

Agent Notes

6440 NC Hwy 62, Trinity, NC 27370



Listing Agent: Donna Hughes

Top Dog Realty NC-South, LLC

336-953-5462



Please submit Offers with a Pre-Approval.



Utilities



Duke Energy
800-777-9898



Water / Wastewater / Garbage

Davidson Water
336-731-5500

Salt Water Hot Tub will remain. It has a leak but it does work. Hot tub & pad cost approx. \$13k 6 yrs. ago per Seller.



Additional Information

If you are looking for eclectic & unique, with lots of potential, look no further! Character abounds here awaiting your next chapter!

Multiple porches and sitting areas.

Rooms with potential for an Office, Craft Room, Recreation, extra storage!

I am not certain, but the home appears to be constructed using architectural salvage pieces possibly repurposed which some people find fascinating & wonderful & some find are all the rage (myself included,) which gives the home antique and vintage vibes. The home's history is not verified, but the Sellers believe a previous or possibly the original Owner worked for Duke Power, and had access to some architectural salvage pieces from some the old Historic Trinity Buildings. This is possible but likely unverifiable.

Gutters and leaf system installed 2025. HVACS 2021. Water heater 2019. Updated kitchen.

The brick porch is inviting & calming with a sunset view. The brick room at the south end is where the current owners enjoyed music gatherings & creating art.

With the right amount of TLC, this home could be a real show place! There are so many places to hang, and enjoy! Modern touches with some old world charm!



Things to know

While this home has amazing, eccentric, unique features & worlds of potential, there are some items that need attention. The Sellers here had purchased this home to be their “forever home,” with plans to tackle every project until perfection was achieved, and life circumstances have suddenly changed. They are selling the home as-is. This is firm.

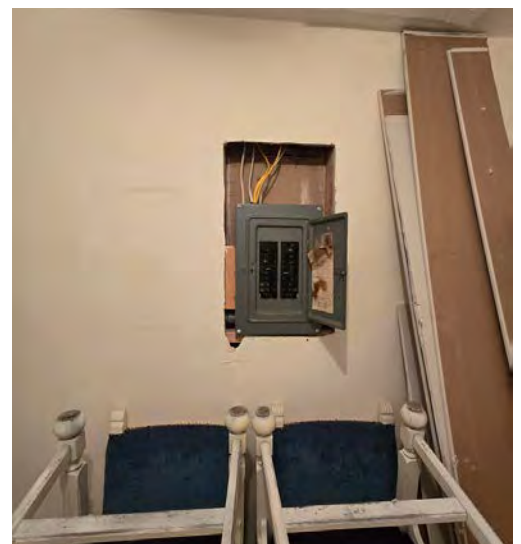
No permits on file for any improvements.

Improvements include but are not limited to: kitchen reno, HVACs installed 2021, electric car charger installation, electrical upgrades, hot tub approx. 6 yrs ago, wall mount convection heat units-hard wired and installed (3 downstairs, 2 upstairs.) Leaf guard & gutter installation (\$13k per Seller.) An Appraiser who verified the measurements, also noted that he did not feel as though VA or FHA Financing would pass, but likely could go conventional.

Some reasons:

There is a small section of drywall missing at the top of the basement stairs, where some electrical wiring was reworked, and drywall missing around the electrical panel in the upstairs closet.

Also there are a few various repairs needed as you will see.





The shed or “lean to” roof in the back has some issues. No permits on file for the roof, and was here before the current owners bought the home. There is a buried oil tank (not in use) at the corner of the “lean to” per Seller (on the side where the Hot Tub.)



The Owners do not know the roof age.



There is some wood rot in various areas of the home's exterior.



An Appraiser said that in his opinion, he felt this column on bricks was ok for Conventional as long as it was stable.



1.
Basement
Main Panel
200 Amps
per Seller



2. Upstairs
60 Amps
per Seller



3. Bedroom in
(uncounted side)
Has
separate
meter 100
amps.

Panel Boxes, 1. Basement 200 amps per Seller-Main Panel, rear North wall, 2. In what is being used as a bedroom on the North side (uncounted side) of home, has separate meter, 100 Amps per Seller. 3. Upstairs closet North side, small supplemental 60 amp per Seller.



Home was connected to City Sewer by these Owners. Waste water bill included in Davidson Water Bill, along with trash, and is based on consumption.

This is the old septic permit, no longer needed, since home was hooked to Public Sewer.

Old tank was emptied and filled with gravel in accordance with decommissioning rules, per Seller. Drain field and other parts may remain underground.

