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RESIDENTIAL INSPECTION

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TABLE OF CONTENTS

1: Inspection Information	5
2: Utility Shutoff Locations	6
3: Grounds	7
4: Roof	12
5: Exterior	15
6: Doors	22
7: Kitchen	24
8: Bathroom(s)	26
9: Interior Areas and Items	28
10: Laundry	30
11: Heating & Cooling Components	32
12: Water Heater	36
13: Plumbing	38
14: Electrical	40
15: Attic, Roof Structure, & Ventilation	48
16: Foundation Area	50
17: Water, Moisture, & Condensation (WMC)	53
18: Cracking, Settlement, & Movement (CSM)	53
19: Thermal Imaging	54

How to Use This Inspection Report

This report documents the condition of the home at the time of inspection and is organized by system for clarity. Not all findings require immediate repair, and many items reflect normal wear, maintenance needs, or typical conditions for the age of the home.

We recommend reviewing the report in its entirety and focusing first on items noted as safety concerns or significant defects. If you have questions about any findings, we're happy to help explain the context and potential next steps.

- ⊖ 3.3.1 Grounds - Vegetation Observations: Vegetation - Against/Near the Home
- 🔧 3.4.1 Grounds - Decks & Porches: Uneven Deck Surface
- ⊖ 3.4.2 Grounds - Decks & Porches: Deck – Support Posts
- 🔧 3.9.1 Grounds - Exterior Spigots: Exterior Spigot - Hose Attached
- ⊖ 3.13.1 Grounds - Concrete/Masonry Surfaces: Exterior – Basement Entry Landing
- ⊖ 4.7.1 Roof - Chimney: Chimney Crown – Deteriorated Masonry Crown
- 🔧 5.1.1 Exterior - General Info: Exterior – Decorative Shutters
- 🔧 5.1.2 Exterior - General Info: Exterior – Wasp Activity
- ⊖ 5.2.1 Exterior - Walls/Cladding: Brick Cracks
- ⊖ 5.2.2 Exterior - Walls/Cladding: Exterior – Brick Veneer Movement / Settlement
- ⊖ 5.3.1 Exterior - Vinyl Siding: Siding Damage
- 🔧 5.4.1 Exterior - Window Exteriors: Exterior – Windows
- ⊖ 6.1.1 Doors - Interior Doors: Interior – Doors
- ⊖ 6.2.1 Doors - Exterior Doors: Laundry Room Exterior Doors – Operational Deficiencies
- ⊖ 6.2.2 Doors - Exterior Doors: Exterior – Laundry Room Door Frame
- ⊖ 8.4.1 Bathroom(s) - Sink(s): Bathroom Sink Fixture Deficiencies
- ⊖ 8.4.2 Bathroom(s) - Sink(s): Hallway Bathroom Vanity – Loose Installation
- ⊖ 8.7.1 Bathroom(s) - Shower(s) / Enclosure(s): Reversed Hot and Cold Water Supply – Basement Shower
- ⊖ 8.7.2 Bathroom(s) - Shower(s) / Enclosure(s): Primary Bathroom – Shower/Tub Surround Caulking
- 🔧 9.1.1 Interior Areas and Items - Interior - General: Cosmetic Defects Information
- ⊖ 9.6.1 Interior Areas and Items - Floor Condition: Interior – Family Room Floor
- ⊖ 9.7.1 Interior Areas and Items - Stairs, Rails, & Guards: Interior – Floor Level Change
- ⚠️ 11.3.1 Heating & Cooling Components - Interior Unit(s) - Split System : HVAC Air Handler Cabinet Air Leakage
- ⊖ 11.3.2 Heating & Cooling Components - Interior Unit(s) - Split System : HVAC Filter Bypass / Dirty Cabinet
- ⊖ 11.7.1 Heating & Cooling Components - Condensate Drain Pipe: Condensate Drain - Terminated Near Foundation
- ⊖ 11.17.1 Heating & Cooling Components - Cooling Source In Each Habitable Room: Cooling Source Not Present in Each Room
- ⊖ 12.1.1 Water Heater - Water Heater - General Information: Water Temp - In Excess of 120 Degrees
- ⚠️ 14.1.1 Electrical - General Electrical Information: Missing Cover Plate – Switch Under Kitchen Sink
- ⚠️ 14.1.2 Electrical - General Electrical Information: Open Junction Box – Crawlspace
- ⚠️ 14.1.3 Electrical - General Electrical Information: Electrical – Laundry Room Closet
- ⚠️ 14.2.1 Electrical - Service Entrance: Overhead Service Drop / Service Entrance
- ⊖ 14.4.1 Electrical - Service Amperage: 100amp Service
- ⚠️ 14.6.1 Electrical - Subpanel(s): Overheated Neutral Conductor(s) at the Neutral Bus
- ⚠️ 14.10.1 Electrical - Receptacles: Reversed Polarity – Basement Utility Room Receptacles
- ⊖ 14.11.1 Electrical - GFCI Protection: Missing GFCI Protection at Kitchen, laundry room, and Bathrooms
- ⊖ 14.14.1 Electrical - Smoke Alarms/Detectors: Smoke Alarms Not Present at all Recommended Locations
- ⊖ 14.15.1 Electrical - CO Detectors: CO Alarm(s) - Not Present at Recommended Locations

1: INSPECTION INFORMATION

Information

In Attendance Inspector, Client(s), Listing Agent	Occupancy Occupied	Inspection Type Pre-listing
Type of Building Single-Family	Construction Year (Pulled From Online Sources) 1963 / based on public records, not verified.	Weather Conditions Cloudy / Overcast

Temperature at the Time of Inspection
80+ Degrees

Applicable Standards of Practice
NCHILB Standards of Practice (Effective October 1, 2024)
This inspection was performed in accordance with the North Carolina Home Inspector Licensure Board (NCHILB) Standards of Practice and Code of Ethics, effective October 1, 2024, except as otherwise specifically noted in this report.

Important Information/Limitations: Inspection Overview & Limitations
This inspection was performed in accordance with the North Carolina Home Inspector Licensure Board Standards of Practice and the signed Sierra Delta Home Inspections agreement.
It was a visual, non-invasive inspection of the home’s readily accessible systems and components as they existed at the time of inspection.
Findings reflect observed conditions only and are not a prediction of future performance or a warranty of any kind. Hidden or latent defects may exist.
Environmental testing, code compliance, and insurance evaluations are outside the scope of this inspection.
For any noted issues or recommended repairs, a qualified, licensed professional should evaluate and correct as needed.

Important Information/Limitations: Items Not Inspected / Other Limitations
This inspection was **visual and non-invasive**, limited to **readily accessible areas and components** at the time of inspection.
The following were **not inspected** or are **outside the scope** of this inspection:

- **Detached structures, pools/spas, irrigation, and fencing (unless specifically included).**
- **Non-permanent or movable items such as appliances, furnishings, and window screens.**
- **Subsurface systems including septic, sewer lines, underground piping, and fuel storage tanks.**
- **Components or systems that were shut off, disconnected, or not in service.**

The inspection **does not determine causes, repair methods, costs, or code compliance**, and **does not include environmental testing** (mold, asbestos, radon, WDI, etc.) unless contracted separately.
This inspection was conducted in accordance with the **North Carolina Home Inspector Licensure Board Standards of Practice** and the **Sierra Delta Home Inspections agreement**, which define all inclusions, exclusions, and limitations.

Important Information/Limitations: Comment Key - Definitions
Comment Key / Legend
■ **Significant - Repair/Safety concern**
■ **Marginal - Functional but needs attention**
■ **Maintenance - Minor upkeep or cosmetic**
LMT = Limitation (visibility/access restricted)

EXCL = Excluded (outside SOP or inaccessible)

SFTY = Safety Concern

Limitations

General Info

PERSONAL PROPERTY & STORED ITEMS

The inspector is not required to move furniture, personal belongings, floor coverings, wall coverings, insulation, stored items, or debris. Areas and components obscured by these items were not inspected and may contain deficiencies not identified in this report.

General Info

SCOPE OF INSPECTION - VISUAL ONLY

This is a visual inspection only. The inspector did not perform any invasive, destructive, or technically exhaustive testing. No components were dismantled, moved, or operated beyond normal means. Hidden, concealed, or inaccessible areas were not inspected and are excluded from this report.

General Info

NOT A WARRANTY OR GUARANTEE

This inspection report is not a warranty, guarantee, insurance policy, or substitute for real estate disclosures. The inspector cannot predict future conditions or guarantee that deficiencies will not develop after the date of inspection.

General Info

THIRD PARTY EVALUATION RECOMMENDED

Any system or component noted in this report as requiring further evaluation should be assessed by a licensed contractor or qualified specialist in that trade prior to closing. Cost estimates are not provided as part of this inspection.

2: UTILITY SHUTOFF LOCATIONS

Information

Information: Water Main Shutoff **Information: Gas/LP Main Shutoff**

Not Found

On Exterior Meter

Information: Main Electrical Disconnect

At Main Breaker in the Electrical Panel, At Main Breaker Below Exterior Meter



Limitations

Information

UTILITY SHUTOFF - COULD NOT LOCATE

Water Main Shutoff

The location of this utility shutoff could not be determined at the time of inspection. The client should identify and locate all utility shutoffs prior to occupancy.

3: GROUNDS

Information

Driveway, Walkway & Patio:	Driveway, Walkway & Patio:
Driveway Material	Walkway Material
Concrete	Concrete

Grading/Lot Drainage: Grading/Drainage Conditions

Positive Grading (slopes away from structure)

Yard grading generally slopes away from the foundation promoting drainage. No significant deficiencies observed unless otherwise noted.

Grading/Lot Drainage: Grading Limitations

Inspection limited to visible grading; performance varies with rainfall and soil moisture at time of inspection.

Driveway, Walkway & Patio: Driveway/Walkway Information

The driveway and walkway surfaces were inspected to evaluate their general condition and potential impact on the structure. Inspection was limited to visible areas and reflects conditions at the time of inspection. No significant deficiencies were observed unless otherwise noted.

Vegetation Observations: Vegetation Information

Vegetation around the home was inspected for clearance and potential impact on the structure. Adequate clearance was observed at the time of inspection unless otherwise noted.

***NOTE:** Vegetation should be trimmed 1–2 feet away from the home to allow for ventilation and reduce pest activity.

Decks & Porches: Deck Information

The deck was inspected for visible damage, attachment, framing, and safety concerns. No significant deficiencies were observed unless otherwise noted.

Stairs & Rails: Stairs & Rails Overview

Stairs, steps, and railings were inspected for visible damage and general safety. No significant deficiencies were observed unless otherwise noted.

Retaining Walls: Retaining Wall Information

Retaining walls were inspected for visible movement, cracking, and evidence of poor drainage. No significant deficiencies were observed unless otherwise noted. Inspection limited to visible and accessible areas at the time of inspection.

Fence: Fences Not Inspected

A fence was present at the property. Fences and gates are not within the scope of a home inspection under the North Carolina Standards of Practice, and their condition is not evaluated. Any observations are provided as a courtesy only and are not a comprehensive assessment.

Exterior Spigots: Spigot(s) Information

Exterior hose bibs (spigots) were operated where accessible. No significant deficiencies were observed unless otherwise noted.

Gas Meter/LP Tank: Gas Meter Information

The visible gas meter was inspected for condition and secure installation. No significant deficiencies were observed unless otherwise noted.

Guards & Rails: Guards & Rails Information

The guards and rails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant defects or safety concerns. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

3.3.1 Vegetation Observations

 Marginal Defect

VEGETATION - AGAINST/NEAR THE HOME

There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants within 1-2 feet of the home is recommended to be conducted by a qualified person to eliminate pathways of wood-destroying insects and allow moisture to adequately dry behind these areas after rainfall events.

Recommendation

Contact a qualified landscaping contractor



3.4.1 Decks & Porches

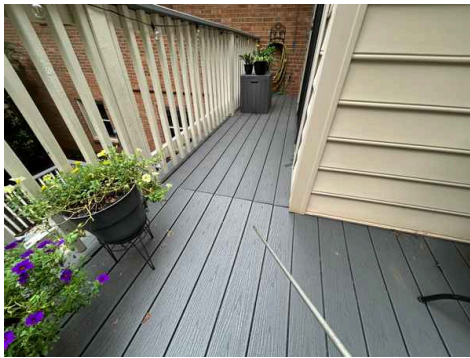
UNEVEN DECK SURFACE

Minor Defect, Maintenance Item, or FYI Item

The deck has localized unevenness and minor areas of deflection consistent with age and normal wear. While the deck appeared generally serviceable at the time of the inspection, these conditions should be monitored and repaired as needed to help maintain structural performance and prevent further deterioration.

Recommendation

Contact a qualified professional.



3.4.2 Decks & Porches

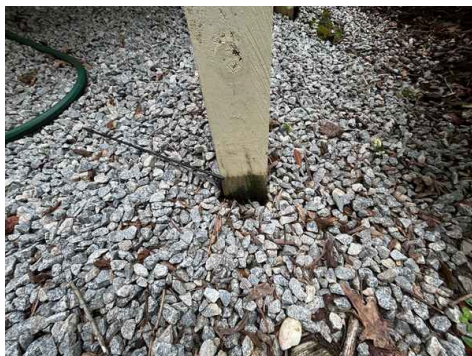
DECK – SUPPORT POSTS

Marginal Defect

The deck support posts are in direct contact with the ground and exhibit early signs of moisture-related deterioration at the bases. Wood in ground contact is more susceptible to decay and insect damage, which can reduce its service life over time. Consider having a qualified contractor evaluate the affected posts and make repairs or improvements as needed to help protect against further deterioration.

