACTURER:

INT. COMFORT

TEMPSTAR

NUMBER OF A/C UNITS:

TWO

Inspection Items

12.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

(1) The 3.5 ton ICP heat pump conditioning the first floor of this home this home was manufactured in 2017. The 2 ton Tempstar heat pump conditioning the second floor was manufactured in 2020. The typical life cycle for these heat pumps is 10-15 years.



12.0 Picture 3



12.0 Picture 4

(3) Ambient air test was performed by using thermometers on air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 51 degrees, and the return air temperature was 72 degrees. This indicates that the unit is currently cooling as intended. (second floor)



12.0 Picture 5



12.0 Picture 6

12.1 NORMAL OPERATING CONTROLS

Comments: Inspected

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

Comments: Inspected

12.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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.

13. FIREPLACES**Styles & Materials**

TYPES OF FIREPLACES:

NONE

OPERABLE FIREPLACES:

NONE

NUMBER OF WOODSTOVES:

NONE

Inspection Items

13.0 SOLID FUEL HEATING DEVICES**Comments:** Not Present**13.1 GAS/LP FIRELOGS AND FIREPLACES****Comment:** Not Present**13.2 CLEARANCE FROM COMBUSTIBLES****Comments:** Not Present**13.3 DAMPER CONDITION AND FUNCTION****Comments:** Not Present**13.4 FIRE-BRICK WALLS OR METAL WALLS****Comments:** Not Present**13.5 CONDITION OF HEARTH, MANTLE AND WALL****Comments:** Not Present**13.6 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END****Comments:** Not Present

Maintenance Summary



Seaside Home Inspections, Inc.

**PO Box 112
Castle Hayne, NC 28429**

**910-279-4857
justin@seasidehomeinspections.com**

Customer
Danielle Rivenbark

Address
101 Grant St.
Sneads Ferry NC

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the General Summary for more significant repairs.** 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 COMPONENTS

2.10 OTHER DISCOVERIES

Inspected, Tradesman Repair or Replace

(2) The door to the outdoor shower rubs the post on the handle side of this door when opening and closing. Recommend further evaluation and repair by a qualified tradesman.

4. ATTIC AND ROOF STRUCTURE

4.0 ATTIC ACCESS

Inspected, Maintenance Repair or Replace

(1) Attic accesses are located in the laundry room and the master closet. Access panels are currently not insulated. Recommend insulating access to ensure that proper R-values are maintained and air conditioning systems work effectively.

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 Justin Baucom NC# 2531

General Summary



Seaside Home Inspections, Inc.

**PO Box 112
Castle Hayne, NC 28429**

**910-279-4857
justin@seasidehomeinspections.com**

Customer
Danielle Rivenbark

Address
101 Grant St.
Sneads Ferry NC

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 appear to warrant 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, efficiency, or safety 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.

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Tradesman Repair or Replace

(1) The metal exhaust fan discharge on the roof over the right side of the second floor is heavily corroded in places. This may lead to water intrusion at this roof penetration. Recommend further evaluation and repair or replacement by qualified tradesmen.

(2) The glass in the skylight over the laundry room appears to be cloudy between the glass panes. This is typically a result of a bad seal that will require repair or replacement to remove. Recommend further evaluation and repair by a qualified tradesman.

2. EXTERIOR COMPONENTS

2.1 WALL CLADDING FLASHING AND TRIM

Inspected, Tradesman Repair or Replace

(1) There is no 'drip cap' flashing over the horizontal trim above the windows and doors on the exterior of the home. 'Drip cap' flashing is typically required over horizontal trim above windows and doors to prevent potential water intrusion. Recommend further evaluation and repair by a qualified tradesman.

(2) There is a loose piece of vinyl siding at the bottom of the wall on the right side of the first floor. There is an unsealed void in the cement fiber siding on the left side of the ground floor. Recommend further evaluation and repair by a qualified tradesman to prevent potential water intrusion in these areas.

2.3 DOORS (Exterior)

Inspected, Tradesman Repair or Replace

The garage separation door is a hollow core interior door. Garage separation door should be solid core steel fire rated doors for proper separation between the garage and the living areas inside of the home. Recommend further evaluation and replacement by a qualified tradesman to prevent potential safety hazards.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Tradesman Repair or Replace

There are cracks in the concrete in places on the back patio on the back of the ground floor. The concrete is raised at some of these breaks in the concrete. These may pose as potential trip hazards. Recommend further evaluation and repair by a qualified tradesman to prevent potential safety hazards.

2.10 OTHER DISCOVERIES

Inspected, Tradesman Repair or Replace

(1) The handle for the spigot on the front left corner of the ground floor leaks when the spigot is running. The handle for the spigot on the back of the first floor also leaks when this spigot is running. The handle for the spigot on the back of the second floor leaks when the spigot is running. Recommend further evaluation and repair by a licensed plumbing contractor.