Revised 4/80

*Property now on Public Sewer 2026

Let's go back

NO 13388

RANDOLPH COUNTY HEALTH DEPARTMENT SEPTIC TANK LAYOUT AND PERMIT

Owner or Contractor Campbell, Virginia Date 11-8-82

Directions & S.R. Number 62 Ss from Archdale + past Trinity HS + 1st on LF past Furniture Illustrations

Repair or upgrade ☒ House ☐ Business ☐
Mobile Home ☐ Other ☐

No. of Bedrooms Addn, Bedroom to end

Lot Size 2+ ACRES

Approved ☒ Disapproved ☐

Perc Tests (1) _____ (2) _____ (3) _____ MPI

Size of Tank pump, check toe Gal.

Nitrification Line 450 (set box in old line) Sq. Ft.

Material Under Line 6 Inches

Sand Filler _____ Sq. Ft.

Layout By [Signature]

Comments 8-13-85

Date 8-13-85 Installed By Worth Gray Approved By Alvin H. Taylor

Suggested Front Final

Flow divider

House

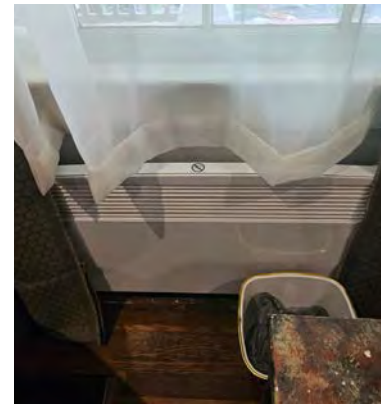
11' 2" Tall 15' 6" 1' 08"



This is the only Attic Access, in the Closet of the bedroom on the "Accessory Living" side.
(The North side.)



Appears to be a Termite Bait System,
from previous ownership.



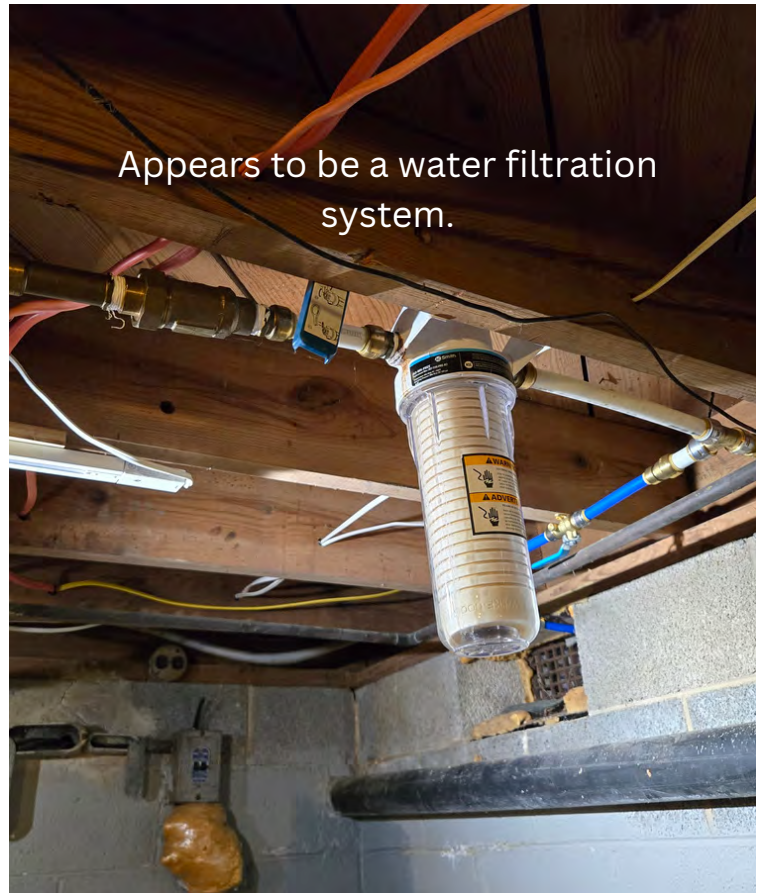
These are hard wired convection heat units, an Appraiser said
in his opinion this would adequately heat the room to count the
space. (There are 5 total, 3 down, 2 up.)



Electric car charger, on North end of
home, added by curent owners. No
permit on file for this or the
convection heat units.



