



Inspection Report

Tracy Gray

Property Address:

8724 Owl Roost Pl
Raleigh NC 27617



Capital City Home Inspections, LLC

322 Hight Rd
Louisburg, NC 27549

Inspector Signature:

A handwritten signature in black ink, which appears to read "Adam Freudenberger".

Adam Freudenberger

NC License# 3881

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Date: 4/17/2026	Time: 09:00 AM	Report ID: 20260417-8724-Owl-Roost-PI
Property: 8724 Owl Roost Pl Raleigh NC 27617	Customer: Tracy Gray	Real Estate Professional: Elizabeth Owens

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. 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.

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

In Attendance:

Customer

Type of building:

Single Family (2 story), Townhome

State of Occupancy:

Occupied, Fully Furnished

Temperature:

75-85 degrees F

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

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

Roof Covering:

Architectural

Viewed roof covering from:

Ground

Binoculars

Viewed from Upper Windows

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

1.0 Limitation The roof on the rear of the home was not visible from the ground with binoculars due to its height and close proximity to the woodline. The rear half of the roof was not 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

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 Material:	Exterior Entry Doors:	Appurtenance:
Vinyl	Wood	Patio
Brick veneer	Metal	
	Insulated glass	
Driveway:		
Concrete		

		IN	NI	NP	RR
2.0	Wall Cladding, Flashing, and Trim (Includes Eaves, Soffits, and Fascias)				•
2.1	Doors (Exterior)				•
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			

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INNI NP RR

Comments:

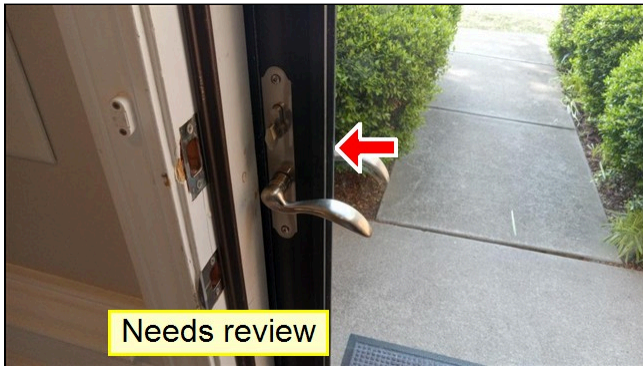
2.0 Repair Item The trim beneath the windows above the garage was loose and the J-channel next to the rear door was disconnected. Siding components in this condition can allow water to enter behind the cladding, causing damage over time. Recommend contacting a qualified contractor to secure the siding and seal where needed.



2.0 Item 1(Picture)

2.1 Comment The handle for the front storm door only retracts the latch when moved upward. Although this does not affect opening or locking the door, it could be an indication the components are worn and may need

replacement in the near future. A qualified contractor or handyman can be contacted as needed.



2.1 Item 1(Picture)

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

Garage Door Type:
One automatic

Garage Door Material:
Metal

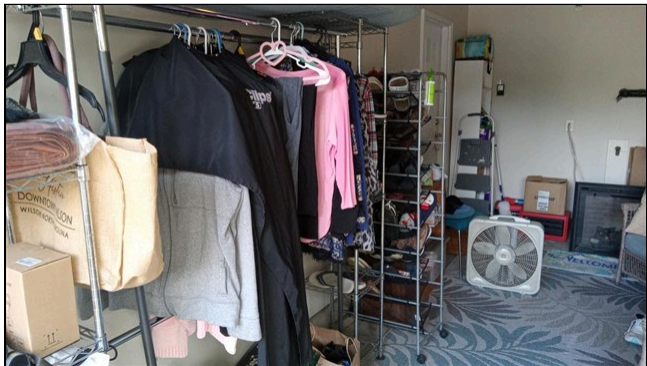
		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Fire Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)				•
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.6	Garage window (s)			•	

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IN NI NP RR

Comments:

3.1 Comment Limited inspection of the walls and floor was performed in the garage due to storage. Statements made concerning the garage walls and floor refer to the visible portion only and may not reflect the areas which were inaccessible or visually obstructed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.3 Repair Item Minor damage was observed to the weather stripping around the garage door. Weather stripping helps reduce water and pests from entering the garage when the door is closed. Recommend contacting a qualified contractor to replace the weather stripping to ensure proper function.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

4. Interiors

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

Interior Doors:	Window Types:
Hollow core	Vinyl
	Thermal/Insulated

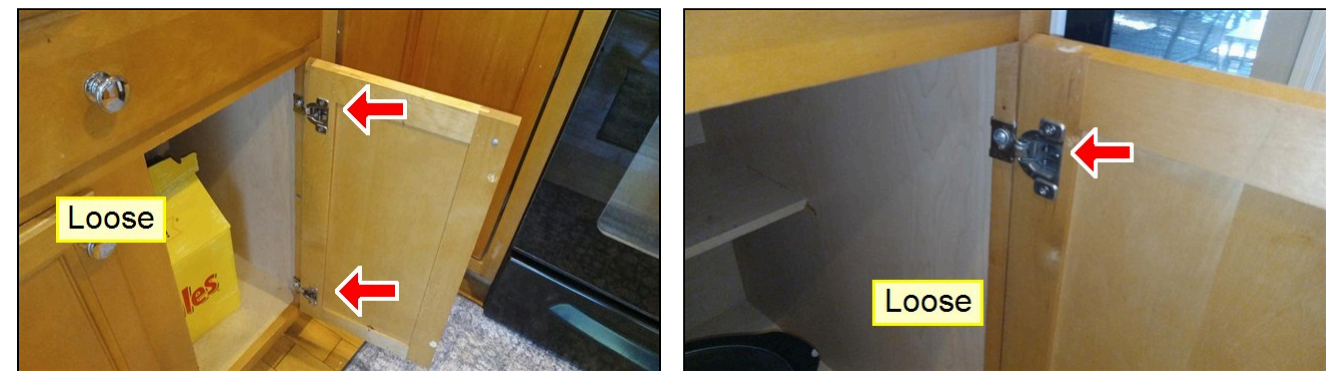
		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)				•
4.5	Doors (representative number)	•			
4.6	Windows (representative number)				•

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INNI NP RR

Comments:

4.4 (1) Repair Item The hinges for two cabinet doors including one to the left of the dishwasher and one to the left of the range were loose. Loose hinges can increase the potential for damage with continued use. Recommend contacting a qualified contractor or handyman for repair.



4.4 Item 1(Picture)

4.4 Item 2(Picture)

4.4 (2) Repair Item The countertop behind the kitchen sink was wet and soft, indicating active water intrusion and damage. Without repair, further damage will likely occur over time. Recommend contacting a qualified contractor for repair. **NOTE:** Areas of hidden damage will most likely be found during the repair. The contractor should repair all damage as needed.



4.4 Item 3(Picture)

4.5 Repair Item Many doors in the home are missing door stops. Door stops help prevent damage by preventing contact with other building components when opened. Door stops can be purchased at many home and hardware stores and installed by a qualified person.



4.5 Item 1(Picture)

4.6 (1) Repair Item Two windows including one above the garage and one in the bedroom above the front door appear to have moisture/buildup between the panes indicating a broken seal. A broken or weakened seal on an insulated window does more than just limit your view. The loss of the inert gas, such as argon, between the panes removes the windows ability to insulate properly allowing heat to pass through the glass more easily potentially raising heating and cooling costs. Recommend contacting a qualified contractor to evaluate all the windows in the home to determine if other failed seals are present and repair/replace as needed. **NOTE:** We do not guarantee that all failed seals are identified; some are very difficult to detect and may be more apparent only under certain weather or lighting conditions.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

4.6 (2) Comment The trim at the bottom of the lower sash for the upstairs bedroom window on the front of the home was observed broken. This does not affect proper function or use of the window. No immediate repair is needed at this time. A qualified contractor can be contacted as needed.