3. GARAGE

3.2 CEILINGS

Inspected, Tradesman Repair or Replace

The garage ceiling is covered with plywood. The garage ceiling should be covered with sheetrock with no unsealed penetrations for proper separation between the garage and the living areas inside of the home. Recommend further evaluation and repair by qualified tradesmen to prevent potential safety hazards.

3.3 WALLS

Inspected, Tradesman Repair or Replace

The garage separation wall is covered with wood. The garage separation wall should be covered with sheetrock with no penetrations to ensure proper separation between the garage and the living areas inside the home. Recommend further evaluation and repair by a qualified tradesman to prevent potential safety hazards.

3.4 FLOORS

Inspected, Tradesman Repair or Replace

There are water stains and efflorescence on the concrete floor in the garage. This may indicate previous water intrusion in the garage. Recommend further evaluation by qualified tradesmen and repair as necessary.

3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present, Tradesman Repair or Replace

The receptacles in the garage are not GFCI protected. All receptacles in the garage should be GFCI protected to prevent potential safety hazards. Recommend further evaluation and repair by a licensed electrical contractor.

4. ATTIC AND ROOF STRUCTURE

4.1 INSULATION

Inspected, Tradesman Repair or Replace

Blown insulation is missing in places in the ceilings near the attic access in the master bedroom closet. The walls beneath both of the skylights have not been insulated in the attic. Insulation has been installed upside down over the back right corner of the second floor. The vapor barrier should be turned down towards the conditioned side of

the home. Recommend further evaluation and repair by an insulation contractor to ensure that proper R values are maintained in these areas and air conditioning systems work effectively.

4.5 VISIBLE ELECTRIC WIRING IN ATTIC

Inspected, Tradesman Repair or Replace

There is an open junction box in the attic near the attic access over the master bedroom closet. This junction box should have a cover to conceal the wiring inside of the box. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.

5. KITCHEN AND COMPONENTS

5.7 GFCI OUTLETS

Not Present, Tradesman Repair or Replace

GFCI receptacles are not present in the kitchen of this home, this is a potential safety hazard. Homes built prior to 1987 were not required to have GFCI receptacles in kitchen areas. Recommend further evaluation and repair by a licensed electrician to prevent potential safety hazards.

6. BATHROOM AND COMPONENTS

6.0 CEILINGS

Inspected, Tradesman Repair or Replace

There are water stains on the ceiling in the guest bathroom on the first floor. This may indicate previous leaks in the master bathroom above this area of the home. These areas of the ceiling were dry at the time of inspection. Recommend further evaluation by qualified tradesman and repair as necessary.

6.1 WALLS

Inspected, Tradesman Repair or Replace

The glass shower walls are leaking in places in the guest bathroom on the first floor. Recommend further evaluation and repair by qualified tradesmen.

6.5 VERIFY DUPLEX GFCI OUTLET IN BATHROOM

Inspected, Tradesman Repair or Replace

The lights in the master bathroom cut off when the GFCI receptacles in this bathroom are tripped. The lights in the bathrooms are typically isolated from the GFCI receptacles in the bathrooms. Recommend further evaluation and repair by a licensed electrical contractor.

6.7 PLUMBING FIXTURES

Inspected, Tradesman Repair or Replace

The sink in the half bathroom on the ground floor is not secured in place. This may lead to leaks at this sink. Recommend further evaluation and repair by a licensed plumbing contractor.

6.9 SINK PLUMBING

Inspected, Tradesman Repair or Replace

The right sink in the master bathroom is slow to drain. The sink drains beneath both sinks in the back guest bathroom are not equipped with a p-trap. Flexible pipe is being used for a portion of the sink drain in the half bathroom on the ground floor. Flexible pipe should not be used for plumbing drains. Recommend further evaluation and repair by a licensed plumbing contractor.

6.10 SINK FAUCETS AND STOP VALVE

Inspected, Tradesman Repair or Replace

Hot and cold are reversed at the utility sink in the laundry room on the second floor. The aerator is partially clogged for the right sink in the back guest bathroom on the second floor. Recommend further evaluation and repair by a licensed plumbing contractor.

6.11 TOILET SHOULD BE SECURE AND OPERATIONAL**Inspected, Tradesman Repair or Replace**

There is less than 15" clearance from the side of the vanity to the center of the toilet bowl in the guest bathroom on the first floor. There should be a minimum of 15" clearance from the side of the vanity to the center of the toilet bowl. Recommend further evaluation and repair by a licensed plumbing contractor.