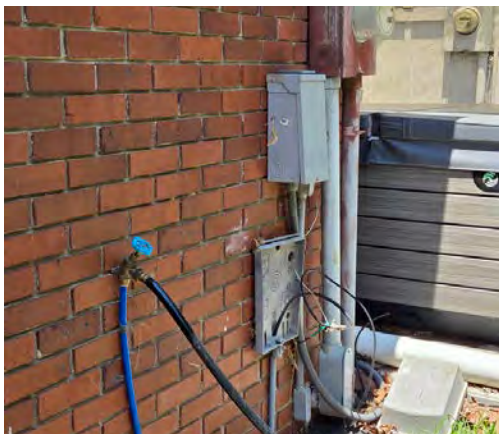
This upstairs bathroom is not heated and will not count in main SF. The vent is old and out of use. Convection heating units in bedroom that a Licensed Appraiser felt in his opinion made the bedrooms eligible to count in main SF.





Roof on rear of home has some unique construction, and unpainted areas thus the Sellers & my theory about architectural materials being possibly repurposed.

Manufacture date 5/21/2021



Manufacture date 3/21/2021

Model: GSZ140361 Rev#: KE
Model Desc.: 14 SEER HP, 3 TON
Mfg Date: 3/1/2021

Standard Coverage	Term
All Parts	5 YEARS PARTS

* Registered Standard Coverage
Unit has not been registered

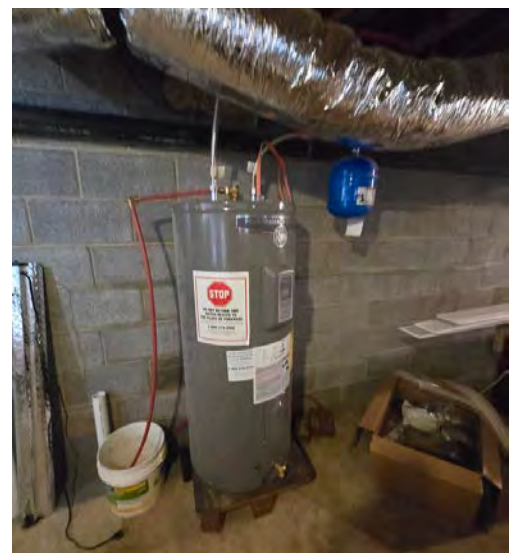
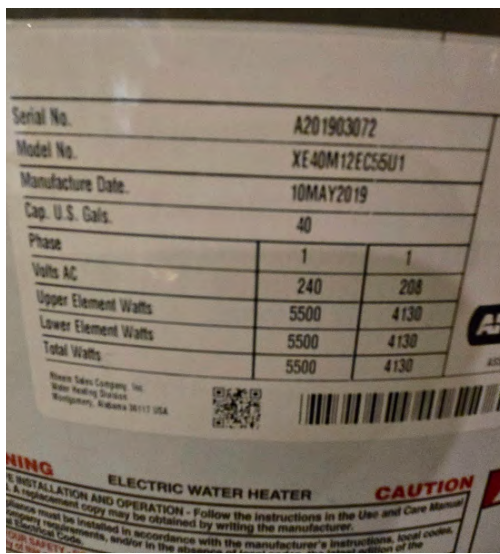
* Extended Service Coverage
No coverage

Model: GSZ140241 Rev#: LA
Model Desc.: 14 SEER HP, 2 TON
Mfg Date: 5/1/2021

Standard Coverage	Term
All Parts	5 YEARS PARTS

* Registered Standard Coverage
Unit has not been registered

*HVAC Units only heat/cool downstairs. The ductwork was never completed for upstairs. The only heat upstairs are the convection wall units hard wired in Upstairs also has portable standing cooling units.



Serial	Item	Start	End
A201903072	PARTS WARRANTY	May 28th, 2019	May 27th, 2031
A201903072	TANK WARRANTY	May 28th, 2019	May 27th, 2031