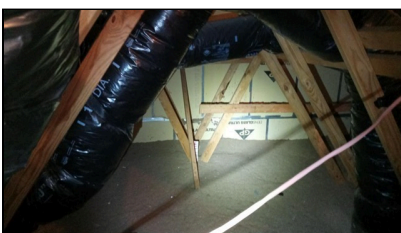
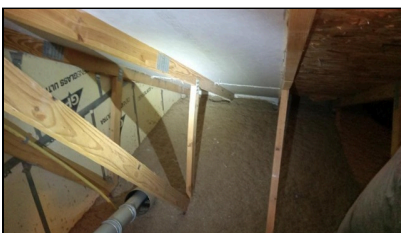
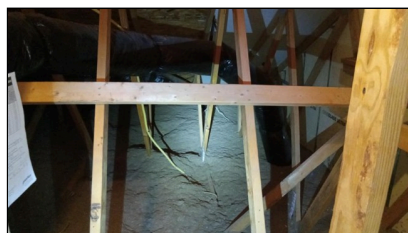


4.6 Item 3(Picture)

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.

5. 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:

Slab

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

Wood

Columns or Piers:

N/A

Roof-Type:

Gable
Shed

Method used to observe attic:

In the attic
Limited inspection
Walked floored areas only

Attic info:

Pull Down stairs

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers			•	
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			

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IN NI NP RR

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.

6. 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.



Unit was manufactured in 2017



Approx hot water temperature

Styles & Materials

Plumbing Water Distribution (inside home): PEX	Plumbing Waste: PVC	Water Heater Power Source: Natural Gas
WH Manufacturer: STATE	Water Heater Capacity: 40 Gallons	Water Heater Location: Garage

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			

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IN NI NP RR

		IN	NI	NP	RR
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			
6.6	Sump Pump			•	

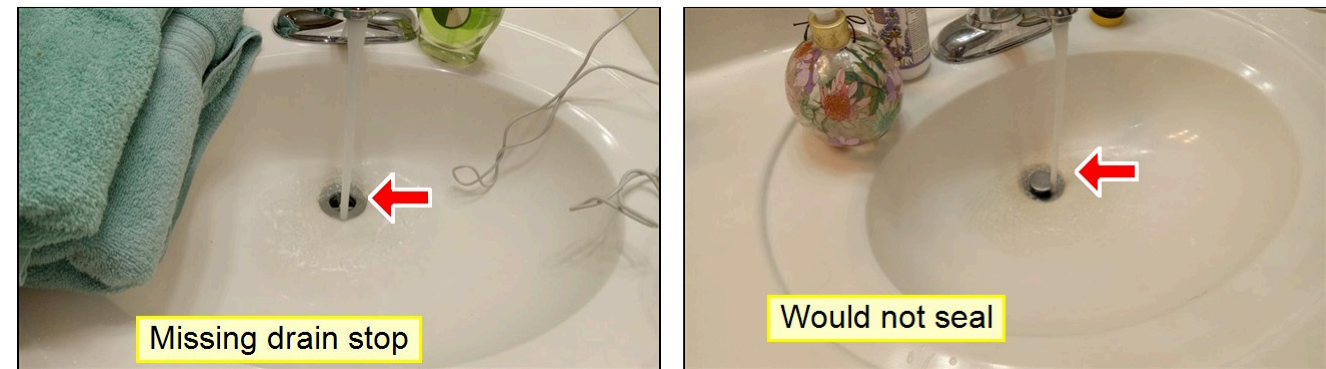
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INNI NPNP RR

Comments:

6.0 Comment The washer drain was not tested. The installer should verify functional drainage prior to use.

6.1 (1) Repair Item The drain stops in the upstairs hallway bathroom sink and the right sink in the master bathroom would not seal or were missing. Without repair, the sinks cannot be filled with water. Recommend contacting a qualified plumber for repair.