Recommendation

Contact a qualified professional.



3.9.1 Exterior Spigots



Minor Defect, Maintenance Item, or FYI Item

**EXTERIOR SPIGOT
- HOSE ATTACHED**

A hose was attached to the rear hose bibb and could not be removed at the time of the inspection, preventing evaluation of the spigot for leaks or proper operation; remove the hose and inspect the hose bibb for leaks during normal use, repairing as needed if leakage is observed.

Recommendation

Contact a handyman or DIY project



3.13.1 Concrete/Masonry Surfaces



Marginal Defect

EXTERIOR – BASEMENT ENTRY LANDING

The concrete landing at the basement exterior door has settled, resulting in a noticeable downward slope toward the right side. Minor wood deterioration was also observed at the bases of the porch support posts where they contact the concrete. While no significant structural concerns were evident at the time of the inspection, the settlement and wood deterioration should be monitored and repaired to help prevent further movement and moisture-related damage. Consider having a qualified contractor evaluate the landing and repair the affected wood components as needed.

Recommendation

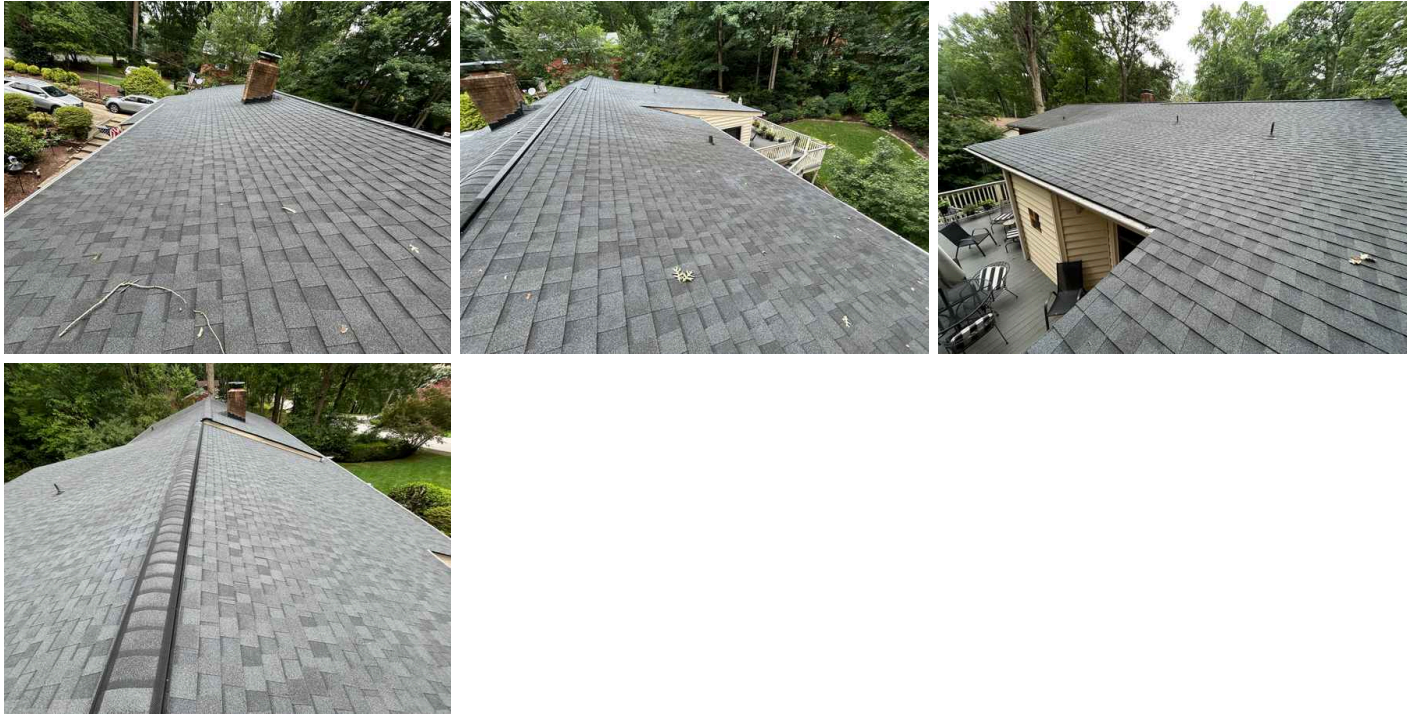
Contact a qualified professional.



4: ROOF

Information

General Info: Roof Views



General Info: Roof Covering Material

Architectural Asphalt Shingles

The **roof covering type is noted above**. The roof was inspected for visible signs of wear, damage, or improper installation consistent with the North Carolina Home Inspector Licensure Board Standards of Practice.

General Info: Roof Limitations

The roof inspection was limited to the conditions observed on the day of inspection.

The roof covering, visible portions of the roof structure (as seen from the attic, if accessible), and interior ceilings were inspected for **visible signs of leaks or damage**.

Future weather conditions may reveal leaks that were **not visible at the time of inspection**.

Any noted deficiencies or signs of active or past leakage should be further **evaluated and repaired as needed by a licensed roofing contractor**.

Inspection Method: Walked Where Possible

The roof was walked where safely accessible.

This method allows for a **close visual inspection** of the roof covering and related components. Areas that were unsafe to access were inspected by other means, such as **ladder, ground, or drone**.

Roof Surface Condition: Roof Surface Condition — Informational

The roof covering was inspected for visible wear, damage, or installation concerns consistent with the North Carolina Home Inspector Licensure Board Standards of Practice.

The roof appeared to be performing as intended at the time of inspection unless otherwise noted in this report.

Future weather exposure and normal aging may affect performance over time.

Shingles: Shingles Information

The roof shingles were inspected for visible wear, damage, or installation concerns consistent with the North Carolina Home Inspector Licensure Board Standards of Practice.

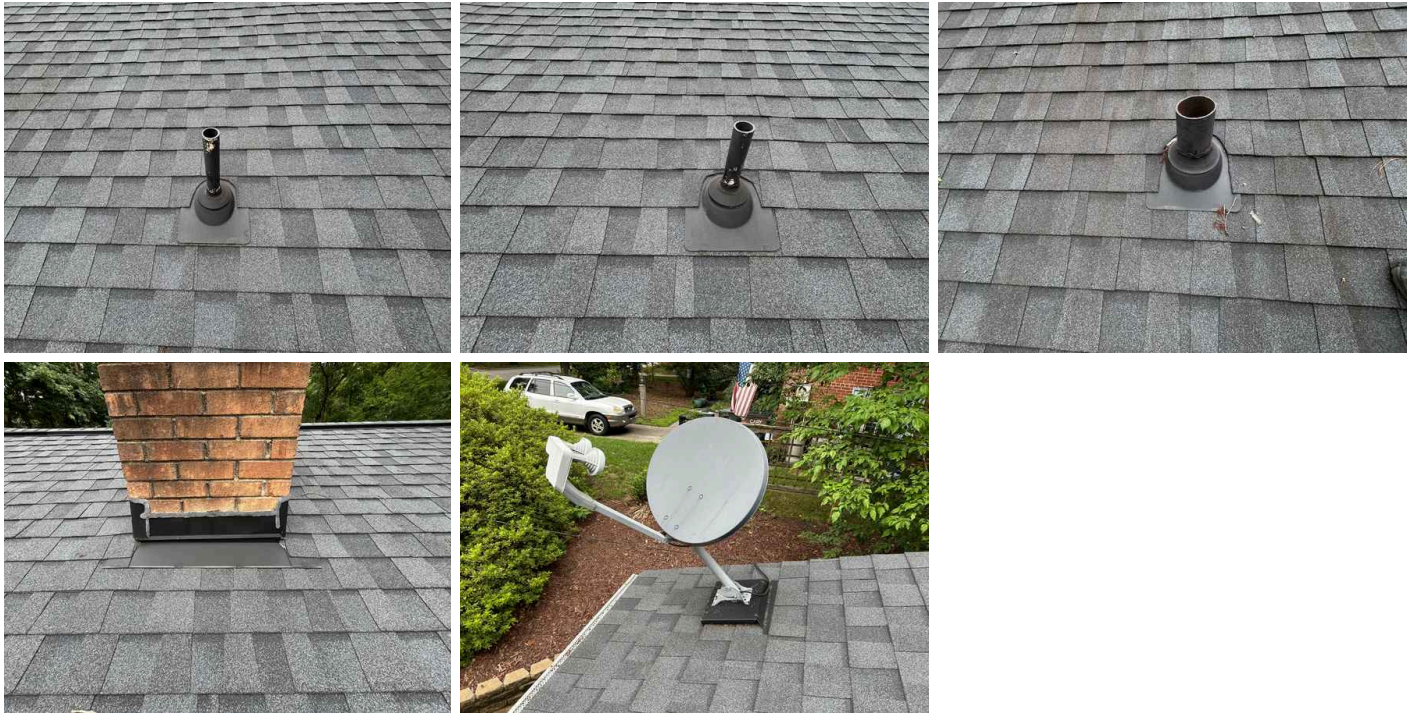
The shingles appeared to be performing as intended at the time of inspection unless otherwise noted in this report. Future weather exposure and age-related wear may affect performance over time.

Vents/Roof Protrusions: Roof Protrusions Information

The roof protrusions, including plumbing vent stacks, exhaust flues, and similar penetrations, were inspected for proper installation, clearance, and the condition of flashings and rain boots.

No significant deficiencies were observed at the time of inspection unless otherwise noted in this report.

These areas should be monitored and maintained as part of normal roof upkeep.



Roof Flashings: Roof Flashings Information / Limitations

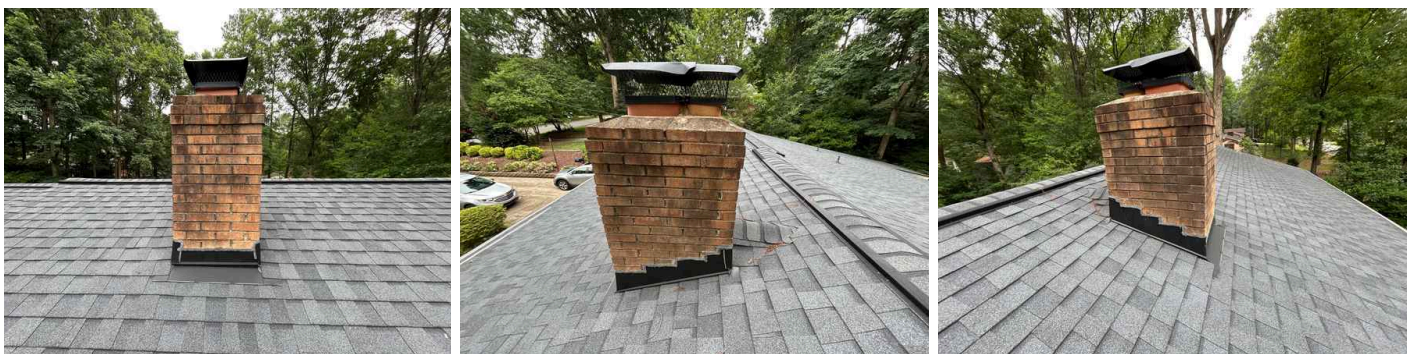
LMT – Visible portions of roof flashings (including drip edge, step, counter, and headwall flashings where present) were inspected for signs of improper installation, damage, or deterioration.

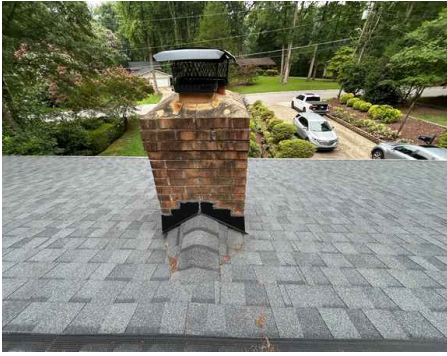
Many flashing areas are concealed beneath roof coverings or wall cladding and therefore not fully visible; those concealed portions are excluded from this inspection.

Functionality was evaluated by observing accessible roof and attic areas for evidence of active or past leaks. No significant deficiencies were observed at visible portions unless otherwise noted in this report.

Chimney: Chimney Material

Brick





Gutters/Downspouts: Gutters Information

The gutters were inspected for secure attachment, debris accumulation, standing water, and visible damage.

Leak detection is limited when active rainfall is not occurring; any leaks observed after occupancy may require sealing at seams or endcaps.

No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

Gutters/Downspouts: Downspouts Information

The downspouts were inspected to verify that they divert rainwater away from the structure.

Testing for blockages or locating underground termination points is beyond the scope of this inspection.

No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

Gutters/Downspouts: Recommend Maintaining Gutters

Periodic cleaning of gutters and downspouts is recommended to prevent clogs and overflow.

Clogged downspouts can cause gutters to back up, potentially leading to roof edge damage, fascia board decay, and saturated soil near the foundation.

Recommendations

4.7.1 Chimney

CHIMNEY CROWN – DETERIORATED MASONRY CROWN

Marginal Defect

The masonry chimney crown exhibits age-related cracking and surface deterioration around the flue openings. These conditions can allow moisture to enter the chimney structure over time, contributing to continued deterioration if left unaddressed. Consider having a qualified chimney contractor evaluate the chimney crown and make repairs or apply an appropriate sealant as needed to help extend its service life and reduce future moisture intrusion.