Rheem parts warranty
 effective expiration date
 May 27, 2031 per sticker



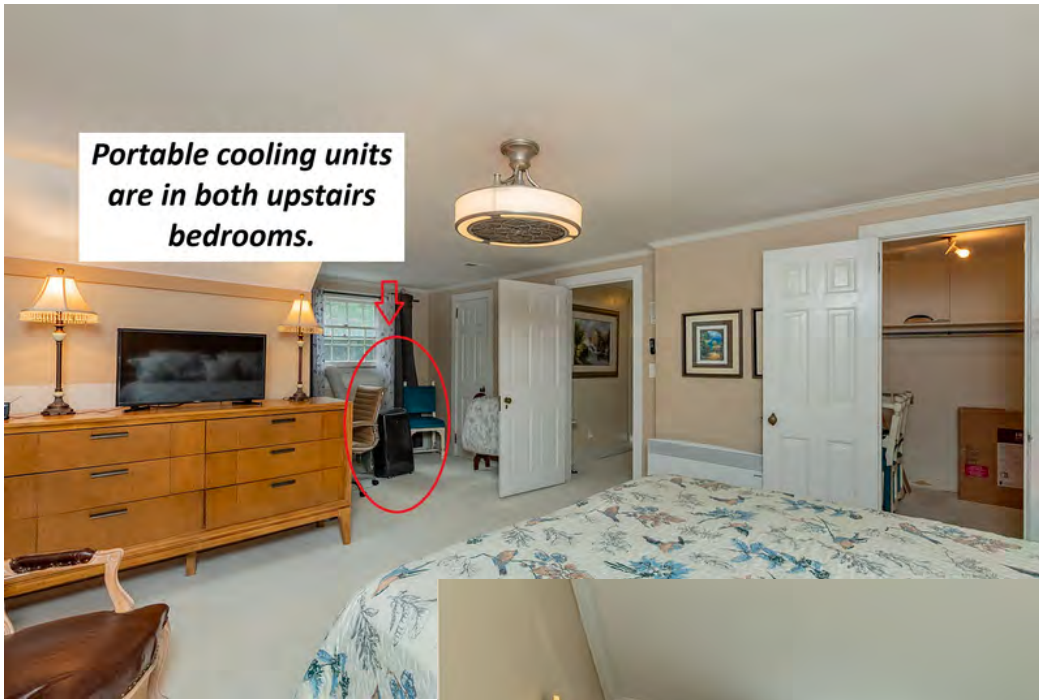
Various vents around the home, no longer in use per Seller.



Old heating system
 no longer in use



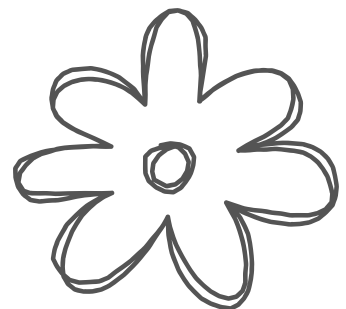
Likely for
 removing ash,
 discontinued.



**Portable cooling units
are in both upstairs
bedrooms.**



**This one is sitting in front of the wall mount
heater, not connected.**





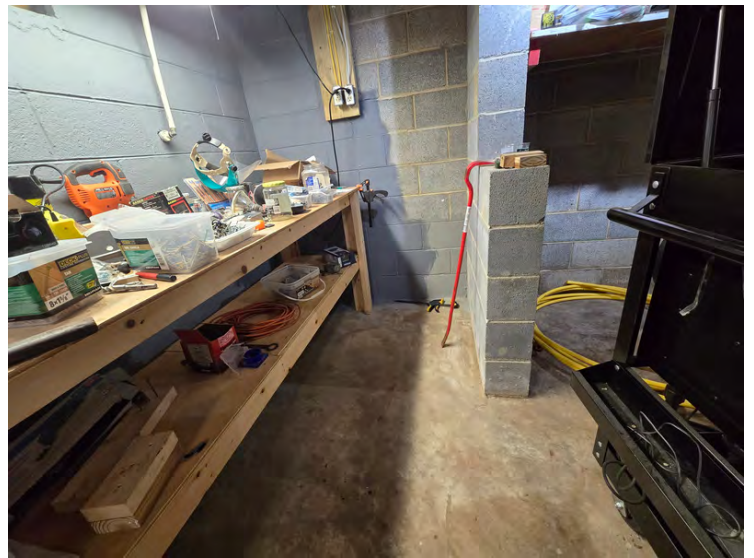
Various cracks in basement wall.



No info about this metal square. Ceiling panels are drooping on South end porch.



Underneath the steps going into the brick room on the South end, there was some termite damage. The Sellers have had repairs made to remediate termite damage in this room around fireplace, but some damage may remain, such as under the stairs. They do not appear to be active now. You can see picture one from the basement.



Basement has occasional water intrusion around the areas picture above per Sellers. (Opposite front porch wall.)



Extra duct that was intended for upstairs but never installed.

Air return in closet in what is being used as a bedroom on the North end of home.