6.1 Item 1(Picture)

6.1 Item 2(Picture)

6.1 (2) Repair Item The shower diverter in the upstairs hallway bathroom did not completely seal and made a loud noise. This most commonly occurs as a result of worn components. Without repair, the shower may be loud when in use and an incomplete seal can reduce pressure at the shower head. Recommend contacting a qualified plumber for repair.



6.1 Item 3(Picture)

6.1 (3) Repair Item The cap has disconnected from the overflow drain in the upstairs hallway bathroom tub. The cover is designed to prevent larger objects from entering the drain, which would cause slow drainage and clogs. Recommend reattaching the cover by a qualified person.



6.1 Item 4(Picture)

6.1 (4) Repair Item The kitchen sink fixture could not be changed from spray to stream. This commonly occurs as a result of age and use. A qualified plumber can be contacted as needed to replace the fixture.



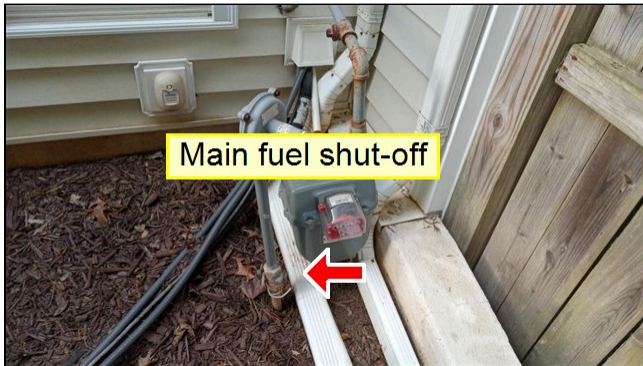
6.1 Item 5(Picture)

6.3 Comment Main water shut-off is located in the garage.



6.3 Item 1(Picture)

6.5 Comment The main fuel shut-off is located at the gas meter.

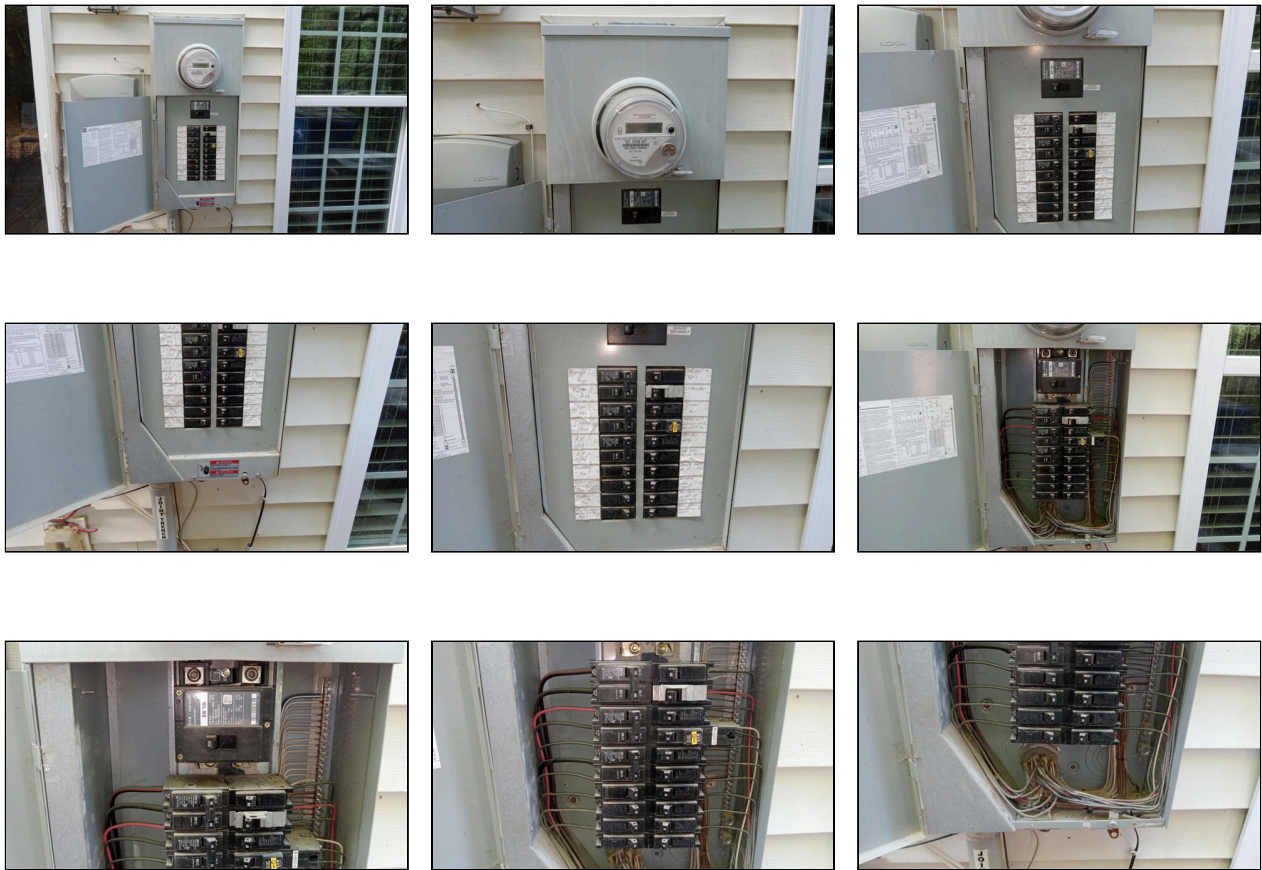


6.5 Item 1(Picture)

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.

7. Electrical System

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 Copper	Panel Capacity: 200 AMP	Service Voltage: 120/240 Volts
Panel Type: Circuit breakers	Branch wire 15 and 20 AMP: Copper	Visible Wiring Methods: Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			

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INNI NPNP RR

		IN	NI	NP	RR
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
7.3	Location of Main and Distribution Panels	•			
7.4	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)				•
7.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.7	Presence of AFCI (ARC Fault Circuit Interrupters)			•	
7.8	Smoke Detectors				•
7.9	Carbon Monoxide Detectors			•	

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IN NI NP RR

Comments:

7.3 Comment The main panel is located at the service entrance.

7.4 (1) Repair Item The third light switch from the left in the kitchen next to the range is slightly askew and did not operate any known fixture. During the inspection, the only fixture which a switch could not be located for was the flood lights on the rear of the home. This switch may control the flood lights. A damaged or worn switch may not function as intended and should be replaced. A qualified electrician should be contacted to replace the switch and ensure proper function of the flood lights.



7.4 Item 1(Picture)

7.4 (2) Comment The batteries for the remote control to operate the ceiling fan in the living room did not have power. The fan was not tested. Recommend buyer receive confirmation of proper function.



7.4 Item 2(Picture)

7.8 (1) Comment All smoke detectors should be tested upon move-in and monthly to ensure the safety of all occupants.

7.8 (2) Repair Item Several smoke detectors in the home have been removed. The lack of functional or adequate smoke and carbon monoxide detectors is considered a safety hazard and should be addressed. They can be purchased at many home and hardware stores and installed by a qualified person. **NOTE:** The smoke detectors at the base of the stairs and in the upstairs hallway are commonly a combination smoke and carbon monoxide detector. As a result, no carbon monoxide detectors were observed in the home. These two should be replaced with combination smoke and CO detectors.



