

# Sample Results from Water Testing



Well Water Test Report  
Specialty LLC, NC DPH/EPA Lab ID 37909  
336.510.7333  
[SpecialtyTesting.com](http://SpecialtyTesting.com)

**Report ID:** 12907082100980  
**Report Date:** 7/9/2021  
**Client or Representative:** Gray Home Inspections  
**Location Address:** 8507 Billet Pl Oak Ridge, NC 27310  
**Sample Collected by:** Collected and delivered by independent home inspector  
**Sample Analysis by:** JED, GAP  
**Sample Results:**

<b>No failures reported; all requested and performed tests PASSED EPA and local requirements.</b>	
All performed inorganic chem or microbiological tests were NEGATIVE or below maximum contaminant (reporting) levels.	
Coliform Presence/Absence: Test was NEGATIVE for Coliforms (Not present / <1 CFU/100 mL) - PASS	
E. coli Presence/Absence: Test was NEGATIVE for E. coli (Not present / <1 CFU/100 mL) - PASS	
Selected analyte reported levels:	
	Nitrate levels reported below 10 mg/L (10ppm) - PASS
	Nitrite levels reported below 1 mg/L (1ppm) - PASS
	Lead levels reported below 0.015 mg/L (15ppb) - PASS

Testing performed by Specialty LLC, NC EPA Laboratory ID Number 37909, Microbiology and Inorganic Chemistry Certifications.  
This is a true and certified copy of an original report kept by Specialty Testing.  
All legal agreements and terms of this report and its use are available at [SpecialtyTesting.com](http://SpecialtyTesting.com)

\_\_\_\_\_  
Authorized Laboratory Personnel

7/9/2021

\_\_\_\_\_  
Date

Thank you for using Specialty Testing  
For further testing, or to refer someone else to us, please visit [www.SpecialtyTesting.com](http://www.SpecialtyTesting.com).

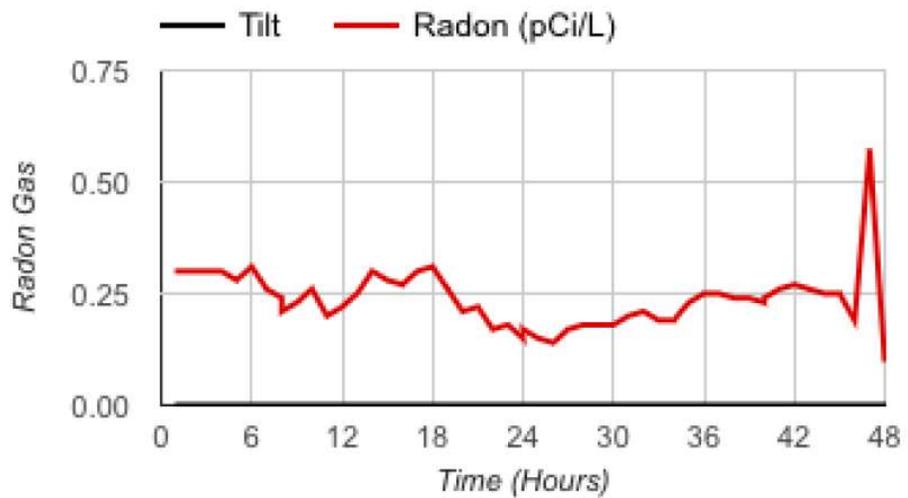
## Sample Results from Radon Testing

**AVERAGE RADON CONCENTRATION: 0.2 pCi/L**  
**EPA RADON CONCENTRATION: 0.2 pCi/L**

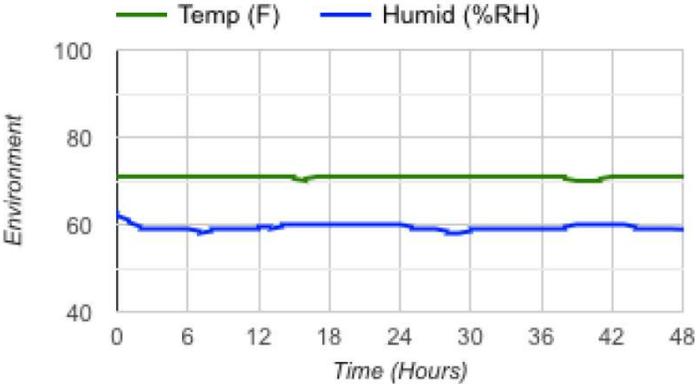
Below EPA Recommended Level of 4.0 pCi/L

Radon Test Results

**AVG Radon Gas Level: 0.2 pCi/L**



Environmental Conditions    **AVG Temperature: 70.9F**    **AVG Humidity: 59.4%RH**



# Sample Inspection Report Summary

## Summary

**Gray Home Inspections, LLC**

**4305 Southern Oak Drive  
High Point, NC 27265  
(336)-847-4532**

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.

The summary page must describe any system or component of the home that does not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page must also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may describe any system or component that poses a safety concern.

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### 1. Roofing

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#### 1.1 Flashings

##### Unsatisfactory

The flashing is loose and needs repair. Flashing that has pulled away from surface can allow water to enter through the opening. Have roof flashing evaluated and repaired by certified roofing technician.



1.1 Item 1 (Picture)

1.1 Item 2 (Picture)

## 2. Exterior

2.2

### Windows

#### Unsatisfactory

The exterior of the windows and doors are in very good working order. The wood trim is peeling paint at most windows and doors. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



2.3

### Decks, Balconies, Stoops, Steps, Aреways, Porches, Patio/Cover and Applicable Railings

#### Unsatisfactory

The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Chipping paint will need to be removed before applying sealant. Also, do the underside of deck if accessible. No immediate signs of wood rot damage. Continued exposure to the weather will cause wood to deteriorate.



2.4

### Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Unsatisfactory

Brick walkway at front of house needs mortar repair or tuck pointing. Recommend repair by qualified brick mason. Driveway cracking appears to be typical and should be monitored for future damage or widening of cracks to become trip hazards.

Vegetation can cause damage to brick siding. Recommend keeping vegetation at least 12 inches from house.



## 7. Electrical System

### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

#### Unsatisfactory

GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen, Half 1/2 Bath, garage, Washer/Dryer room, and exterior outlets did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring. I recommend repair as needed. A qualified licensed electrical contractor should correct as needed.



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)



7.5 Item 3 (Picture)



7.5 Item 4 (Picture)

## 8. Heating / Central Air Conditioning

### 8.2 Automatic Safety Controls

#### Unsatisfactory

The safety switch did not shut off unit when service door was removed. Lower unit had switch taped off and upper unit could not locate safety switch. This is a safety issue and should be repaired. I recommend service or repair unit using a licensed HVAC contractor.



8.2 Item 1 (Picture)

### 8.8 Cooling and Air Handler Equipment

#### Unsatisfactory

Both compressor units are covered at the bottoms with mulch and dirt. This will cause the units to rust and deteriorate. Units need to be dug out along with the stand underneath and maintained. Recommend cleaning around the units immediately and further evaluation by licensed HVAC company at bi-yearly maintenance.