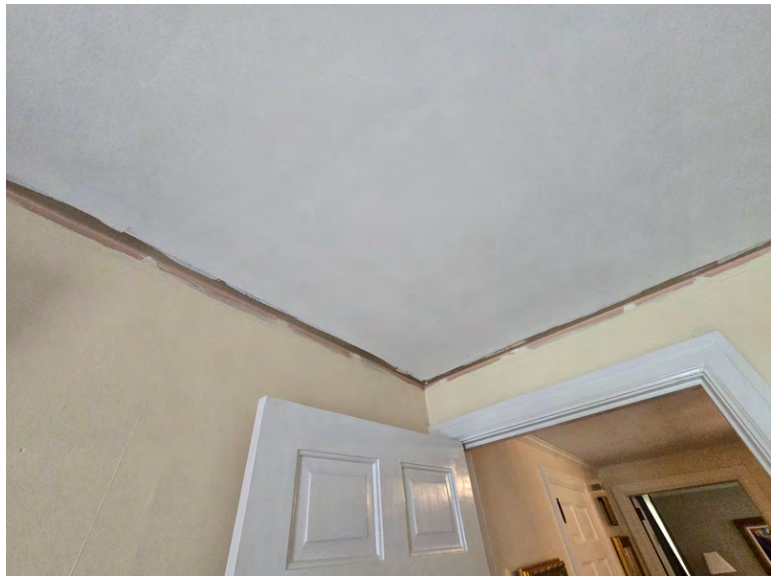




Door to eave attic storage on South end of home.



Front den has a hanging wire, and missing trim or unpainted border.

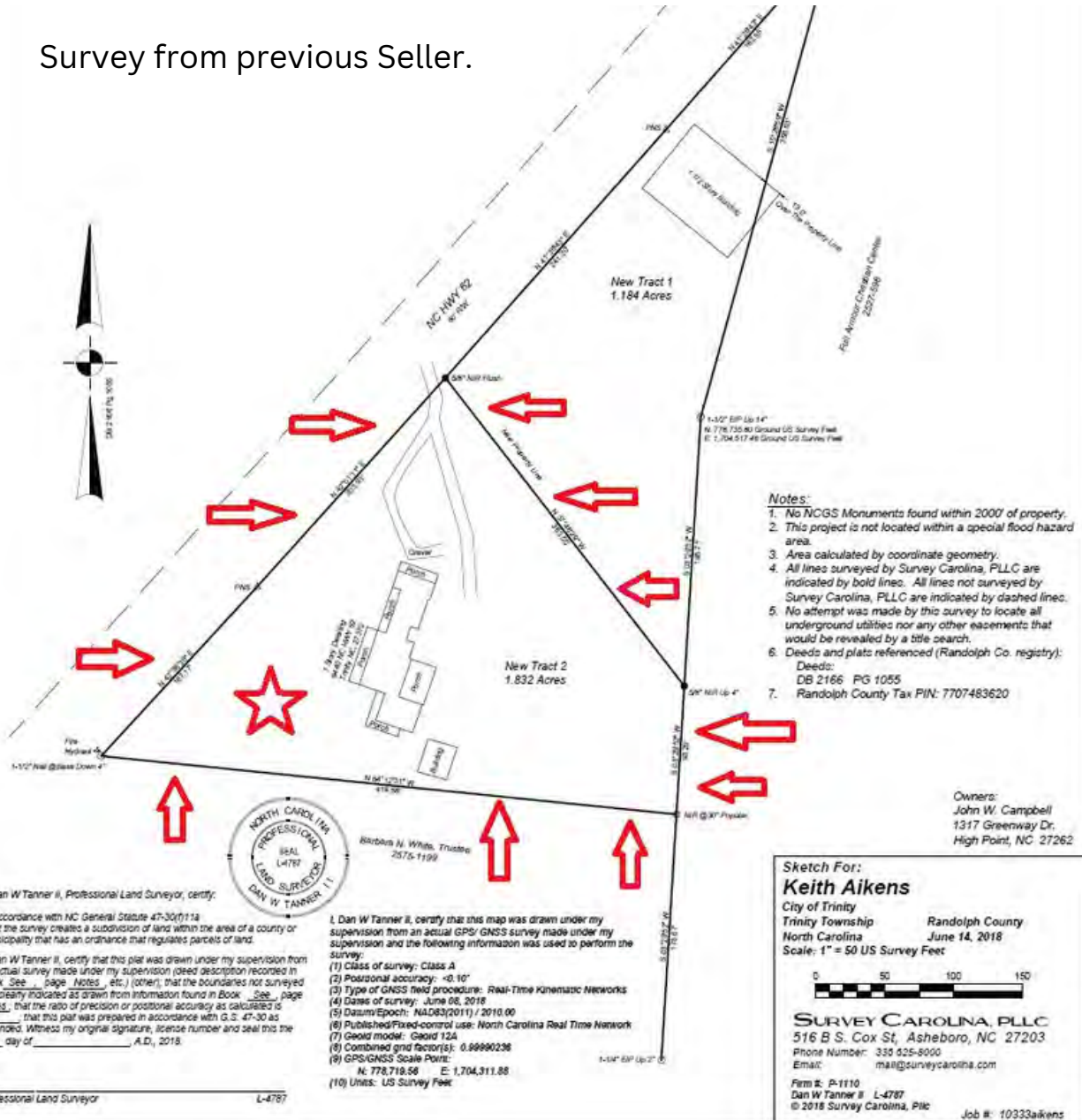


Various plaster cracks, as seen in Living Room.



The “island” in the brick room is not hooked up to anything. It has a sink faucet that is not hooked up. The island can be removed.

Survey from previous Seller.



FEMA Map, not in Flood Zone

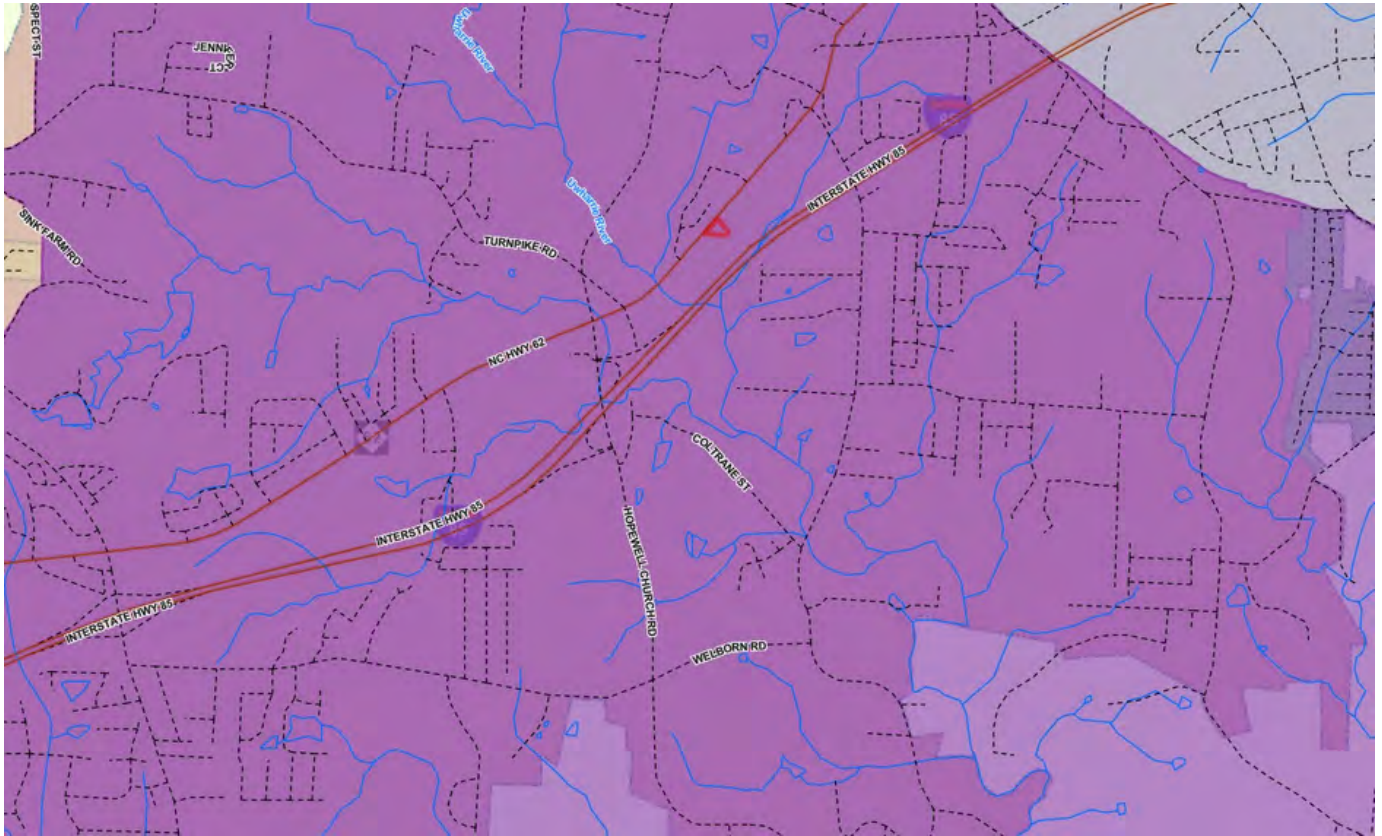
You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. [Go To NFHL Viewer »](#)
It may take a minute or more during peak hours to generate a dynamic FIRMette.