7.8 Item 1(Picture)



7.8 Item 2(Picture)



7.8 Item 3(Picture)

7.9 Comment No carbon monoxide detectors were observed in the home. In high concentrations, carbon monoxide can be poisonous causing injury or death. Carbon monoxide detectors are required in any home with gas-fired appliances, gas heat, fireplace, or an attached garage. Carbon monoxide detectors can be purchased at many home and hardware stores and installed by a qualified person. Suggested locations are included with the device.

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.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.



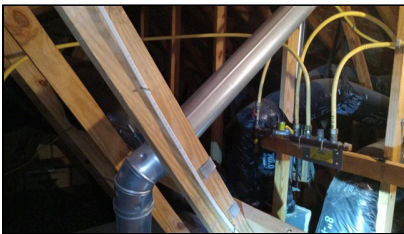
Unit was manufactured in 2007



Approx AC temperature



Gas logs operated properly





Styles & Materials

Heat Equipment Type: Forced air furnace	Energy Source: Natural gas	Heat System Brand: LENNOX
Ductwork: Insulated flexible duct Insulated metal duct	Filter Type: Disposable	Types of Fireplaces: Natural Gas Logs
Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Brand: LENNOX	HVAC Heating System Inspection: Burner door cover removed Not tested due to exterior temperature	HVAC Cooling System Inspection: Measurement of temperature at registers Panel(s) not removed

		IN	NI	NP	RR
8.0	Heating Equipment				•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Gas/LP Firelogs and Fireplaces	•			
8.7	Cooling and Air Handler Equipment	•			
8.8	Normal Operating Controls	•			
8.9	Presence of Installed Cooling Source in Each Room	•			
8.10	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	

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IN NI NP RR

Comments:

8.0 Investigate Further The heating and air conditioning unit appears to have been manufactured in 2007 and is approximately 19 years old. Although it produced AC when tested, concerns could be present which were not visible during the home inspection. A licensed HVAC technician should be contacted for a full evaluation of the internal components including the heat exchanger and freon levels to reduce the potential for costly repairs upon move-in. **NOTE:** A cracked heat exchanger can release carbon monoxide into the home creating unsafe conditions. **NOTE:** Service records can also be provided if a recent evaluation or repair

has been performed.

8.1 Comment The heat was not tested due to the elevated outdoor temperature encountered on the day of inspection.

8.3 Comment The house has a single thermostat to control the HVAC unit for both upstairs and down, commonly known as a single zone. This may make it difficult to regulate the temperature on the second floor since the thermostat on the first floor controls the whole house. Manual changes can be made at the registers to increase or decrease air flow to individual rooms when needed. A licensed HVAC technician can be contacted for further evaluation and information.

The heating and 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 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.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Cellulose

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

Electric

Dryer Vent:

Smooth aluminum duct

Floor System Insulation:

Concrete Slab

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System		•		
9.2	Vapor Retarders (in Crawlspace or basement)		•		
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)				•
9.5	Ventilation Fans and Thermostatic Controls in Attic	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.4 (1) Limitation The interior of the dryer vent was inaccessible and was not evaluated during the home inspection. It could not be determined if significant lint buildup is present. A well-maintained dryer vent will prevent clogging of the dryer, a known source of house fires, and will reduce drying time, saving energy. It is always a good idea to have the dryer vent cleaned prior to installing the dryer and annually as part of routine maintenance (depending on use). Dryer vent brushes can be purchased at many home and hardware stores or a qualified contractor can be contacted to clean the vent.

9.4 (2) Repair Item The exhaust vents in both upstairs bathrooms were inoperable on the day of inspection. An exhaust fan removes undesired moisture from the home produced by the shower to the exterior. Without a properly working fan, moisture stains on the walls and ceiling are possible. Recommend contacting a qualified contractor to repair or replace as needed to ensure proper function.

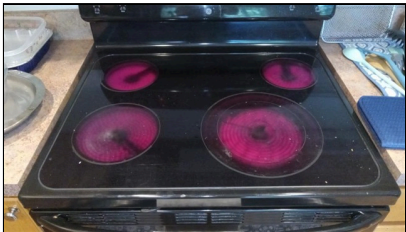


9.4 Item 1(Picture)

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Range operated properly



Oven heated to 350°

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops				•
10.2	Range Hood (s)	•			
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.1 Repair Item The anti-tipping bracket for the range was not installed. The device is installed on the floor in the back of the unit to eliminate the possibility of the oven tipping forward if weight is applied to the door or the racks are pulled out changing the center of gravity. Recommend adding the anti-tipping bracket by a qualified contractor to ensure safe use of the range.

The built-in appliances of the home were 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.

Summary



Capital City Home Inspections, LLC

**322 Hight Rd
Louisburg, NC 27549**

Customer
Tracy Gray

Address
8724 Owl Roost Pl
Raleigh NC 27617

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.

2. Exterior

2.0 Wall Cladding, Flashing, and Trim (Includes Eaves, Soffits, and Fascias)

Repair or Replace

Repair Item The trim beneath the windows above the garage was loose and the J-channel next to the rear door was disconnected. Siding components in this condition can allow water to enter behind the cladding, causing damage over time. Recommend contacting a qualified contractor to secure the siding and seal where needed.

2.1 Doors (Exterior)

Repair or Replace

Comment The handle for the front storm door only retracts the latch when moved upward. Although this does not affect opening or locking the door, it could be an indication the components are worn and may need replacement in the near future. A qualified contractor or handyman can be contacted as needed.

3. Garage

3.3 Garage Door (s)

Repair or Replace

Repair Item Minor damage was observed to the weather stripping around the garage door. Weather stripping helps reduce water and pests from entering the garage when the door is closed. Recommend contacting a qualified contractor to replace the weather stripping to ensure proper function.

4. Interiors

4.4 Counters and Cabinets (representative number)

Repair or Replace

(1) **Repair Item** The hinges for two cabinet doors including one to the left of the dishwasher and one to the left of the range were loose. Loose hinges can increase the potential for damage with continued use. Recommend contacting a qualified contractor or handyman for repair.

(2) **Repair Item** The countertop behind the kitchen sink was wet and soft, indicating active water intrusion and damage. Without repair, further damage will likely occur over time. Recommend contacting a qualified contractor for repair. **NOTE:** Areas of hidden damage will most likely be found during the repair. The contractor should repair all damage as needed.

4.5 Doors (representative number)

Inspected

Repair Item Many doors in the home are missing door stops. Door stops help prevent damage by preventing contact with other building components when opened. Door stops can be purchased at many home and hardware stores and installed by a qualified person.

4.6 Windows (representative number)

Repair or Replace

(1) **Repair Item** Two windows including one above the garage and one in the bedroom above the front door appear to have moisture/buildup between the panes indicating a broken seal. A broken or weakened seal on an insulated window does more than just limit your view. The loss of the inert gas, such as argon, between the panes removes the windows ability to insulate properly allowing heat to pass through the glass more easily potentially raising heating and cooling costs. Recommend contacting a qualified contractor to evaluate all the windows in the home to determine if other failed seals are present and repair/replace as needed. **NOTE:** We do not guarantee that all failed seals are identified; some are very difficult to detect and may be more apparent only under certain weather or lighting conditions.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) **Repair Item** The drain stops in the upstairs hallway bathroom sink and the right sink in the master bathroom would not seal or were missing. Without repair, the sinks cannot be filled with water. Recommend contacting a qualified plumber for repair.

(2) **Repair Item** The shower diverter in the upstairs hallway bathroom did not completely seal and made a loud noise. This most commonly occurs as a result of worn components. Without repair, the shower may be loud when in use and an incomplete seal can reduce pressure at the shower head. Recommend contacting a qualified plumber for repair.

(3) **Repair Item** The cap has disconnected from the overflow drain in the upstairs hallway bathroom tub. The cover is designed to prevent larger objects from entering the drain, which would cause slow drainage and clogs. Recommend reattaching the cover by a qualified person.