Recommendation

Contact a qualified professional.



5: EXTERIOR

Information

Walls/Cladding: Cladding Material

Brick Veneer, Vinyl Siding

General Info: Representative Number Inspected**A representative number of exterior components were inspected.**

In accordance with the North Carolina Standards of Practice, a representative sample of exterior components was inspected on each side of the home when multiple, similar items were present (such as cladding, windows, trim, or overhangs). Every effort was made to evaluate all visible areas; however, height, vegetation, or other obstructions may have limited full accessibility or visibility.

General Info: Probing of Wood**Probing Conducted Where Deterioration Was Suspected**

In accordance with the North Carolina Standards of Practice, areas of wooden trim, siding, or other exterior wood components were probed where water damage or deterioration was suspected. Any photos showing an awl or probe inserted into wood indicate the presence of moisture damage or rot to some extent.

Hidden or concealed deterioration may exist beyond visible areas. Further evaluation and repair should be conducted by a qualified contractor to determine the full extent of any damage and perform corrective work as needed.

Walls/Cladding: Wall and Cladding Information

The exterior walls and cladding were inspected looking for visible damage, proper flashing, secure attachment, and potential points of water intrusion. No reportable deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.

Vinyl Siding: Vinyl Siding Information

Vinyl siding is inspected by looking for damage, proper flashings, and the overall installation concentrating on significant deficiencies. No such deficiencies were present at the time of inspection unless otherwise noted in this report.

Vinyl siding is not a watertight cladding and is expected to allow some degree of moisture behind it as it heavily relies on the performance of the weather-resistive barrier (if present), or if installed over an existing wall cladding it relies on that cladding and its WRB or felt paper to manage and prevent water infiltration into the wall cavity. Prior to 2003 vinyl siding was allowed to be installed directly over OSB wall sheathing with no WRB in place as the unsealed nature of vinyl siding will allow air to dry the underlying components.

Regardless measures should be taken to prevent bulk moisture from entering behind the cladding with proper flashings and sealants.

Window Exteriors: Windows Information

The exterior window components, including trim and flashing, were inspected for visible damage, proper installation, and clearance from grade where applicable. No reportable deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report.

Window Exteriors: Window Screens Information

EXCL – Window screens are not required to be inspected per the North Carolina Standards of Practice. Their presence and condition are excluded from this inspection.

If window screens are of concern, I recommend consulting with the seller regarding their availability and condition.

Wall Flashings: Wall Flashing Information & Limitations

LMT – Visible portions of the wall flashings were inspected, looking for proper installation and significant deficiencies such as damaged or missing Z-flashings, drip caps, or similar materials. Most flashings are concealed behind wall cladding and were not visible for inspection. Functionality was evaluated by observing for moisture intrusion or damage in adjacent areas. No reportable conditions were observed at visible portions at the time of inspection unless otherwise noted in this report.

Eaves/Overhangs/Fascia: Soffit & Fascia Material

Vinyl Soffit

The soffit and fascia materials were inspected for visible damage, deterioration, or improper installation. These components help protect the roof structure and wall assemblies from water intrusion and pest entry. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

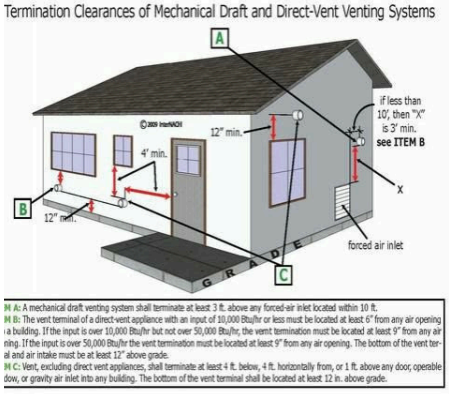
Eaves/Overhangs/Fascia: Overhangs Information

The roof overhangs, soffits, and fascia were inspected at visible portions for signs of water damage, deterioration, or other significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

The possibility of hidden damage exists on structures where fascia and/or soffit are covered with cladding materials such as vinyl or aluminum, as these coverings limit visibility.

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

The gas sidewall vent(s) were inspected to verify proper clearance from air inlets, operable windows, and combustible materials. At the time of inspection, no visible deficiencies were observed unless otherwise noted in this report.



Typical clearance requirements for mechanical draft and direct-vent systems (for reference only)

Sealant/Paint Overall: General Paint / Sealant Information

The exterior paint and sealant were inspected at visible portions, looking for cracking, peeling, or deterioration that could allow moisture intrusion. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

5.1.1 General Info

Minor Defect, Maintenance Item, or FYI Item

EXTERIOR – DECORATIVE SHUTTERS

Several decorative exterior shutters were observed to be loose and could be moved by hand. Loose shutters may become detached during high winds, creating a potential safety hazard and increasing the likelihood of damage to the shutters or adjacent building surfaces. As part of preparing the home for sale, all exterior shutters should be checked and securely fastened or repaired as needed.

Recommendation

Contact a qualified professional.



5.1.2 General Info

EXTERIOR – WASP ACTIVITY

Minor Defect, Maintenance Item, or FYI Item

Evidence of wasp nesting was observed near the basement exterior door and at the sliding glass door. Active nests can pose a nuisance or sting hazard to occupants and visitors. Consider removing the nests and treating the affected areas as needed before listing the home to help improve safety and reduce the likelihood of future activity.

Recommendation

Contact a qualified professional.



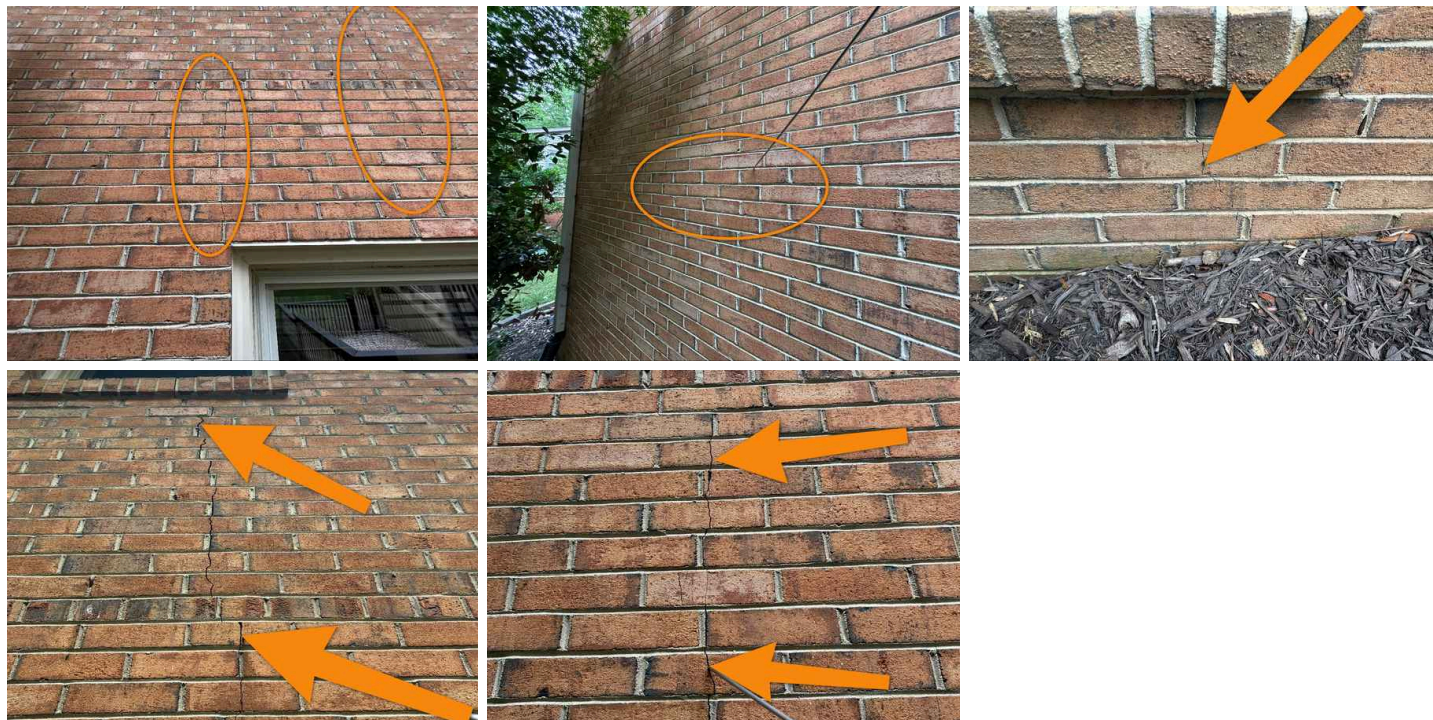
5.2.1 Walls/Cladding

BRICK CRACKS Marginal Defect

Vertical cracks and minor localized displacement were observed in sections of the brick veneer. No related signs of movement were observed on the corresponding interior foundation walls at the time of the inspection; monitor these areas for changes and have repairs made as needed to help limit moisture intrusion and further deterioration.

Recommendation

Contact a qualified professional.



5.2.2 Walls/Cladding

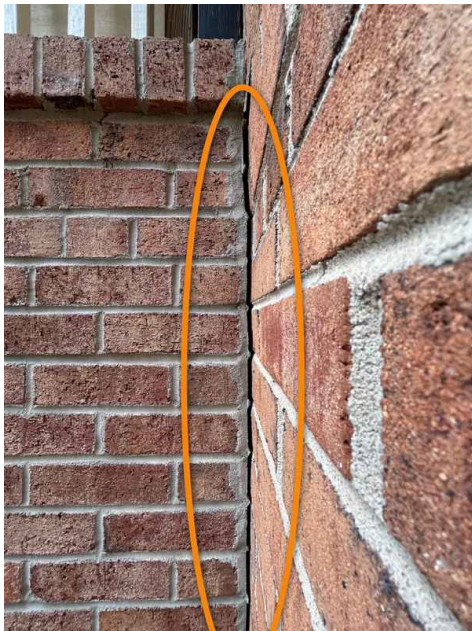
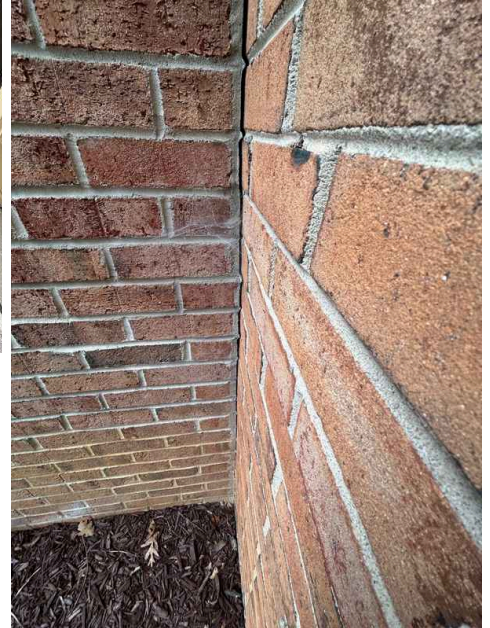
EXTERIOR – BRICK VENEER MOVEMENT / SETTLEMENT

Marginal Defect

The exterior brick veneer at the front entry exhibits an open vertical separation at the intersecting wall, and the concrete porch slab shows cracking consistent with minor settlement or movement. While these conditions are not uncommon with age, they can allow moisture intrusion and may continue to widen over time if not maintained. Consider having the separation sealed and monitored, and consult a qualified masonry contractor if movement progresses or repairs become necessary.

Recommendation

Contact a qualified professional.



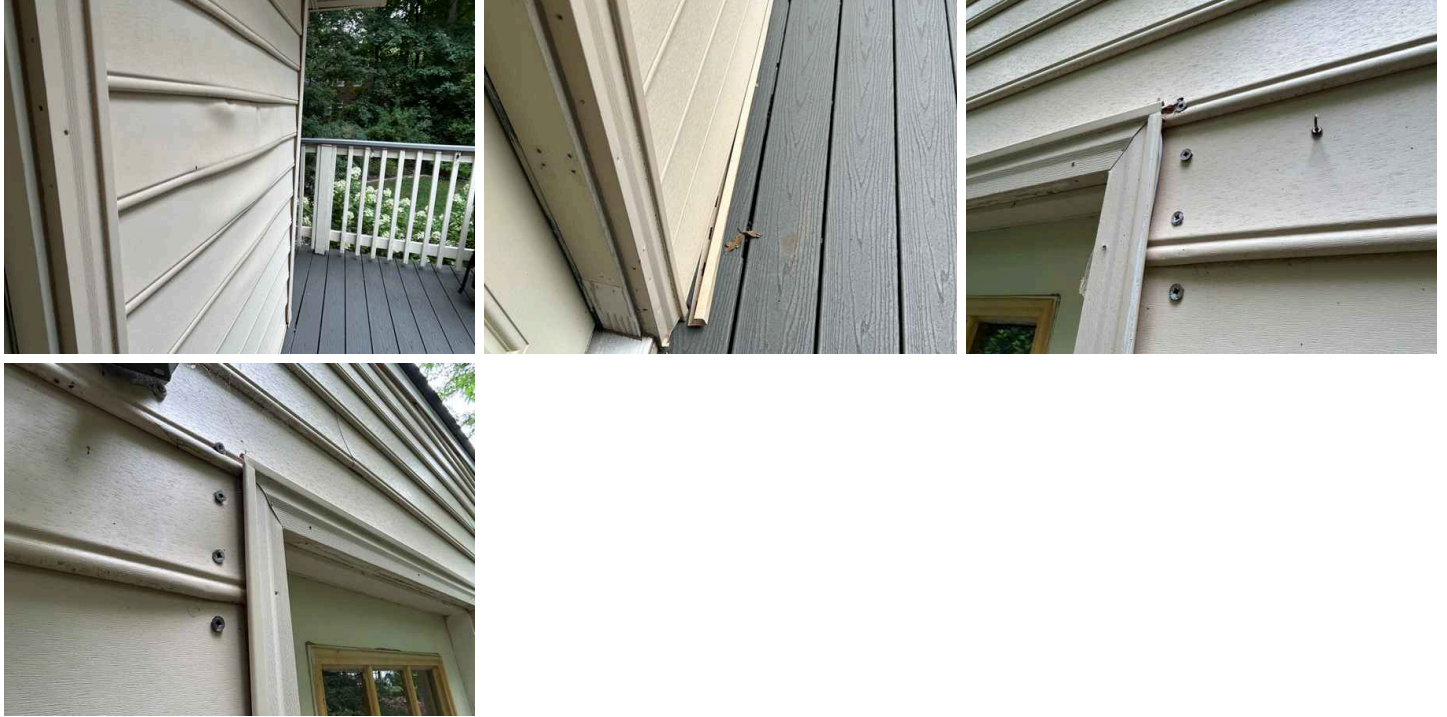
5.3.1 Vinyl Siding

SIDING DAMAGE

Sections of the exterior siding and trim were loose, detached, or exhibited localized waviness and minor damage. These conditions can allow moisture intrusion and should be secured and repaired as needed to maintain the exterior weather barrier.

Recommendation

Contact a qualified professional.



5.4.1 Window Exteriors

EXTERIOR – WINDOWS

Sealant was missing or deteriorated at select exterior window trim/joints. Maintaining intact sealant helps reduce the potential for moisture intrusion around window assemblies and prolongs the service life of adjacent building materials. Recommend cleaning and resealing the affected areas with an appropriate exterior-grade sealant as part of routine home maintenance.

Recommendation

Contact a qualified professional.



6: DOORS

Information

Interior Doors: Interior Doors Information

A representative number of interior doors were inspected for proper operation, including opening, closing, and latching without binding on the jambs or flooring. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Exterior Doors: Doors Information

The exterior doors were inspected for damage, proper operation, flashing, and weather protection. This included a visual review of the door frames, thresholds, weatherstripping, and hardware at accessible doors. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

6.1.1 Interior Doors

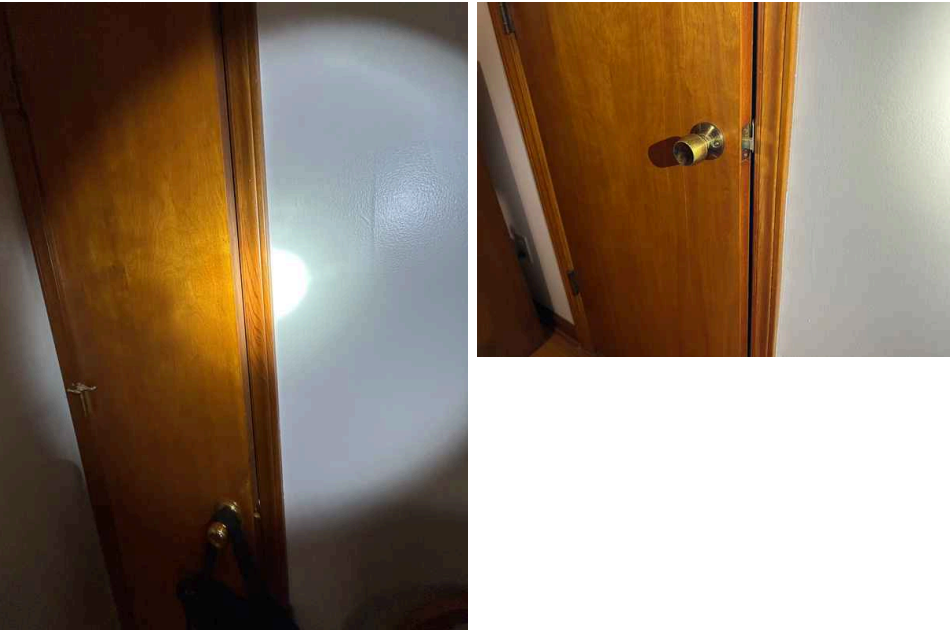
INTERIOR – DOORS

 Marginal Defect

Two interior doors were misaligned and did not close and latch properly during the inspection. Misaligned doors may be the result of normal settling, hinge wear, or frame movement and can affect proper operation and privacy. Recommend a qualified contractor adjust or repair the affected doors to restore proper operation and latching.

Recommendation

Contact a qualified professional.



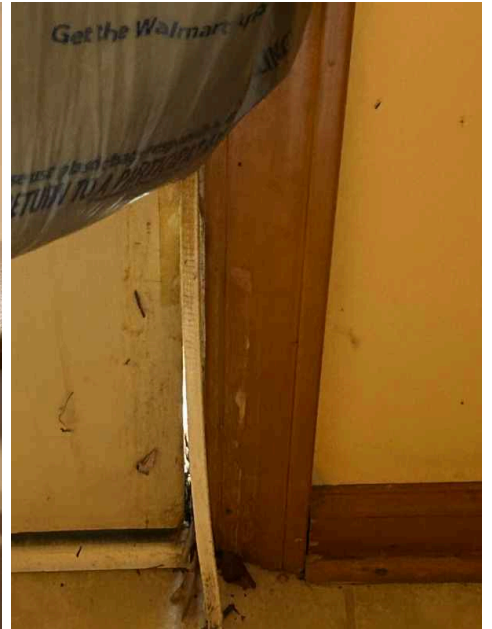
6.2.1 Exterior Doors

LAUNDRY ROOM EXTERIOR DOORS – OPERATIONAL DEFICIENCIES

Both exterior doors at the laundry room were difficult to operate during the inspection. One door has deteriorated weatherstripping that should be replaced to improve sealing against air and moisture intrusion, while the other has a defective lockset that does not properly lock or unlock. A qualified contractor should repair or replace the affected components as needed to restore proper operation and security.

Recommendation

Contact a qualified professional.



6.2.2 Exterior Doors



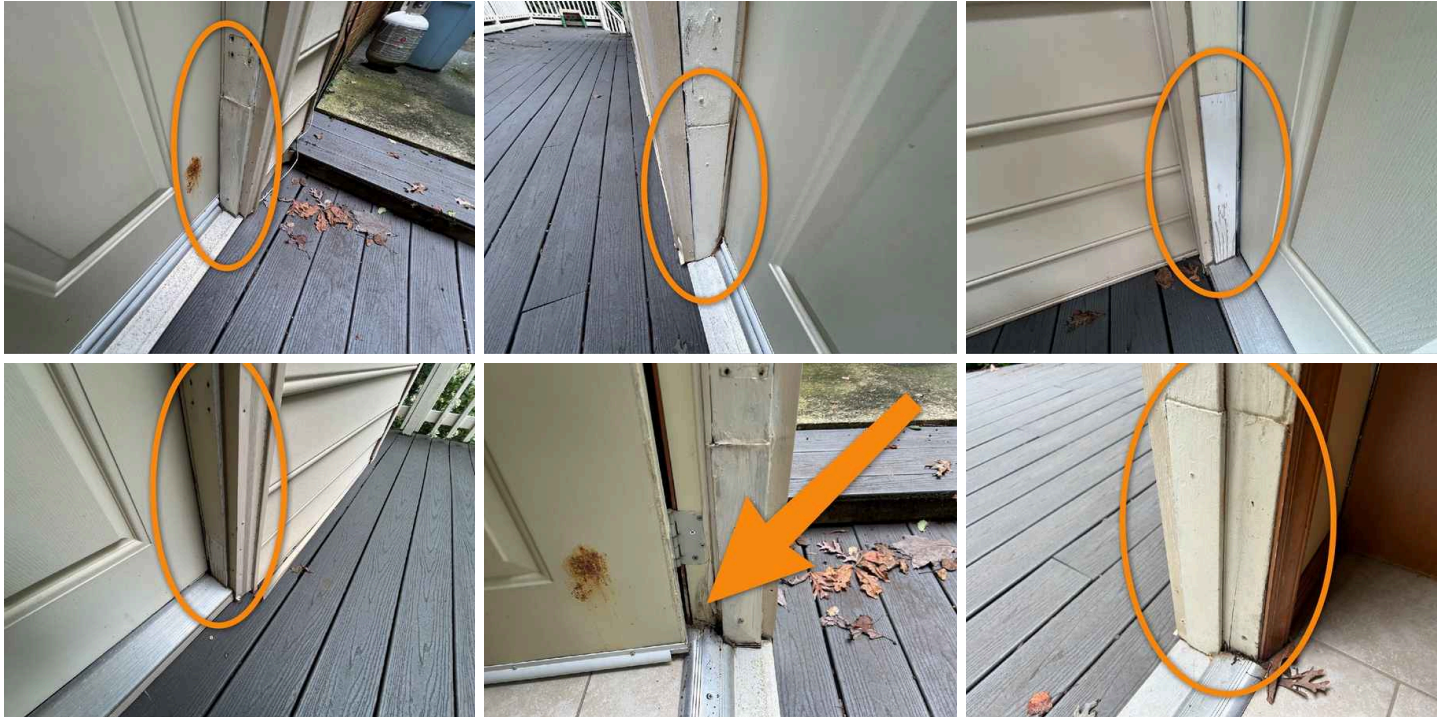
Marginal Defect

EXTERIOR – LAUNDRY ROOM DOOR FRAME

The exterior laundry room door frame exhibits evidence of previous repairs, with sections of the lower jamb/trim cut back. Soft, deteriorated wood remains at the base of one door frame, indicating ongoing or previous moisture damage. Deteriorated wood can allow continued moisture intrusion and further deterioration if not properly repaired. Recommend a qualified contractor remove and replace the damaged wood, determine and correct the source of moisture intrusion, and properly seal and paint the repaired area.

Recommendation

Contact a qualified professional.



7: KITCHEN

Information**Cooktop: Cooktop Energy Source**

Gas

General Info: Kitchen View

The kitchen was inspected by operating built-in appliances, plumbing fixtures, and accessible electrical components in accordance with the North Carolina Home Inspector Licensure Board Standards of Practice. Findings reflect conditions at the time of inspection only.



Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet and observing drainage performance, water pressure, and visible portions of the plumbing connections below for active leaks. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Kitchen: Plumbing Information

The visible supply and drain piping beneath the sink was inspected for leaks, improper installation, corrosion, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Spray Wand: Spray Wand Information

The spray wand, whether standalone or integrated into the faucet, was operated to confirm proper water flow and check for leaks. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Disposal Unit: Disposal Information

The garbage disposal was inspected by operating it at normal controls and checking for leaks, exposed wiring, excessive rust, unusual noises, or other deficiencies. The unit was not tested for its ability to grind food waste. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Oven/Range: Energy Source

Gas

The cooking appliance's energy source was identified as [Electric / Gas / Dual Fuel], based on visible connections. Verification of utility service to the appliance is beyond the scope of this inspection.

Oven/Range: Oven Information

The oven was operated using the standard "Bake" function to confirm that heat was produced from the element(s). Temperature calibration, "self-clean," timer functions, or other specialized modes were not tested as part of this inspection. If additional testing of features or calibration is desired, further evaluation is recommended by a qualified appliance technician. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Microwave: No Mounted Microwave Present

EXCL – No mounted microwave was present in the kitchen. Only built-in or attached microwaves are inspected as part of a home inspection. Freestanding or countertop units are not evaluated, and they are not moved to inspect the condition of surfaces or components below or around them.

Refrigerator: Refrigerators Not Inspected

EXCL – Refrigerators are not inspected during a home inspection, as they are considered transient, "unattached" appliances. They are not moved to inspect the condition of the floor beneath or the surrounding cabinetry. As a result, the water supply line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, it is recommended to have it evaluated by an appliance repair company or other qualified professional prior to closing.

8: BATHROOM(S)

Information

Mirror(s): Mirror Information

The bathroom mirror(s) were inspected for secure attachment and visible damage, and no deficiencies were observed at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The bathroom ventilation was inspected by operating the exhaust fan and/or assessing window ventilation. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The sink was inspected for proper flow, drainage, and visible defects, and no deficiencies were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe/trap assembly, water supply lines, and areas underneath the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Bathtub(s): Bathtub(s) Information

The bathtub was inspected for proper operation, drainage, and visible defects, and no deficiencies were observed at the time of inspection unless otherwise noted in this report.

Shower(s) / Enclosure(s): Showers Information

The shower was inspected for functional flow, drainage, enclosure condition, and visible defects, and no deficiencies were observed at the time of inspection unless otherwise noted in this report.

Toilet(s): Toilet Information

The toilet was inspected for secure mounting, proper flushing, and visible leaks, and no deficiencies were observed at the time of inspection unless otherwise noted in this report.

Flooring - Bathroom: Flooring Information

The bathroom flooring was inspected for visible damage and moisture-related concerns, and no deficiencies were observed at the time of inspection unless otherwise noted.

Recommendations

8.4.1 Sink(s)

**BATHROOM SINK FIXTURE DEFICIENCIES**

Minor deficiencies were observed at bathroom sink fixtures. The basement bathroom sink drain stopper pull rod is missing its top knob, making operation of the stopper more difficult, and the upstairs hall bathroom sink hot water handle contacts the backsplash before reaching its full range of motion, limiting normal operation. These conditions do not prevent use of the fixtures but should be repaired or adjusted as needed to restore proper functionality.

Recommendation

Contact a qualified professional.



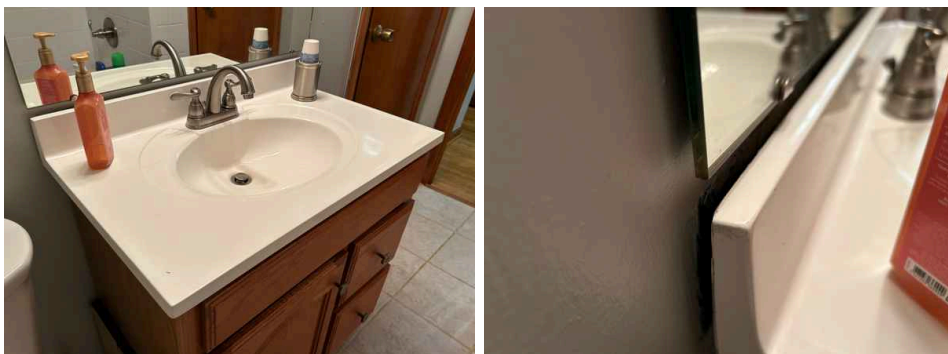
8.4.2 Sink(s)

**HALLWAY BATHROOM VANITY - LOOSE INSTALLATION**

The hallway bathroom vanity was not securely fastened and moved when pressure was applied. A loose vanity can place stress on the plumbing connections and sealant, potentially leading to leaks or damage over time. A qualified contractor should securely fasten the vanity to the wall and verify that the plumbing connections remain properly sealed and supported.

Recommendation

Contact a qualified professional.



8.7.1 Shower(s) / Enclosure(s)



Marginal Defect

REVERSED HOT AND COLD WATER SUPPLY – BASEMENT SHOWER

The basement shower was observed to have the hot and cold water supplies reversed, causing the control to operate opposite of its intended direction. This can lead to user confusion and increase the potential for accidental exposure to excessively hot water. A qualified plumbing contractor should correct the plumbing connections or valve configuration as needed.

Recommendation

Contact a qualified professional.



8.7.2 Shower(s) / Enclosure(s)



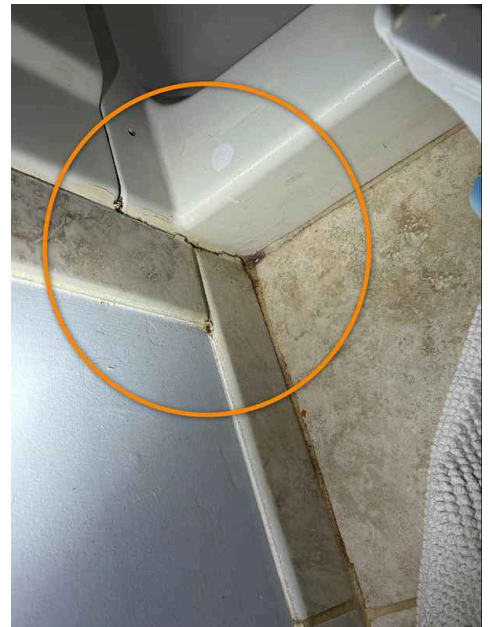
Marginal Defect

PRIMARY BATHROOM – SHOWER/TUB SURROUND CAULKING

The caulking at the joints between the shower/tub surround, adjacent wall, and floor in the primary bathroom is deteriorated, missing, and showing signs of mildew. Failed caulking can allow water to penetrate behind the surrounding finishes, increasing the potential for concealed moisture damage and mold growth. Remove the deteriorated caulk, clean the affected areas, and apply new mildew-resistant bathroom-grade sealant to all applicable joints.

Recommendation

Contact a qualified professional.



9: INTERIOR AREAS AND ITEMS

Information

Cabinets & Countertops: Countertop/Cabinets Information

The cabinets and countertops were inspected for proper function, secure attachment, and visible defects, and no deficiencies were observed at the time of inspection unless otherwise noted.

Windows: Windows Information

The windows were inspected by operating a representative number, with additional windows tested where accessible. They were checked for functional operation, visible damage, broken glass, and indicators of failed seals. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Windows: Window Glazing Information

The window glazing was visually inspected and noted to consist of single-pane, double-pane, or insulated glass units as observed throughout the home. No glazing concerns were observed at the time of inspection unless otherwise noted in this report.

Closets: Closets Information

The closets were inspected by operating the doors where accessible and observing the visible interior surfaces for any significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

The visible portions of the interior wall and ceiling surfaces were inspected for indications of moisture intrusion, settlement, and other significant defects. Cosmetic or minor deficiencies are not typically reported on but may be noted while evaluating for significant concerns. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Floor Condition: Floors Information

The interior flooring was inspected for visible defects, irregularities, and moisture-related concerns. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Stairs, Rails, & Guards: Stairs Information

The interior stairs were inspected for basic operation and visible defects, including the general condition of the treads, risers, handrails, and guards. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Recommendations

9.1.1 Interior - General

COSMETIC DEFECTS INFORMATION



Minor Defect, Maintenance Item, or FYI Item

LMT - Cosmetic defects, damage, wear and tear, and/or other aesthetic concerns may have been present in this structure. This can include scuffs, small holes, stains, cracks, displacement, dents and dings, and other forms of damage to the home's materials, including but not limited to the wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and/or other building materials.

If these items are of concern, appropriate tradespeople should be contacted for repairs as needed. ***Cosmetic deficiencies and wear and tear concerns are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.***

Recommendation

Contact a qualified professional.

9.6.1 Floor Condition



Marginal Defect

INTERIOR – FAMILY ROOM FLOOR

The family room appears to be a converted porch/deck. The floor has a noticeable slope, likely resulting from the original exterior deck framing that was retained during the conversion. The floor framing below is spaced wider than typically expected (approximately 24 inches on center), which may contribute to increased floor deflection and the sloped walking surface. Recommend a qualified contractor evaluate the framing and floor system and make repairs or modifications as needed to improve support and performance.

Recommendation

Contact a qualified professional.



9.7.1 Stairs, Rails, & Guards



Marginal Defect

INTERIOR – FLOOR LEVEL CHANGE

The step between interior floor levels measured approximately 8 inches in height, which is greater than the height of a typical residential stair riser. An unusually high single step can increase the risk of trips and falls, particularly where occupants may not anticipate the change in elevation. Recommend a qualified contractor evaluate the condition and make modifications as needed to improve safety.

Recommendation

Contact a qualified professional.



10: LAUNDRY

Information

Dryer Vent: Dryer Vent Termination Point

Exterior

General Info: Laundry View

General views of the laundry area are provided to document the condition and layout at the time of inspection.



General Info: Washer/Dryer Present

A washer and/or dryer was present at the time of inspection. These appliances may block visibility of electrical receptacles, plumbing components, and surrounding wall or floor surfaces. The appliances were not moved, and washers and dryers are not tested for functionality during a home inspection. The inspection is limited to visible portions only.

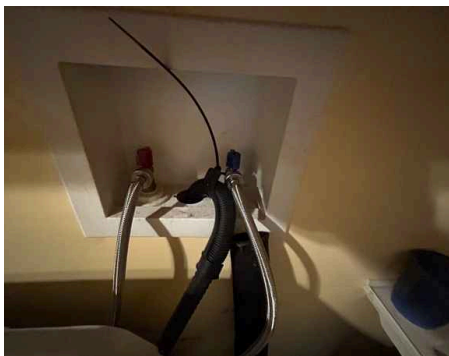
General Info: Dryer Energy Source

Electric

The dryer energy source was noted as (electric/gas/undetermined) based on visible components at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Visible Plumbing - Laundry: Plumbing Information - Washer Present

The washing machine supply valves and visible portions of the drain standpipe were inspected for leaks and general condition but were not operated due to the washer hoses being connected. Washers are not tested during a home inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted.



Dryer Vent: Dryer Vent Information

The dryer vent was inspected for proper material, routing, and termination to the exterior where visible. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Cleaning the dryer vent prior to use is recommended, as lint buildup can reduce airflow and increase the risk of overheating.



11: HEATING & COOLING COMPONENTS

Information

Exterior Unit(s) - Split System :
Exterior Unit Location

Rear of home

Exterior Unit(s) - Split System :
Exterior Unit Manufacturer

Goodman

Exterior Unit(s) - Split System :
Exterior Unit Type / Energy Source

Electric

Interior Unit(s) - Split System :
Interior Unit Location

Crawl Space

Interior Unit(s) - Split System :
Interior Unit Energy Source and Distribution

Gas Furnace

Interior Unit(s) - Split System :
Interior Unit Manufacturer

Goodman

Auxiliary Drain Pan: Auxiliary Drain Pan Present:

No

Condensate Drain Pipe: Condensate Drain Termination Point

Near Exterior Unit

Thermostat(s): Thermostat Location(s)

Living Room

Air Filter/Return Plenum: Filter Location(s)

Interior HVAC Unit Area

Air Filter/Return Plenum: Filter Size

20 X 25

Return Air Temp: Return Air Temp

70-75


Cooling Source In Each Habitable Room: Cooling Source In Each Habitable Room?

Yes

Heating Source In Each Habitable Room: Heating Source In Each Habitable Room?

Undetermined

Fireplace(s), Wood Stove(s), etc.: Fireplace Type(s)

Gas Logs - Venting Style
Undetermined

Fireplace(s), Wood Stove(s), etc.: Fireplace Location(s)

Family Room, Basement

Fireplace(s), Wood Stove(s), etc.: Flue Termination Point

Roof

General Info: HVAC Testing Information

The HVAC system was operated using normal thermostat controls in heating and cooling modes, weather permitting. The inspection was limited to visible and accessible components and the removal of homeowner-operable panels only. A qualified HVAC contractor should evaluate the system further if a more comprehensive assessment is desired.

General Info: Split System HVAC Present

A split HVAC system was present, consisting of an exterior condenser or heat pump, an interior air handler or furnace, a thermostat, and interior ductwork. These components were inspected where visible and accessible.

General Info: HVAC Servicing Information

Routine servicing of the HVAC system by a qualified technician is recommended to help maintain efficiency and extend system life. Service records may be requested from the seller(s), and servicing is recommended if records are unavailable.

Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

2022

The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit was inspected for general condition, refrigerant line connections, and visible electrical components. The unit was operated in cooling or heat pump mode using normal controls, weather permitting. No reportable concerns were observed unless otherwise noted in this report.

Interior Unit(s) - Split System : Interior Units Manufacture Year

2020

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

Interior Unit(s) - Split System : Interior Unit Information

The interior unit was inspected for general condition, visible components, and condensate handling. The system was operated using normal thermostat controls, weather permitting. No reportable concerns were observed at the time of inspection unless otherwise noted in this report.

Gas Pipe(s): Gas Pipe(s) Information

The gas piping supplying the unit was inspected at visible portions to confirm the presence of a shut-off valve and sediment trap, and to look for signs of damage or corrosion. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Venting: Vent Information

The appliance venting was inspected at visible portions to evaluate material type, general condition, and termination point. No reportable concerns were observed at the time of inspection unless otherwise noted in this report.

Venting: Vent Material

Type B Galvanized

FYI – The vent material was identified using visible portions only. No deficiencies were noted unless stated in this report.

Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit was inspected for the presence of an auxiliary drain pan where required, such as in or above finished areas. Any float switches or secondary drains associated with the pan are not tested for functionality. No deficiencies were observed at visible portions unless otherwise noted in this report.

Condensate Drain Pipe: Condensate Drain Pipe Information

The condensate drain pipe was inspected at visible portions to confirm the presence of a trap (where applicable) and to identify its termination point. Sections of the pipe that pass through walls, ceilings, or concealed areas are not visible and are excluded from the inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to confirm the presence of insulation and to look for damage or deterioration. No deficiencies were observed at visible portions unless otherwise noted in this report.

Thermostat(s): Thermostat Information

The thermostat was operated to confirm it responded at normal controls and activated the HVAC system. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Air Filter/Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return plenum were inspected at visible portions to look for gaps, damage, obstructions, or dirty filters. Regular filter replacement every 30–90 days is recommended depending on filter type. No

deficiencies were observed at the time of inspection unless otherwise noted in this report.

Air Return Information: Return Air Temperature Information

A return air temperature reading was taken to establish a baseline for comparison with the supply air temperature and to confirm the system responded to normal operating controls. No deficiencies were observed unless otherwise noted in this report.

Air Supply Information: Air Supply Information

An infrared camera was used to confirm that the HVAC system(s) responded to normal operating controls at the time of inspection. These thermal images are qualitative only and are not intended to show exact temperature differential, efficiency, or system performance, as that level of testing lies beyond the scope of a home inspection.

Typical temperature differentials (measured by an HVAC technician using proper instruments) are:

- Cooling: ~12–20°F
- Heating: ~15–25°F

Factors such as indoor temperature, outdoor temperature, humidity, a dirty filter, or a dirty evaporator coil can all affect actual readings.

Air Supply Differential: Temperature Differential Cooling Mode

10-15 Degrees

A temperature differential reading was taken between return air and supply air to confirm the system responded to normal operating controls. This reading is qualitative only and is not intended to determine efficiency, performance, or refrigerant charge, all of which are outside the scope of a home inspection.

Typical cooling differentials range from 12–20°F, although readings can vary based on indoor/outdoor temperature, humidity, filter cleanliness, and system load at the time of testing.

Air Supply Differential: Temperature Differential Heating Mode

Not Tested

A temperature differential reading was taken between the return and supply air to confirm the system responded to normal operating controls. This measurement is qualitative only and is not intended to determine the system's efficiency or BTU output, which is outside the scope of a home inspection.

Typical heating differentials range from 15–25°F, although readings can vary based on outdoor temperature, system type, filter condition, duct losses, and thermostat demand at the time of testing.

HVAC Supply Registers: HVAC Supply Information

The accessible and visible HVAC supply registers were inspected to confirm that conditioned air was being delivered when the system was operated at normal controls. Airflow volume (CFM) is not measured as this lies outside the scope of a home inspection. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The accessible and visible portions of the HVAC ductwork were inspected for installation deficiencies, disconnected sections, insulation defects, and significant damage. Ductwork that is concealed by building materials, insulation, or inaccessible areas is excluded from a home inspection. No reportable conditions were observed at visible portions unless otherwise noted in this report.

Cooling Source In Each Habitable Room: Cooling Source Information

The home was inspected to determine whether each habitable room contained a cooling source, as required by the NC Standards of Practice. A "cooling source" includes a supply register connected to the central HVAC system or other permanently installed cooling equipment. No deficiencies were observed unless otherwise noted in this report.

Heating Source In Each Habitable Room: Heating Source Information

The home was inspected to determine whether each habitable room contained a permanent heating source, as required by the NC Standards of Practice. A "heating source" includes a supply register connected to the central HVAC system or other permanently installed heating equipment. No deficiencies were observed unless otherwise noted in this report.

Fireplace(s), Wood Stove(s), etc.: Fireplace Information

The fireplace was inspected at visible portions, including the firebox, hearth, damper (if present), and surrounding materials. Gas and electric fireplaces were operated using normal controls when possible. No deficiencies were

observed at visible portions unless otherwise noted in this report.

Recommendations

11.3.1 Interior Unit(s) - Split System

HVAC AIR HANDLER CABINET AIR LEAKAGE



Significant Defect

The HVAC air handler cabinet located in the crawlspace had gaps and deteriorated sealing, particularly along the rear of the cabinet, allowing conditioned air to escape. Air leakage reduces system efficiency, can contribute to pressure imbalances, and may allow unconditioned crawlspace air to be drawn into the system. A qualified HVAC contractor should reseal the cabinet and duct connections as needed to minimize air leakage and improve system performance.



Recommendation

Contact a qualified HVAC professional.

11.3.2 Interior Unit(s) - Split System

HVAC FILTER BYPASS / DIRTY CABINET

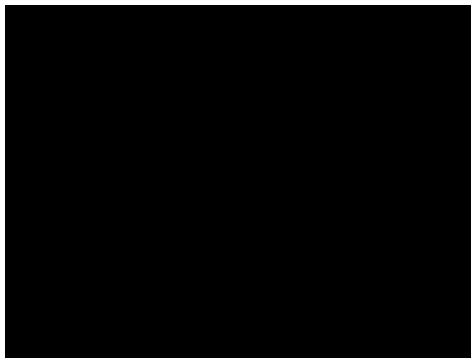


Marginal Defect

The HVAC system utilizes a 20x25 air filter that appeared undersized or too flexible for the filter rack, allowing the filter to bow inward and permitting dust and debris to bypass the filter media. Dust accumulation was observed inside the air handler cabinet, indicating that unfiltered air has been entering the system. A properly fitting, more rigid filter should be installed, and the interior of the air handler should be cleaned by a qualified HVAC contractor as needed.

Recommendation

Contact a qualified HVAC professional.



11.7.1 Condensate Drain Pipe

 Marginal Defect

CONDENSATE DRAIN - TERMINATED NEAR FOUNDATION

The condensate drain pipe or tubing terminated at or near the foundation of the home. This can allow water to saturate the soil in this area, possibly entering back into or under the structure. Extending the drain away from the foundation is recommended to be conducted by a qualified person.

Recommendation
Contact a qualified professional.



11.17.1 Cooling Source In Each Habitable Room

 Marginal Defect

COOLING SOURCE NOT PRESENT IN EACH ROOM

No conditioned air was observed discharging from the supply registers in two rooms located on the left side of the home while the HVAC system was operating. This condition may indicate disconnected or damaged ductwork, a blocked duct, an improperly balanced system, or another distribution issue that can reduce comfort and system performance. A qualified HVAC contractor should evaluate the system to determine the cause and repair as needed.

Recommendation
Contact a qualified HVAC professional.



12: WATER HEATER

Information

Water Heater - General
Information: Water Heater
Location
Crawl Space

Water Heater - General
Information: Water Heater
Manufacturer
AO Smith

Water Heater - General
Information: Energy Source
Gas

Water Heater - General
Information: Capacity
40 Gallons

Water Heater - General
Information: Manufacture Year
2024

The typical life expectancy of a
water heater is 13-15 years.

Water Heater - General
Information: Water Temperature
130-140 Degrees

TPRV Discharge Pipe: TPRV**Discharge Tube Material**

CPVC

Water Heater - General Information: Water Heater Information

The water heater was inspected at visible and accessible portions to evaluate its general condition, installation, and basic operation. The unit responded to normal operating controls and produced hot water unless otherwise noted in this report. Components not visible or not accessible at the time of inspection are excluded from evaluation. No reportable deficiencies were observed unless otherwise noted.

TPR Valve: TPR Valve Information

LMT – The water heater was inspected for the presence of a Temperature and Pressure Relief (TPR) valve. These valves are not tested during a home inspection, as manually opening them can cause the valve to fail to reseal properly and begin leaking. The valve is designed to discharge water if the tank exceeds 210°F or 150 PSI. No deficiencies were observed at visible portions unless otherwise noted in this report.

TPRV Discharge Pipe: TPRV Discharge Pipe Information

The water heater was inspected for the presence and material of the TPRV (Temperature & Pressure Relief Valve) discharge pipe. The discharge pipe is required to be made of an approved material, be properly connected to the valve, and terminate in an appropriate location. No deficiencies were observed at visible portions unless otherwise noted in this report.

Water Pipes: Water Pipes Information

The hot and cold water supply pipes above the water heater were inspected at visible portions. The inspection is limited to looking for active leaks, corrosion, improper materials, or other significant deficiencies. No defects were observed at visible portions unless otherwise noted in this report.

Recommendations

12.1.1 Water Heater - General Information

WATER TEMP - IN EXCESS OF 120 DEGREES

 Marginal Defect

SFTY - The hot water temperature was over 120 degrees.

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water as faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Recommendation

Contact a handyman or DIY project

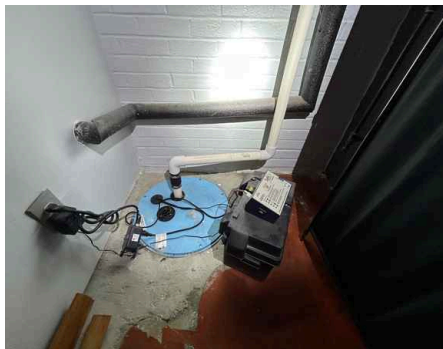
Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second



13: PLUMBING

Information

General Plumbing Information: Water Supply Source Municipal / Public Water The property is supplied by	General Plumbing Information: Waste Disposal System Public Sewer The property is supplied by	Water Pressure: Water Pressure (Approx.) 70-75psi
Drain, Waste, and Vent (DWV) Piping: Approx. Percentage of Drain/Waste Pipes Visible 10-25%	Drain, Waste, and Vent (DWV) Piping: DWV Material Type (Visible Portions) PVC, Cast Iron	Drain, Waste, and Vent (DWV) Piping: Sewer/Septic Lateral Material (Visible Portions) PVC, Cast Iron
Functional Flow: Functional Flow Yes	Functional Drainage: Functional Drainage Yes	Sump / Ejector Pump: Sump / Ejector Pump Present A sump/ejector pump was visibly present at the time of inspection.

**Gas Pipes: Gas Pipe Material**

Black Iron, CSST

General Plumbing Information: Shutoff Valves Operation

The visible and accessible plumbing shutoff valves were inspected for leaks or deficiencies. Valves are not operated when corrosion, paint, or mineral buildup is present, as this could cause the valve to fail. No visible deficiencies were observed unless otherwise noted in this report.

Plumbing Leaks (WMC): Plumbing Leaks Information

Visible and accessible portions of the home's plumbing system were inspected for signs of active leaking or past leaking. No active leaks or moisture anomalies were observed at the time of inspection unless otherwise noted in this report.

Plumbing Leaks (WMC): Below Bathroom(s) IR Information

Thermal imaging was used below the bathroom(s) after running water through the fixtures to scan for temperature anomalies that may indicate moisture intrusion. No anomalies consistent with active leakage were observed at the time of inspection unless otherwise noted in this report. Thermal imaging is a supplemental tool and does not guarantee the absence of concealed moisture.

Main Water Shutoff Valve : Main Shutoff Information

The main water shutoff valve was located and visually inspected when accessible. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Pressure Regulator: PRV Not Found – Presumed Present

A pressure regulator was not visually located, but based on the neighborhood and typical installation practices, a PRV may be present underground or concealed. I recommend verifying with the seller(s) or a plumber.

Water Pressure: Water Pressure Information

The home's water pressure was tested at an exterior spigot (or at the washing machine connection if exterior access was not available). Typical recommended residential water pressure is 60–70 psi, and pressure readings over 75 psi may indicate a missing or malfunctioning pressure-reducing valve (PRV).

The reading obtained represents the pressure only at the time of inspection, as water pressure can fluctuate due to municipal supply demand, use of appliances, and other variables. Evaluation or adjustment of the pressure-reducing valve (PRV) is recommended to be performed by a licensed plumber if water pressure concerns arise. No reportable deficiencies were observed unless otherwise noted in this report.

Water Supply Piping: Service Pipe Material (Visible Portions)

PEX, Copper

Visible portions of the main service pipe were inspected to identify material type and observe for any significant deficiencies. No reportable issues were observed at visible sections unless otherwise noted in this report.

Water Supply Piping: Water Distribution Pipe Material (Visible Portions)

PEX, Copper

Visible portions of the home's interior water distribution piping were inspected for material type and evidence of deterioration or damage. No deficiencies were noted at visible areas unless otherwise stated in this report.

Water Supply Piping: Approx. Percentage of Water Distribution Pipes Visible

25-50%

Only a percentage of the home's water distribution piping is visible due to walls, ceilings, insulation, and structural finishes. The reported percentage reflects approximate visibility at the time of inspection.

Water Supply Piping: Water Distribution Pipes Information

Visible and accessible portions of the water distribution piping were inspected looking for leaks, corrosion, improper materials, or other significant deficiencies. No issues were observed at visible sections unless otherwise noted in this report.

Drain, Waste, and Vent (DWV) Piping: Drain, Waste, and Vent Pipes Information

Visible portions of the home's drain, waste, and vent (DWV) system were inspected looking for leaks, improper materials, inadequate slope, and other significant deficiencies. Much of the DWV system is concealed within walls, ceilings, or floor structures and cannot be inspected. No reportable conditions were observed at visible portions unless otherwise noted in this report.

Drain, Waste, and Vent (DWV) Piping: Cast Iron - Partial Upgrade with PVC

A combination of older cast-iron DWV piping and newer PVC piping was present. No deficiencies were observed at visible portions unless otherwise noted. Periodic monitoring of older cast-iron piping is recommended due to age-related deterioration that may occur over time.

Functional Flow: Flow Information

Multiple plumbing fixtures were operated simultaneously to evaluate functional flow, as required by the NC Standards of Practice. No significant reduction in flow was observed at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was run through the applicable drains in the home for an extended period to determine whether functional drainage was occurring. No hindered drainage was observed at the time of inspection unless otherwise noted in this report.

Please note: Lived-in usage conditions cannot be replicated during a home inspection. Future drainage issues may occur due to normal use, solids entering the system, partial blockages forming over time, or other conditions not present during the inspection.

14: ELECTRICAL

Information

Service Equipment / Electrical Panel: Electrical Panel Manufacturer Challenger	Subpanel(s): Subpanel(s) Location Laundry Room	Subpanel(s): Subpanel Manufacturer Challenger
Branch Wiring : Visible Branch Wiring Type Copper, Aluminum (Branch Circuits)	Branch Wiring : 15 & 20 Amp Branch Wiring Metal Type Copper Conductors, Aluminum Conductors (1970s era)	Breakers: AFCI Breakers Presence Not Present
Smoke Alarms/Detectors: Smoke Alarm Presence Partial	CO Detectors: CO Alarm Presence Present	

General Electrical Information: General Electrical Information

The electrical system was inspected at visible and accessible components only. The inspection does not include concealed wiring, low-voltage systems, load calculations, or determining the adequacy of the electrical service. Items are inspected for basic functionality and visible defects only.

General Electrical Information: Low Voltage Systems / Wiring Not Inspected

EXCL – Low-voltage systems are not included in a home inspection. This excludes—but is not limited to—security systems, data/telecom wiring, coaxial/cable wiring, speakers, low-voltage lighting, smart-home components, and related equipment. These items were not inspected.

Service Entrance: Service Entrance Type

Overhead Service Drop

The service entrance type was identified during the inspection. Visible and accessible components were inspected for proper support, clearances, and condition. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Service Entrance: Overhead Service Drop Information

Power was supplied to the home via an overhead service drop. Visible components—including the mast, drip loop, weatherhead, and meter—were inspected from ground level. No reportable deficiencies were observed at visible portions unless otherwise noted in this report.

Service Disconnect: Service Disconnect Information

The service disconnect (main overcurrent protection device) was inspected to identify its location and observe visible components for deficiencies. The disconnect may be a breaker, fuse block, or external shutoff. No deficiencies were observed at visible and accessible portions unless otherwise noted in this report.

Service Amperage: Service Entrance Conductors Type

2/0 Aluminum

Visible portions of the service entrance conductors were inspected to determine material and approximate size. Full sizing may not be possible where insulation, tape, or panel components limit visibility. No deficiencies were observed with visible portions unless otherwise noted in this report.

Service Amperage: Service Amperage

100amps 120/240VAC

The service amperage was determined by inspecting the service disconnect rating and/or the size of the service entrance conductors. Where conductors or labeling were not fully visible, the amperage may be marked as "Not Visible" or "Undetermined." No deficiencies were observed unless otherwise noted in this report.

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Location

Exterior Wall

The electrical service equipment/panel was located at the referenced area. Only visible and readily accessible components are inspected per the NC Standards of Practice. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Information

The electrical service equipment and interior components of the main panel were inspected for proper installation, visible defects, and safety hazards. The inspection included the panel cover, wiring terminations, overcurrent protection devices (breakers/fuses), grounding/bonding, and general condition where accessible. Inspection is visual only and does not include load calculations or evaluation of circuit design. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Subpanel(s): Subpanel Information

The subpanel(s) were inspected to ensure all current safety standards were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection unless otherwise noted in this report.

Service Grounding / Bonding: Grounding Electrode Conductor (GEC) Presence

Present

The grounding electrode conductor (GEC) was inspected at visible portions. Some components may be concealed or inaccessible. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Grounding / Bonding: Grounding Electrode Type

Ufer (Rebar)

The grounding electrode system was inspected where accessible. Some components may be concealed underground or behind finishes. No deficiencies were noted at visible portions unless otherwise stated.

Service Grounding / Bonding: GEC Information

The grounding electrode system and bonding components were inspected at visible and accessible areas. These systems are often partially concealed and only partially visible during a home inspection. No deficiencies were observed unless otherwise noted in this report.

Service Grounding / Bonding: Water Pipe Bonding Presence

Not Visible

Bonding of the metal water piping system was inspected at visible portions. Some components may be concealed or inaccessible. No deficiencies were observed at visible portions unless otherwise noted.

Service Grounding / Bonding: Gas Pipe Bonding Presence

Not Visible, Undetermined

The bonding connection for the metal gas piping system was inspected at visible portions. Some components may be concealed behind finishes or insulation. No deficiencies were observed unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

Visible portions of the home's branch wiring were inspected for conditions that may present a fire or safety concern, including damaged conductors, improper splices, open junction boxes, exposed wiring, improper support/installation, and indications of aluminum branch-circuit wiring where applicable. Most wiring is concealed behind finished walls, ceilings, insulation, or within inaccessible areas, and could not be evaluated. No deficiencies were observed at visible portions unless otherwise noted in this report.

Breakers: Breakers in Off Position

0

One or more breakers were found in the OFF position at the time of inspection. Breakers are not operated during a home inspection per NC Standards of Practice. The reason these breakers were turned off is unknown. If this is unexpected, or if the breaker controls an important appliance or area of the home, evaluation by the seller or a licensed electrician is recommended.

Breakers: Breakers Information

The visible and accessible circuit breakers were inspected for signs of damage, overheating, improper installation, and amperage labeling. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Breakers are not function-tested under load as this is beyond the scope of a home inspection.

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested using a polarity tester in accordance with the NC Standards of Practice. Testing is limited to readily accessible receptacles. No wiring deficiencies were indicated by the tester at the time of inspection unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

EXCL – 220V/240V receptacles and other dedicated high-amperage receptacles cannot be tested with a standard polarity tester and are excluded from functional testing. Only visible defects were evaluated. Confirmation of proper wiring and function is recommended by a licensed electrician if these receptacles are of concern.

GFCI Protection: GFCI Information

GFCI devices were tested where accessible using the "Test" and "Reset" buttons on visible receptacles or breakers. Plug-in testers are not used to confirm GFCI protection because they may trip hidden or upstream devices.

GFCI protection is recommended in modern construction for areas where water may be present (kitchens, bathrooms, exterior, garage, laundry, basements, and crawl spaces). Some of these locations may not have been required when the

home was built.
Any areas where GFCI protection could not be confirmed due to access or visibility limitations are noted in this report.

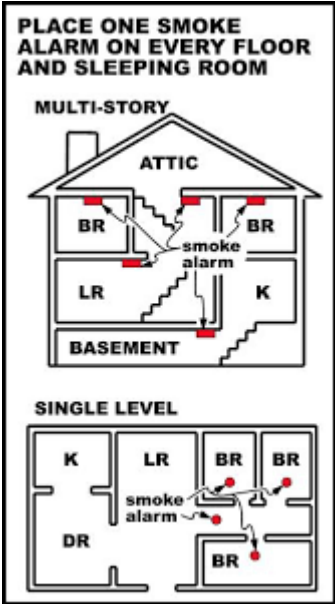
		DWELLING UNIT															
		120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS															
FLOOR	CIRCUIT	SWITCHES	POULTRY	SPACERS	EXTENSIBLES	STAIRS	TOILETS	BATHS	TUBS	AC	HEATING	HVAC	BOILER	WATER	REF	FREEZER	LAUNDRY
		SWITCHES	POULTRY	SPACERS	EXTENSIBLES	STAIRS	TOILETS	BATHS	TUBS	AC	HEATING	HVAC	BOILER	WATER	REF	FREEZER	LAUNDRY
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GFCI Protection: GFCI Protection Not Found
Required or recommended GFCI protection was not observed at the referenced location(s). Upgrading to modern GFCI protection is advised for improved electrical safety.

Switches, Lights: Switches, Lights Information
A representative number of light fixtures and switches were operated to evaluate basic functionality. No significant deficiencies were observed at the time of inspection unless otherwise noted in this report. Bulb types, wattage, and specialty lighting controls are not confirmed as part of a visual home inspection.

Ceiling Fans: Ceiling Fan Information
A representative number of ceiling fans were operated to confirm that they powered on, rotated properly, and did not show excessive wobble or noise. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Smoke Alarms/Detectors: Smoke Alarms Information
Smoke alarms are recommended in each sleeping room, in the hallway outside sleeping areas, and on every level of the home including basements. I recommend testing all alarms and replacing batteries upon move-in to establish a baseline of proper operation. For additional guidance on placement and maintenance, refer to NFPA recommendations.



CO Detectors: CO Alarm Information
Carbon monoxide (CO) alarms are recommended to be installed outside each sleeping area, and in areas containing fuel-burning appliances, fireplaces, or an attached garage. CO alarms are strongly recommended in any home with gas appliances or an attached garage.
I recommend testing all CO alarms upon moving in and replacing batteries regularly per manufacturer guidance.

Recommendations

14.1.1 General Electrical Information

MISSING COVER PLATE – SWITCH UNDER KITCHEN SINK**Significant Defect**

The electrical switch located beneath the kitchen sink was missing its cover plate, leaving energized electrical components exposed. This condition presents a shock hazard, particularly in an area where moisture may be present. A qualified electrician should install an appropriate cover plate and verify the installation is safe and properly protected.

Recommendation

Contact a qualified electrical contractor.



14.1.2 General Electrical Information

OPEN JUNCTION BOX – CRAWLSPACE**Significant Defect**

An electrical junction box in the crawlspace was observed without a cover, leaving wire splices exposed. Exposed electrical connections increase the risk of accidental contact and damage to the wiring. A qualified electrician should install a proper junction box cover and verify the splices are securely contained and protected.

Recommendation

Contact a qualified electrical contractor.



14.1.3 General Electrical Information

ELECTRICAL – LAUNDRY ROOM CLOSET**Significant Defect**

The laundry room closet contains exposed electrical wiring protruding from the ceiling where a light fixture appears to have been removed. Exposed electrical conductors present a potential shock hazard and should be properly terminated within an approved electrical box with a listed cover or have a suitable light fixture installed. Recommend a qualified electrician evaluate and correct the condition as needed.

Recommendation

Contact a qualified electrical contractor.



14.2.1 Service Entrance



Significant Defect

OVERHEAD SERVICE DROP / SERVICE ENTRANCE

The overhead electrical service entrance exhibited several deficiencies. A proper drip loop was not observed at the service entrance conductors, increasing the potential for rainwater to follow the conductors into the service equipment. The service drop conductors also appeared to be loosely supported and in contact with nearby tree branches, which can cause abrasion, damage, or service interruptions over time. A qualified electrical contractor, in coordination with the utility provider if necessary, should evaluate the overhead service entrance and make repairs or modifications as needed to provide proper drip loops, conductor support, and adequate clearance from vegetation.

Recommendation

Contact a qualified electrical contractor.



14.4.1 Service Amperage



Marginal Defect

100AMP SERVICE

This home contained a 100amp electrical service. While common in older homes, it may be insufficient for a home of this size in today's age with all of the electrical components used today. An evaluation of the service amperage's adequacy and load testing is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

14.6.1 Subpanel(s)



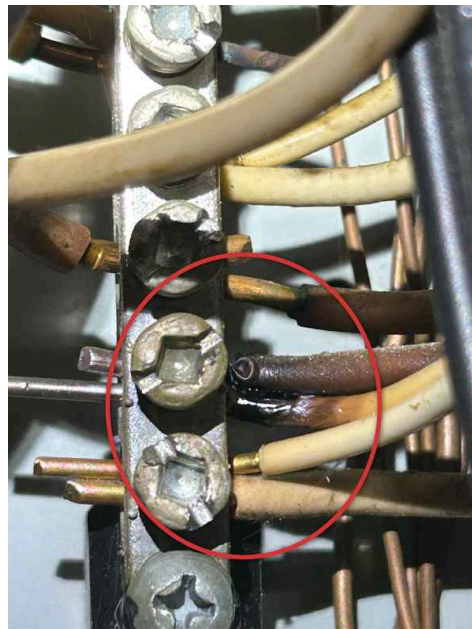
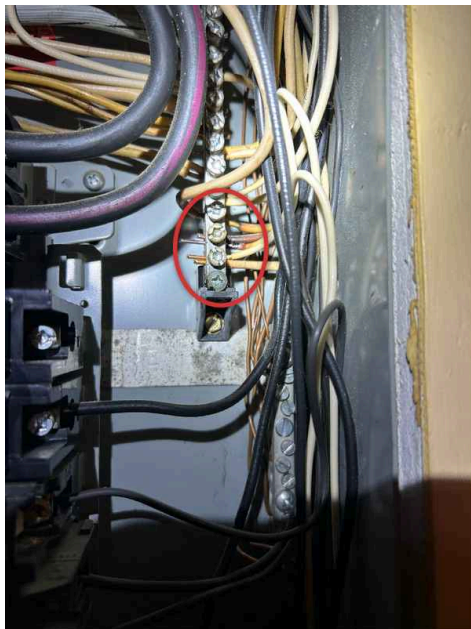
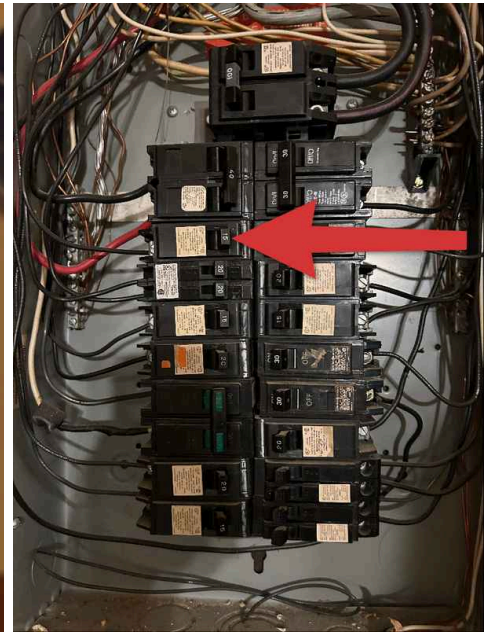
Significant Defect

OVERHEATED NEUTRAL CONDUCTOR(S) AT THE NEUTRAL BUS

The home is equipped with a Challenger 100-amp main breaker electrical panel. Thermal imaging identified a localized hot spot within the panel, and visual inspection revealed heat-damaged neutral conductor insulation at the neutral bus, consistent with overheating from a loose or deteriorated connection. This condition can result in intermittent electrical operation, equipment damage, arcing, and an increased risk of fire. A qualified electrical contractor should evaluate the panel, repair or replace the damaged neutral conductor(s) and any affected components, verify the integrity of the neutral bus, ensure all terminations are properly torqued to manufacturer specifications, and correct any additional deficiencies identified during the evaluation.

Recommendation

Contact a qualified electrical contractor.