Aerial Map, per GIS

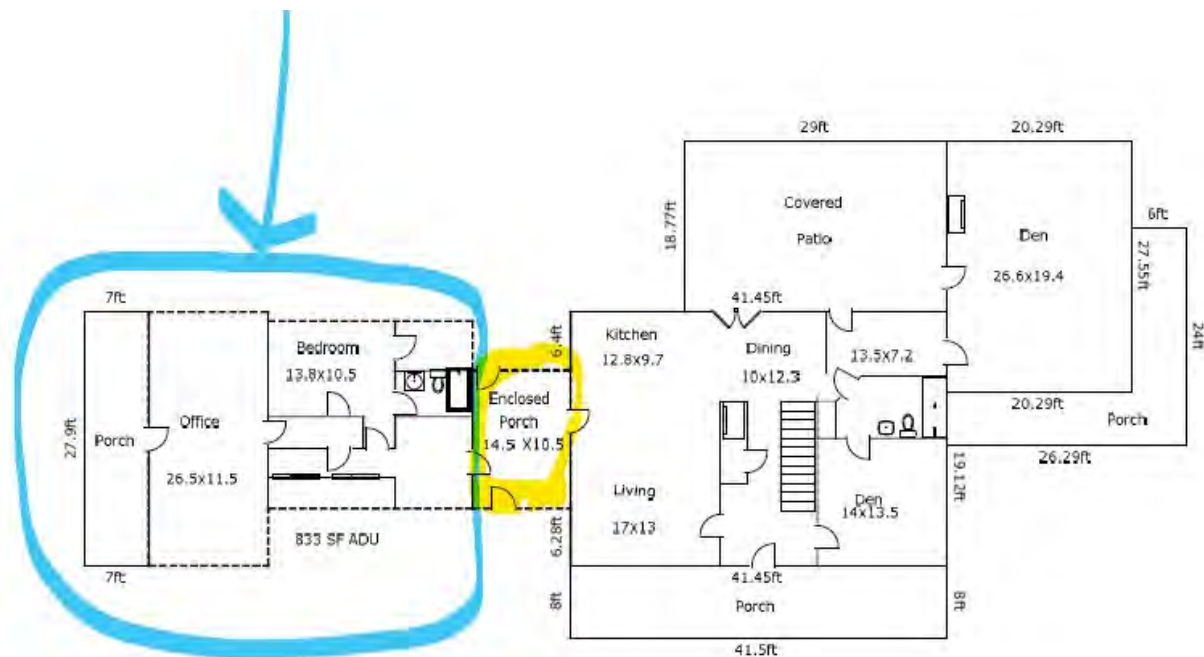


Area is in Critical Watershed, not the same as Flood Zone.



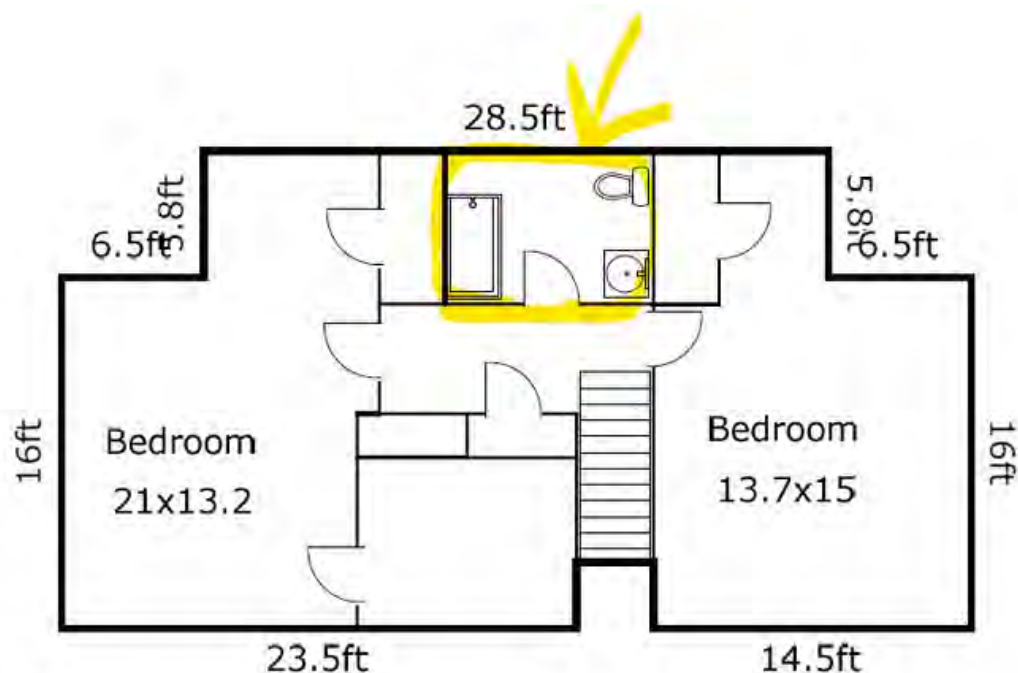
Neat 24x22 Shed for Equipment, storage, etc.





As you will see on the Floor Sketch, verified by a Licensed Appraiser, the blue area is not able to be counted in the main SF. The reason is because heated space must be continuous and not interrupted by non-heated space in order to count. The “yellow” area above is an unheated, unfinished porch. Therefore the area in blue is cut off, but is currently being used by the Sellers as a bedroom and office. The Appraiser called that “Accessory Living Space.” Home was this way when it was purchased by the Sellers.

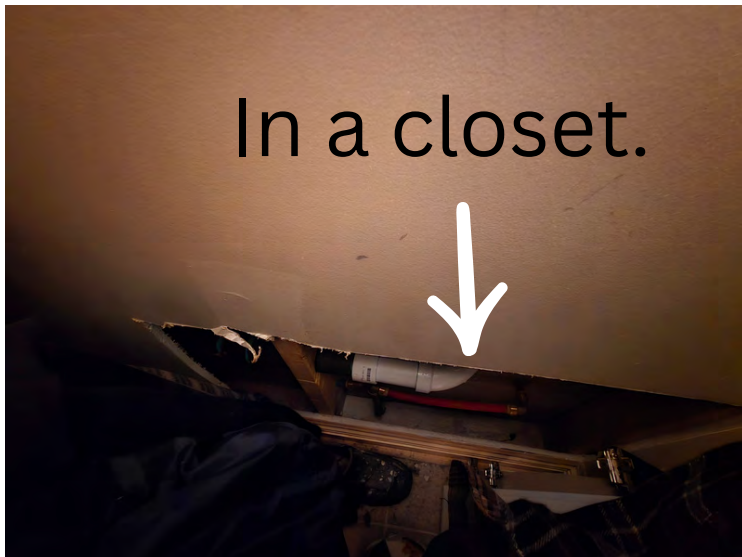
Zoning is RR.



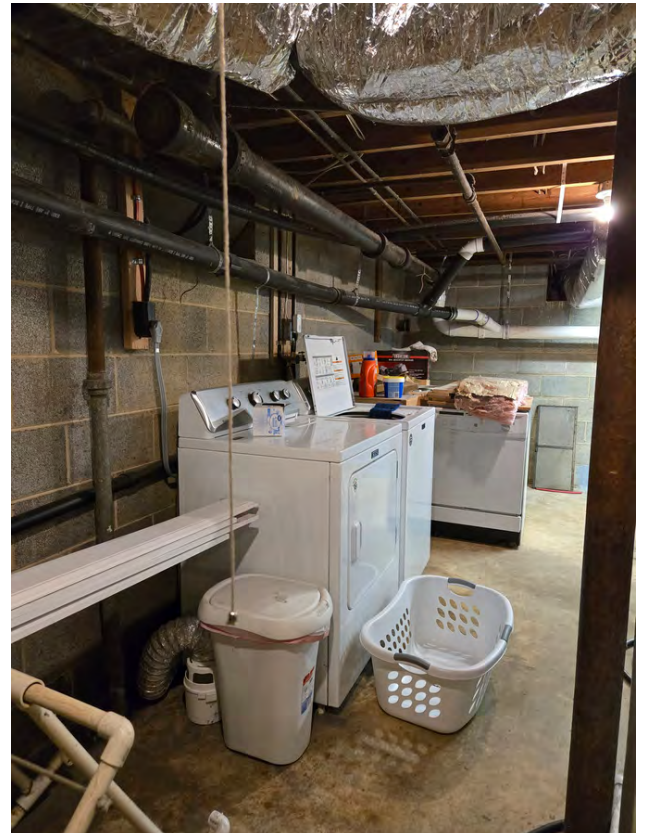
The bathroom upstairs is not heated, therefore also does not count in the heated SF. The Appraiser felt the Convection Wall Mounts, wired in, were sufficient to count the bedrooms.



Sellers have used the woodstoves regularly in winter.



Laundry in basement.





Questions? Comments? Did I miss anything?
Contact Listing Agent Donna Hughes. **336-953-5462**
Thank you for showing!