(4) **Repair Item** The kitchen sink fixture could not be changed from spray to stream. This commonly

occurs as a result of age and use. A qualified plumber can be contacted as needed to replace the fixture.

7. Electrical System

7.4 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)

Repair or Replace

(1) **Repair Item** The third light switch from the left in the kitchen next to the range is slightly askew and did not operate any known fixture. During the inspection, the only fixture which a switch could not be located for was the flood lights on the rear of the home. This switch may control the flood lights. A damaged or worn switch may not function as intended and should be replaced. A qualified electrician should be contacted to replace the switch and ensure proper function of the flood lights.

(2) **Comment** The batteries for the remote control to operate the ceiling fan in the living room did not have power. The fan was not tested. Recommend buyer receive confirmation of proper function.

7.8 Smoke Detectors

Repair or Replace

(2) **Repair Item** Several smoke detectors in the home have been removed. The lack of functional or adequate smoke and carbon monoxide detectors is considered a safety hazard and should be addressed. They can be purchased at many home and hardware stores and installed by a qualified person. **NOTE:** The smoke detectors at the base of the stairs and in the upstairs hallway are commonly a combination smoke and carbon monoxide detector. As a result, no carbon monoxide detectors were observed in the home. These two should be replaced with combination smoke and CO detectors.

7.9 Carbon Monoxide Detectors

Not Present

Comment No carbon monoxide detectors were observed in the home. In high concentrations, carbon monoxide can be poisonous causing injury or death. Carbon monoxide detectors are required in any home with gas-fired appliances, gas heat, fireplace, or an attached garage. Carbon monoxide detectors can be purchased at many home and hardware stores and installed by a qualified person. Suggested locations are included with the device.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

Investigate Further The heating and air conditioning unit appears to have been manufactured in 2007 and is approximately 19 years old. Although it produced AC when tested, concerns could be present which were not visible during the home inspection. A licensed HVAC technician should be contacted for a full evaluation of the internal components including the heat exchanger and freon levels to reduce the potential for costly repairs upon move-in. **NOTE:** A cracked heat exchanger can release carbon monoxide into the home creating unsafe conditions. **NOTE:** Service records can also be provided if a recent evaluation or repair has been performed.

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

Comment The house has a single thermostat to control the HVAC unit for both upstairs and down, commonly known as a single zone. This may make it difficult to regulate the temperature on the second floor since the thermostat on the first floor controls the whole house. Manual changes can be made at the registers to increase or decrease air flow to individual rooms when needed. A licensed HVAC technician can be contacted for further evaluation and information.

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

(2) **Repair Item** The exhaust vents in both upstairs bathrooms were inoperable on the day of inspection. An exhaust fan removes undesired moisture from the home produced by the shower to the exterior. Without a properly working fan, moisture stains on the walls and ceiling are possible. Recommend contacting a qualified contractor to repair or replace as needed to ensure proper function.

10. Built-In Kitchen Appliances

10.1 Ranges/Ovens/Cooktops

Repair or Replace

Repair Item The anti-tipping bracket for the range was not installed. The device is installed on the floor in the back of the unit to eliminate the possibility of the oven tipping forward if weight is applied to the door or the racks are pulled out changing the center of gravity. Recommend adding the anti-tipping bracket by a qualified contractor to ensure safe use of the range.

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/RECEIPT

Capital City Home Inspections, LLC
322 Hight Rd
Louisburg, NC 27549
Inspected By: Adam Freudenberger

Inspection Date: 4/17/2026
Report ID: 20260417-8724-Owl-Roost-PI

Customer Info:	Inspection Property:
Tracy Gray	8724 Owl Roost Pl Raleigh NC 27617
Customer's Real Estate Professional: Elizabeth Owens	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Venmo
Payment Status: Paid
Note: Paid in Full