7. ROOMS**7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Inspected, Tradesman Repair or Replace**

The cased opening at the bottom of the stairs on the first floor is less than 36" wide. The stair treads for the stairs from the first to the second floor are less than 10" deep. There is less than 6' 8" headroom near the bottom of the stairs on the first floor. The stair treads for the stairs from the ground floor to the first floor are less than 10" deep. The door opening at the top of the stairs from the ground floor to the first floor is less than 36" wide. Recommend further evaluation and repair by licensed general contractor to prevent potential safety hazards.

7.4 DOORS (REPRESENTATIVE NUMBER)**Inspected, Tradesman Repair or Replace**

Interior doors rub the carpet at the bottom of the doors in the bedrooms when opening/closing. There should be an air gap at the bottom of these doors for the HVAC systems to work properly. Recommend further evaluation and repair by a qualified tradesman.

7.6 OUTLETS AND WALL SWITCHES**Inspected, Tradesman Repair or Replace**

(1) There is no power at the floor receptacle in the living room on the right side of the first floor. Recommend further evaluation and repair by a licensed electrical contractor.

(2) There is a receptacle on the left side of the living room on the first floor that has reversed polarity. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.

8. ELECTRICAL SYSTEMS**8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Inspected, Tradesman Repair or Replace**

(1) There is a cabinet directly in front of the main electrical panel on the left side of the kitchen. A cabinet door has been installed over the electrical panel. There should be unobstructed space in front of and around all electrical panels for safe access. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.

(2) There are missing knockouts in the sub panel near the bottom of the stairs on the ground floor. This is a potential safety hazard. Recommend further evaluation and repair by a licensed electrical contractor.

8.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Inspected, Tradesman Repair or Replace**

There is a live wire beside the back door at the back of the ground floor that is not concealed in a junction box with a cover. This wire should be concealed in a junction box with a cover. There are double tapped neutrals in the sub panel on the ground floor. There is a missing romex connector where some of the wires penetrate the top of the sub panel on the ground floor. There is an open junction box in the ceiling over the back of the ground floor. The cover is loose for the junction box on the right side of the garage. Recommend further evaluation and repair by a licensed electrical contractor to prevent potential safety hazards.

8.4 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)

Inspected, Tradesman Repair or Replace

The weatherproof cover is broken for the receptacle on the front deck on the second floor. This may lead to water intrusion at this receptacle. The weatherproof cover is loose for the receptacle on the back deck on the second floor. One of the lights is not illuminating over the vanity in the front guest bathroom. One of the lights in the elevator is not working. The ceiling fan in the master bedroom is not properly balanced. The ceiling fan in the living room on the right side of the first floor did not work when tested. Recommend further evaluation and repair by a licensed electrical contractor.

8.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**Inspected, Tradesman Repair or Replace**

There are receptacles near the sink in the kitchen that read open ground when tested. (marked with blue tape for identification) This is a potential safety hazard. Recommend further evaluation and repair by a licensed electrical contractor.

8.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Inspected, Tradesman Repair or Replace**

The receptacle on the right side of the garage is not GFCI protected. All receptacles on the exterior of the home should be GFCI protected to prevent potential safety hazards. Recommend further evaluation and repair by a licensed electrical contractor.

8.7 SMOKE DETECTORS**Inspected, Tradesman Repair or Replace**

(1) There is no smoke detector present in the hallway outside of the guest bedroom on the first floor. There is no smoke detector present outside of the master bedroom on the second floor. There should be smoke detectors located directly outside of the bedrooms. Recommend further evaluation and repair by a licensed electrical contractor.

(2) This home is not equipped with a carbon monoxide detector. Recommend installation of a carbon monoxide detector by a qualified tradesman to prevent potential safety hazards.

9. STRUCTURAL COMPONENTS**9.1 COLUMNS OR PIERS****Inspected, Tradesman Repair or Replace**

The wood pilings are deteriorated where they penetrate the concrete at the back of the ground floor. Wood pilings are also deteriorated in places at the bottom of the pilings on the right side and front of the garage. Recommend further evaluation by a licensed structural engineer and repair or replace as necessary.

10. PLUMBING SYSTEM**10.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Tradesman Repair or Replace**

Plumbing supply lines that are exposed on the ground floor and on the exterior of the home should be insulated to prevent them from freezing. Recommend further evaluation and repair by a licensed plumbing contractor.

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.

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INVOICE

Seaside Home Inspections, Inc.
PO Box 112
Castle Hayne, NC 28429

Inspection Date: 5/14/2026
Report ID: 052614

910-279-4857
justin@seasidehomeinspections.com
Inspected By: Justin Baucom NC# 2531

Customer Info:	Inspection Property:
Danielle Rivenbark	101 Grant St. Sneads Ferry NC
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	475.00	1	475.00
Piling home/multi-level	50.00	1	50.00
			Tax \$0.00
			Total Price \$525.00

Payment Method: Cash or check

Payment Status: Invoice Sent

Note: