



## Northlake Home Inspections of Charlotte

Jeff Oberg

8912 Carastan Drive

Charlotte, NC 28216

[NorthlakeHomeInspections.net](http://NorthlakeHomeInspections.net)

Jeff J Oberg / NC Licensed Home Inspector

License #4490

email: [Jeff.NorthlakeInspections@gmail.com](mailto:Jeff.NorthlakeInspections@gmail.com)

---

### Property Address

1234 Anywhere Lane Charlotte NC 28215



# Table Of Contents:

**Section name:**

**Page number:**

---

Report Information.....	3
Report Summary Page.....	6
Building Stage & Inspection Methods.....	8
Grounds - Walkways - Driveway.....	8
Foundation, Slab.....	9
Roof System.....	12
Exterior (Doors Windows, Walls).....	14
Interior - Rough Framing.....	18
Plumbing System.....	22
Electrical, Gas Systems.....	26
Air & Heating Systems.....	28
Garage - Carport.....	32
Attic - Ventilation.....	34

## Report Information

### Client Information

Client Name	John Smith
Client Phone	704-202-1234

### Property Information

Approximate Year Built	2021
Approximate Square Footage	3010
Number of Bedrooms	5
Number of Bathrooms	3

#### Attending Inspection

Buyer

#### Residence Type

Single-family

#### Garage or Carport

Attached garage.

#### Ground Soil Condition

Dry

### Inspection Information

Inspection Date	August 5, 2021
Inspection Time	12:00 pm
Weather Conditions	Sunny
Outside Temperature	80's
Price of Inspection	\$195.00

#### **WITHIN THE SCOPE OF THE INSPECTION**

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. This inspection has been completed in accordance with the Standards of Practice and Code of Ethics of the state of North Carolina.

Exterior: Sidewalks and Driveways, Roof, Chimney, Flashing, and Valleys, Siding (if installed), Fascia (if installed), Soffit (if installed), Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages.

Interior: Walls, Framing, Ceilings, Foundation, Plumbing System: Water Supply/Drains/Vents, and Locating (But Not Testing) Shut Off Valves; Electrical System Rough In: Service Drop, Service Panel. The scope of the inspection is limited to the description and the general condition of the above systems.

#### **OUTSIDE THE SCOPE OF THE INSPECTION**

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, ceilings, tools/construction equipment, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently installed is not included in this inspection. The inspection does not include any destructive testing or dismantling. **Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.** This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - **The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.**

### **CONFIDENTIAL REPORT**

The written report to be prepared by the inspector of Northlake Home Inspections shall be considered the final and exclusive findings of the inspector of Northlake Home Inspections regarding the home inspection at the Inspection address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector of Northlake Home Inspections harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

### **DISPUTES**

Client understands and agrees that the Inspector of Northlake Home Inspections is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector of Northlake Home Inspections within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector of Northlake Home Inspections shall have five business days to respond to the claim. If the Inspector of Northlake Home Inspections fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

### **Definition of conditions:**

**AS = Appears Serviceable:** Typical condition for age of home. The item appeared to be in working or usable condition with no major discrepancies noted.

**R = Repair:** The item is in need of repair. A certified professional should be contacted for further evaluation and repair.

**S = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired to prevent an accident or harmful situation.

**NI = Not Inspected:** The item was not inspected during the inspection.

**Thank you for choosing Northlake Home Inspections for your home inspection needs! Should you have any questions regarding the inspection report or require additional information please do not**

hesitate to contact us.

**Northlake Home Inspections**  
**8912 Carastan Drive Charlotte, NC 28216**  
**Phone 704-609-1703**  
**jeff.NorthlakeInspections@gmail.com**

Sincerely,

Jeff Oberg  
Licensed Home Inspector  
NC license #4490

### **Pre-Drywall Inspection**

This is a “pre-drywall” inspection only and is intended to identify issues that may need correction before drywall is installed.

The interior insulation has not yet been installed. On the exterior, the roofing, windows, and doors have also been substantially completed.

Several repairs are recommended which should be performed by licensed contractor(s) as necessary and as detailed below.

## Report Summary Page

"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."

**Please see the main body of the report for additional photos and information pertaining to the inspection!**

**This report is intended to be viewed in color!**

Due to (but no limited to) the findings in the summary and within the main report a qualified licensed general contractor should be consulted to further evaluate any and all findings and determine the full extent of any damage(s) and/or determine if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of original inspection. Though we make every attempt to identify all defects, many are hidden or concealed and cannot be determined until further investigation is completed by a respective contractor.

Section	Condition#	Comment
<b>Foundation, Slab</b>		
Foundation Conditions	3.1	Observed cracks in foundation walls at Left side and rear. Exposed and bent sill anchor bolt. Damaged CMU block to Left of garage. Moisture can penetrate these areas causing additional damage. Recommend further review with builder / contractor for repairs as needed.
Foundation Conditions	3.4	The garage foundation primarily appeared to be in serviceable condition at the time of the inspection. Observed damaged CMU block at Left rear corner. Recommend further review with builder for repairs as needed. Limited inspection due to construction material present.
<b>Exterior (Doors Windows, Walls)</b>		
Exterior Wall Conditions	5.3	The visible and accessible portions of the exterior wall coverings primarily appeared to be in serviceable condition at the time of the inspection. Observed loose tape / house wrap at front and missing section of house wrap at front Right side. Recommend further review with builder for repairs / taping as needed.
Window Conditions	5.6	Broken glass pane(s) were observed at second floor front window. Recommend further review with builder for repair / replacement as needed.
<b>Interior - Rough Framing</b>		

## Report Summary Page

Wall Conditions	6.1	<p>Observed missing stud guards at various locations including first and second levels. Stud guards protect electrical wiring and plumbing lines from fastener damage when drywall is installed. Recommend further review of all studs to ensure stud guards are present as needed.</p> <p>Observed loose anchor bolt fasteners at various locations of the perimeter sill plates. This can effect the stability and strength of the exterior wall structure. Recommend further review to ensure all anchor bolt nuts are properly secured as needed.</p> <p>Observed missing stud strap at rear entrance. Stud straps or ties reinforce and strengthen the wall structure and assist with stabilizing the wall and roof in the event of high winds. Recommend further review with builder to ensure stud straps are present as needed.</p>
Floor Conditions	6.3	<p>The general condition of the visible and accessible portions of the floors primarily appeared to be in serviceable condition at the time of the inspection. Observed damaged concrete at kitchen plumbing lines. Recommend review with builder for further evaluation and repairs as needed.</p>
Stairs	6.4	<p>Observed damaged bottom lateral support at stairs. This can effect the strength and stability of the stair system. Recommend review with builder for further evaluation and repairs as needed.</p>
<b>Attic - Ventilation</b>		
Attic Ventilation Conditions	11.2	<p>Observed blocked areas of the ridge vents. OSB sheathing present at ridge vent. This can effect the flow of air through the attic space and can reduce the source of combustion air for the gas furnace. Recommend review with builder for further evaluation and repairs as needed.</p>

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

## 1 Building Stage & Inspection Methods

### Stage of Completion

The home has been roughed in with OSB sheathing and a weather-resistant house wrap barrier. The roof shingles and some flashings were installed with additional work still required. Plumbing pipes, electrical wiring and mechanical systems were roughed in.

## 2 Grounds - Walkways - Driveway

### Grounds - Walkways - Driveway

#### Grading Slope

The site is flat.

#### 2.1) Grading Conditions

AS

The grading conditions appeared serviceable at the time of the inspection.



### Walkways - Sidewalks - Driveway

#### Sidewalk Materials

Concrete.

#### 2.2) Sidewalk Conditions

AS

The sidewalk and walkways appeared serviceable at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**Driveway Materials**

Concrete.

### 2.3) Driveway Conditions

AS

The driveway appeared serviceable at the time of the inspection. Limited inspection due to dumpster present.



## 3 Foundation, Slab

### Foundation

**Foundation Main Body**

Slab on grade.

**Foundation Material**

CMU block, concrete.

### 3.1) Foundation Conditions

R

Observed cracks in foundation walls at Left side and rear. Exposed and bent sill anchor bolt. Damaged CMU block to Left of garage. Moisture can penetrate these areas causing additional damage. Recommend further review with builder / contractor for repairs as needed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Crack in foundation wall at Left side.



Cracks in foundation wall at rear. Exposed sill anchor bolt.



Damage at CMU block to Left of garage.

## Foundation Front Porch

**Foundation Front Porch**

Slab on grade.

**Foundation Material**

CMU block, concrete.

### **3.2) Foundation Conditions**

AS

The front porch foundation appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### Foundation Rear Patio

**Foundation Rear Patio**

Slab on grade.

**Foundation Material**

Concrete.

**3.3) Foundation Conditions**

AS

The patio foundation appeared to be in serviceable condition at the time of the inspection.



### Foundation Garage

**Foundation Garage**

Slab on grade.

**Foundation Material**

Concrete.

**3.4) Foundation Conditions**

R

The garage foundation primarily appeared to be in serviceable condition at the time of the inspection. Observed damaged CMU block at Left rear corner. Recommend further review with builder for repairs as needed. Limited inspection due to construction material present.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Cracked CMU block.

### Foundation & Floor Limitations

- The exterior view of the foundation is limited to the portion of the foundation that is above grade only.

## 4 Roof System

### Roof System

#### Method of Inspection

The roof was inspected by viewing from the ground with high powered binoculars.

#### Roof Style

Gable.

#### Roof Covering Material

Asphalt composition shingles.

#### 4.1) Roof Covering Condition

AS



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The roof covering appeared to be in serviceable condition at the time of the inspection.



#### 4.2) Flashing Conditions

AS

The installed flashings appeared to be in serviceable condition at the time of inspection.

#### 4.3) Sights, Chimneys, Roof Penetrations

AS

The roof penetrations appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## Roof System Limitations

- All of the flashings are not fully visible due to construction methods and/or being covered by siding and/or roofing materials. Only visible portions of the flashings could be viewed at the time of inspection.
- If the home has gutters installed, the gutters obstruct or block viewing of the fascia. Due to the limited visibility of the fascia, the fascia cannot be fully inspected. As a result, the condition of the fascia is unknown and cannot be determined. To fully determine the condition of the fascia, the gutters would need to be removed.
- Due to the height and pitch of the roof system, it is not always possible to view all areas and components of the roof. Only visible portions of the roof coverings and roof penetrations could be viewed at the time of the inspection.

## 5 Exterior (Doors Windows, Walls)

### Exterior Doors

**Front Entrance Type**

Covered porch.

**5.1) Front Entrance Conditions**

AS

The front porch and door appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Back Entrance Type                      Patio.

5.2) Back Entrance Conditions                      

AS

The rear entrance and door appeared to be in serviceable condition at the time of inspection.





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

## Exterior Walls

### Structure Type

Wood frame.

### Exterior Wall Covering

OSB sheathing and weather resistant house wrap only installed at the exterior of the home.

### 5.3) Exterior Wall Conditions

R

The visible and accessible portions of the exterior wall coverings primarily appeared to be in serviceable condition at the time of the inspection. Observed loose tape / house wrap at front and missing section of house wrap at front Right side. Recommend further review with builder for repairs / taping as needed.



Loose tape / house wrap at front.



Missing / loose house wrap at Right side.

### 5.4) Exterior Fascia Conditions

AS

The fascia trim appeared to be in serviceable condition at the time of the inspection.

## Exterior Flashings



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**Flashing Type** The exterior flashings were not installed at the time of the inspection.

**5.5) Exterior Flashing Conditions**  
N/A

**Exterior Windows**

**Window Type** Sliding.  
**Window Material** Vinyl.

**5.6) Window Conditions** R

Broken glass pane(s) were observed at second floor front window. Recommend further review with builder for repair / replacement as needed.



Cracked window at second floor.



Cracked window at second floor.

**Chimney**

**5.7) Chimney Conditions**

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Not present.

## Exterior Limitations

- All of the exterior windows and flashings are not fully visible due to construction methods or being covered by siding or other materials.
- Only visible portions of windows and flashings could be viewed at the time of inspection.
- The exterior view of the chimney (if present) is limited to the portion of the chimney that is accessible and able to be viewed. If stone veneer is installed on the exterior of the property and since the water-resistive barrier, metal lath and base coat(s) of cement stucco are completely concealed behind the stone veneer, they cannot be evaluated by visual inspection.
- Exterior faucets are limited to the portion of the faucet that extends from the exterior side of the home. The interior portion of the faucet piping cannot always be viewed for evaluation.

## 6 Interior - Rough Framing

### Walls - Ceilings - Floors

#### 6.1) Wall Conditions

R

Observed missing stud guards at various locations including first and second levels. Stud guards protect electrical wiring and plumbing lines from fastener damage when drywall is installed. Recommend further review of all studs to ensure stud guards are present as needed.

Observed loose anchor bolt fasteners at various locations of the perimeter sill plates. This can effect the stability and strength of the exterior wall structure. Recommend further review to ensure all anchor bolt nuts are properly secured as needed.

Observed missing stud strap at rear entrance. Stud straps or ties reinforce and strengthen the wall structure and assist with stabilizing the wall and roof in the event of high winds. Recommend further review with builder to ensure stud straps are present as needed.



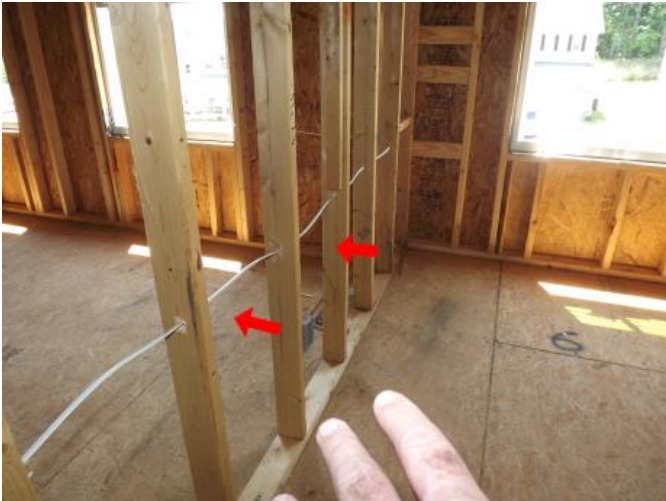
Missing stud guard at library.



Missing stud guards at second floor loft.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Missing stud guards at laundry room.



Missing stud guards at 4th bedroom.



Missing stud guards at 4th bedroom.



Missing stud guards at second floor hallway.



Missing stud guards at 5th bedroom.



Missing stud guards at master bedroom.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Missing stud guards at master bath.



Loose sill plate fastener at kitchen.



Missing stud strap near rear sliding glass.

## 6.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### 6.3) Floor Conditions

R

The general condition of the visible and accessible portions of the floors primarily appeared to be in serviceable condition at the time of the inspection. Observed damaged concrete at kitchen plumbing lines. Recommend review with builder for further evaluation and repairs as needed.



Damaged concrete at kitchen.

### 6.4) Stairs

R

Observed damaged bottom lateral support at stairs. This can effect the strength and stability of the stair system. Recommend review with builder for further evaluation and repairs as needed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Cracked / damaged support at underside of stairs.

## Interior Limitations

- Determining the presence and exact location of stud straps is beyond the scope of this inspection. The presence and location of stud straps is often determined by the builder and can vary based on the design and construction features of the home. If there are concerns regarding stud straps, we recommend you consult with the builder prior to dry-wall being installed.

## 7 Plumbing System

### Water Supply & Distribution Systems

#### Supply Line Material

The visible material used for the supply lines is PEX / plastic.

#### 7.1) Supply Line Conditions

AS

The installed portions of the roughed-in supply lines appeared to be in serviceable condition at the time of



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

inspection.



**Water Heater**

Tankless water heater, natural gas. Manufactured by Noritz

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### 7.2) Water Heater Conditions

AS

The roughed-in water heater appeared to be in serviceable condition at the time of the inspection.



## Plumbing Drain, Waste & Vent Systems

### Drain Line Material

The visible portions of the waste lines are PVC / plastic.

### 7.3) Drain Line Conditions

AS

The installed portions of the roughed-in waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## Vent Pipe Materials

The visible portions of the vent pipes are PVC / plastic.

## 7.4) Vent Pipe Conditions

AS

The plumbing vent pipe(s) appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Plumbing vent pipes.

8 Electrical, Gas Systems

Service Drop - Weatherhead

Electrical Service Location	Left side exterior.
Electrical Service Type	The electrical service is underground.
Electrical Service Entry Conductor Material	Aluminum.

8.1) Electrical Service Conditions 

AS

The roughed-in meter panel appeared to be in serviceable condition at the time of the inspection.



Main Electrical Panel

Main Disconnect Location	At main panel.
	The main electric panel is located at the garage.



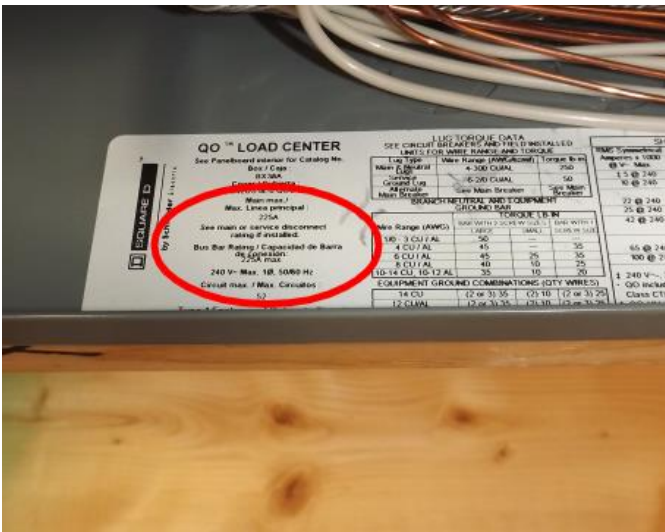
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

## Electric Main & Distribution Panel Locations



### Panel Amperage and Voltage Ratings

The electrical capacity of the main panel was labeled as 225 amps. The main breaker was listed / labeled as 200 amps, 120 / 240 volt.



### Circuit Protection Type

Breakers.

### Wiring Method

Non-metallic cable. Aluminum service entrance cables, copper small branch wiring.

## 8.2) Electrical Panel Conditions

AS

The roughed in main panel and wiring appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



## Gas Meter

### Gas Meter Location

Not present. Will be located at Left side exterior.



Gas meter location.

### 8.3) Gas Meter Conditions

N/A

### 8.4) Gas Piping System Conditions

N/A

## 9 Air & Heating Systems

### Heating

#### Location of Unit

Attic.

#### Heating Type

Forced Air. Manufactured by: Carrier

#### Energy Source

Natural Gas.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

### 9.1) Unit Conditions

AS

The roughed-in heating system appeared serviceable.



### Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

### 9.2) Distribution Conditions

AS

The roughed-in HVAC distribution system appeared to be in serviceable condition at the time of inspection.





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### 9.3) Ventilation Conditions

AS

The venting flue appeared to be in serviceable condition at the time of the inspection.



### Air Condition - Cooling

Location of Unit

Not present. Will be located at Left side exterior.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AC compressor location.

<b>Type of Cooling System</b>	Split system.
<b>AC Unit Power</b>	Not determined. Most likely 208 / 230 volt.

**9.4) AC Unit Conditions**

The AC system was not present / installed at the time of the inspection.

**9.5) Distribution, Ducting**

AS

Same as heating. The roughed-in HVAC distribution system appeared to be in serviceable condition at the time of inspection.

## 10 Garage - Carport

### Walls - Ceilings - Floors

<b>Garage Type</b>	The garage is attached to the house.
--------------------	--------------------------------------

**10.1) Wall Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### 10.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



### 10.3) Floor Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The general condition of the garage floor appeared to be in serviceable condition at the time of the inspection.



## 11 Attic - Ventilation

### Attic Area

#### Method of Inspection

Entered attic area on a ladder.

#### Roof Frame Type

The roof framing is constructed with truss framing.

#### 11.1) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.





AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### Attic Ventilation Type

Ridge Vents. Soffit vents.

### 11.2) Attic Ventilation Conditions

R

Observed blocked areas of the ridge vents. OSB sheathing present at ridge vent. This can effect the flow of air through the attic space and can reduce the source of combustion air for the gas furnace. Recommend review with builder for further evaluation and repairs as needed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Sheathing at ridge vent.



Sheathing at ridge vent.



Soffit vents serviceable.

### 11.3) Attic Electrical

AS

The roughed-in electrical in attic appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



### Attic Limitations

- Due to pitch and/or height of the roof system along with the low pitch, height and/or insulation obstructing viewing of the fascia and/or framing, the outer edges and/or corners within the attic area(s) could not be fully viewed at the time of the inspection. Therefore no claims could be made as to the conditions and/or structure of these areas at that time.
- Viewing of the attic area was limited due to framing, truss design. and/or flooring. The inspection of the attic was limited to the floored area only and by use of a flashlight. The structure condition could not be fully viewed within some areas that were not visible from the floored areas of the attic and as a result, the condition of these areas is unknown. Ask the seller for full disclosure regarding any repairs or defects that may have occurred in the past and if corrections have been made.

### Signature

Jeff John Oberg  
NC License #4490

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