14.10.1 Receptacles

REVERSED POLARITY – BASEMENT UTILITY ROOM RECEPTACLES Significant Defect

Multiple receptacles in the basement utility room tested with reversed polarity, indicating the hot and neutral conductors are improperly wired. This condition can create a shock hazard and may affect the safe operation of connected equipment. A qualified electrician should evaluate the affected receptacles, correct the wiring, and verify proper operation of the circuit.

Recommendation

Contact a qualified electrical contractor.



14.11.1 GFCI Protection

MISSING GFCI PROTECTION AT KITCHEN, LAUNDRY ROOM, AND BATHROOMS Marginal Defect

Ground-fault circuit interrupter (GFCI) protection was not present at the receptacles serving the kitchen, laundry room, and bathroom areas. While this condition may have been common when the home was originally constructed, current safety standards recommend GFCI protection in these locations to reduce the risk of electrical shock in areas where water is present. A qualified electrician should evaluate the affected receptacles and install GFCI protection where appropriate.

Recommendation

Contact a qualified electrical contractor.

14.14.1 Smoke Alarms/Detectors

SMOKE ALARMS NOT PRESENT AT ALL RECOMMENDED LOCATIONS

 Marginal Defect

SFTY - Smoke alarms were not present at all locations required by today's standards (referenced above). The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Recommendation
Contact a qualified electrical contractor.

14.15.1 CO Detectors

CO ALARM(S) - NOT PRESENT AT RECOMMENDED LOCATIONS

 Marginal Defect

SFTY - CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person for safety.

Recommendation
Contact a handyman or DIY project

15: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

Attic Access: Access Location(s) Hallway	Attic Access: Access Type(s) Pull-Down Stairs	Ventilation: Ventilation Types Soffit Vents, Ridge Vent
Roof Structure / Framing: Roof Structure Type Rafter Framing	Attic Insulation: Insulation Type Blown-in Fiberglass	Attic Insulation: Insulation Amount (Average) 8-12 inches

General Info / Limitations: Attic View(s)

A representative number of attic photos are provided to document current conditions and visibility at the time of inspection. These photos reflect only the areas that were safely accessible.



Attic Access: Attic Access Information

The attic access location(s) and type(s) were inspected and reported as required by the NC Standards of Practice. The access was evaluated for general condition, proper installation, and safety concerns. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Inspection Method: Attic Accessibility Information & Limitations

Access to the attic was limited to safe and visible portions only. Insulation, framing, HVAC equipment, ductwork, low clearance, or personal belongings may restrict full visibility. Areas not safely accessible are excluded per NC Standards of Practice.

Inspection Method: Inspection Method

Entered Attic Fully
The attic was inspected using the method selected above. Only visible, safely accessible areas were evaluated.

Inspection Method: Amount of Attic Physically Accessible

Partially Accessible
The amount of attic physically accessible is indicated above based on safe entry and walkable areas.

Inspection Method: Amount of Attic Visually Accessible

Full Visibility
Visibility was restricted by insulation, framing, low clearance, or other materials.

Ventilation: Ventilation Information

The attic ventilation system was evaluated based on visible ventilation components, such as soffit vents, ridge vents, gable vents, or mechanical fans. Vent sizing calculations are beyond the scope of a home inspection per the NC SOP, and were not performed.
No indications of inadequate ventilation were observed at the time of inspection unless otherwise noted in this report. Proper attic ventilation helps reduce moisture accumulation, heat buildup, and premature material deterioration.

Roof Structure / Framing: Roof Structure Information

The visible roof structure was inspected for signs of damage, improper modifications, moisture staining, or other notable deficiencies. Only safely accessible and visible areas were inspected. No reportable conditions were observed unless otherwise noted in this report.

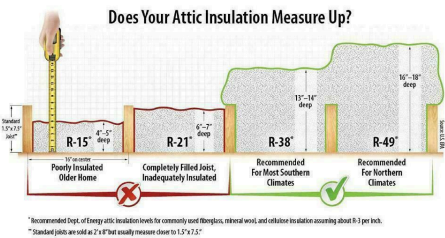
Roof Structure / Framing: Aged Roof Structure Information

Areas of the roof structure showed age-related wear consistent with the home's age. No active defects were observed at visible portions unless otherwise noted.

Attic Insulation: Insulation Information

The visible attic insulation was inspected to determine type, approximate depth, and general condition. Only safely accessible and visible areas were evaluated, and hidden areas are excluded per NC SOP. No reportable deficiencies were observed unless otherwise noted in this report.

Recommended Specifications by Insulation Type			
	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed or R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb./ft³ kg./m³	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb./ft² (kg./m²)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 4" on center?	No	Yes	No
OK for 1/2" drywall, 6" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 4" on center?	Yes	Yes	Yes



Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing vent stack(s) were inspected to confirm they extend through the roof and do not terminate inside the attic space. No deficiencies were observed at the time of inspection unless otherwise noted. Only visible areas are included in this inspection.

Chimney: Chimney Information

Visible portions of the chimney structure within the attic were inspected for proper clearance to combustibles, signs of moisture intrusion, damage, or structural concerns. No deficiencies were observed at visible portions unless otherwise noted. Only areas accessible and safely viewable are included in this inspection.

16: FOUNDATION AREA

Information

Foundation General Information: Foundation Type Crawl Space, Basement	Basement Info: Approximate Amount of Basement Finished Fully Finished	Crawl Space – Access & Inspection Method: Crawl Space Access Location Basement Stairs
Crawl Space – Access & Inspection Method: Crawl Space Access Type Hatch	Crawl Space – Access & Inspection Method: Crawl Space Inspection Method Fully Entered	Foundation Walls: Foundation Wall Material CMU (Concrete Block)
Floor Structure & Subfloor: Floor Structure Type Joists	Floor Structure & Subfloor: Subfloor Material Plywood	Floor Structure & Subfloor: Floor Structure & Subfloor Visibility Fully Visible
Slab Condition: Slab Visibility Limited Visibility – Floor Coverings	Slab Condition: Floor Drain(s) Present Not Visible	Ground Cover / Vapor Barrier : Vapor Barrier Presence Present
Ground Cover / Vapor Barrier : Vapor Barrier Condition Satisfactory	Ventilation: Ventilation Type Foundation Vents	

Foundation General Information: Visual Limitations - Floor Structure / Subfloor / Framing

LMT – Portions of the floor structure, subfloor, or framing were obstructed by insulation, stored items, HVAC ductwork, plumbing, or low clearance. The inspection is limited to visible areas only

Basement Info: Basement View(s)

General views of the basement were documented for reference. Photos are not intended to show every condition or component.



Crawl Space – Access & Inspection Method: Crawl Space View(s)

General views of the crawl space were documented for reference. Photos are not intended to show every condition or component.



Foundation Walls: Amount of Foundation Walls Visible

Fully visible

LMT – Only a portion of the foundation walls was visible due to coverings, stored items, or construction materials. The inspection is limited to visible sections only.

Foundation Walls: Foundation Walls Information

The visible portions of the foundation walls were inspected to evaluate material type, alignment, moisture indications, cracks, and other significant defects. Only areas that were safely accessible and not concealed by finishes or insulation could be inspected. No reportable conditions were observed at visible portions unless otherwise noted in this report.

Floor Structure & Subfloor: Floor Structure & Subfloor Information

The visible portions of the floor structure and subfloor were inspected for signs of moisture damage, structural movement, improper alterations, or other significant deficiencies. Large portions of these components are typically concealed by insulation, mechanical systems, or finishes. No reportable conditions were observed at visible portions unless otherwise noted in this report.

Floor Structure & Subfloor: Mechanical / Plumbing / Electrical Obstructions

LMT – HVAC ductwork, plumbing, or electrical components restricted visibility of the floor structure and subfloor. Evaluation is limited to accessible areas

Slab Condition: Slab Information

The visible portions of the slab were inspected for signs of cracking, moisture intrusion, spalling, settlement, or other significant defects. Large areas of slabs are commonly concealed by floor coverings or personal belongings. No reportable conditions were observed at visible areas unless otherwise noted in this report.

Ground Cover / Vapor Barrier : Vapor Barrier Information

The ground cover/vapor barrier was inspected to determine its presence and general condition. A properly installed vapor barrier helps reduce ground moisture from entering the crawl space. Portions of the vapor barrier may not be visible due to insulation, ductwork, or stored materials. No reportable deficiencies were observed at visible areas unless otherwise noted in this report.

Insulation: Insulation Information

The insulation at the foundation/basement/crawl space area was inspected at visible portions to determine its presence and general condition. Insulation in these areas helps reduce heat loss and moisture-related issues. Large areas may be concealed by mechanical systems, low clearance, or finishes. No reportable deficiencies were observed at visible portions unless otherwise noted in this report.

Ventilation: Ventilation Information

The crawl space/basement ventilation was inspected to determine the type present and to look for signs of inadequate airflow or moisture concerns. Ventilation evaluation is limited to visible areas. No reportable deficiencies were observed at visible portions unless otherwise noted in this report.

Framed Wall Structure: Framed Wall Structure Information

The visible portions of the framed wall structure were inspected for signs of moisture damage, improper alterations, structural movement, or other significant deficiencies. Large sections of wall framing are typically concealed by insulation, finishes, or mechanical systems. No reportable deficiencies were observed at visible portions unless otherwise noted in this report.

Stairs, Rails, & Guards: Stairs, Rails & Guards Information

The visible portions of the stairs, handrails, and guards within the foundation/basement/crawl space area were inspected for general safety and significant defects. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Door: Exterior Basement Door Information

The exterior basement/crawl space door was inspected for general condition, operation, and evidence of water intrusion or significant defects. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Basement Garage Separation: Basement Garage Separation Information

The separating materials between the basement garage and the interior living space were inspected at visible portions to determine the presence of proper fire-separation components. No deficiencies were observed at visible areas unless otherwise noted in this report.

Basement Garage Separation: Separation Visibility Limitations

LMT – Personal belongings, finished surfaces, insulation, or stored items restricted visibility of portions of the basement-garage separation walls or ceilings. Evaluation is limited to accessible and visible areas only.

Basement Garage Door System: Basement Garage Door Information

The basement garage door was inspected by operating it using normal controls (if accessible) and observing its general condition and movement. No deficiencies were observed at visible portions unless otherwise noted in this report.

Basement Garage Door System: Basement Garage Door Parts Information

Visible portions of the basement garage door's rollers, hinges, springs, and tracks were inspected for damage or improper installation. No reportable deficiencies were observed at visible areas unless otherwise noted in this report.

17: WATER, MOISTURE, & CONDENSATION (WMC)

Information

General Information: Water, Moisture, & Condensation Information

The home was inspected for visible indications of moisture intrusion, water staining, active leaks, prior repairs, microbial growth conditions, or condensation-related issues. Only visibly accessible areas can be evaluated; no destructive testing is performed. Any elevated moisture readings obtained with a moisture meter are qualitative and may require further evaluation.

Exterior Areas - WMC: WMC Exterior Information

The exterior areas were inspected for visible signs of moisture intrusion, staining, deterioration, or other conditions consistent with water entry. Only visibly accessible surfaces are evaluated, and no destructive testing is performed. No reportable moisture-related conditions were observed at the time of inspection unless otherwise noted in this report.

Interior Areas - WMC: WMC – Interior Information

The interior areas were inspected for visible signs of moisture intrusion, staining, bubbling paint, prior repairs, or condensation-related issues. Only visibly accessible surfaces are evaluated, and no destructive testing is performed. No reportable moisture-related conditions were observed at the time of inspection unless otherwise noted in this report.

Roof Structure - WMC: WMC – Roof Structure Information

The attic and roof structure were inspected for visible indications of moisture intrusion, staining, condensation, or prior repairs. Only visibly accessible areas were evaluated, and no destructive testing was performed. No moisture-related deficiencies were observed at the time of inspection unless otherwise noted in this report.

Foundation - WMC: WMC – Foundation Information

The foundation area was inspected for visible signs of moisture intrusion, staining, elevated humidity, or water-related deterioration. Only visibly accessible areas were evaluated. No moisture-related deficiencies were observed at the time of inspection unless otherwise noted in this report.

Slab Foundation - WMC: WMC – Slab Information

The slab foundation areas were inspected for visible signs of moisture intrusion, staining, elevated humidity, or deterioration at accessible wall and floor surfaces. Only visibly accessible areas were evaluated. No moisture-related deficiencies were observed at the time of inspection unless otherwise noted in this report.

18: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

General Information - CSM: CSM General Information

The structure was inspected for visible signs of cracking, settlement, or movement at accessible areas. Home inspections are limited to visual, non-invasive observations and do not determine the cause or structural significance of cracking or movement. If concerns remain about structural performance, further evaluation by a qualified structural engineer is recommended.

Exterior Hardscapes & Flatwork - CSM: CSM – Exterior Flatwork Information

Exterior flatwork such as driveways, walkways, patios, and stoops was inspected for visible cracking, settlement, or displacement. No significant concerns were observed unless otherwise noted in this report.

Exterior Walls - CSM: CSM - Exterior Walls Information

Exterior wall surfaces were inspected for visible cracking, step cracks, displacement, or indications of movement. No significant concerns were observed unless otherwise noted.

Interior Areas - CSM: CSM - Interior Areas Information

Interior walls, ceilings, and trim were inspected for visible cracking or displacement that may indicate settlement or movement. No significant concerns were observed unless otherwise noted.

Foundation Walls - CSM: CSM - Foundation Walls Information

Visible portions of the foundation walls were inspected for cracking, step cracking, inward movement, or displacement. No significant concerns were observed unless otherwise noted.

Slabs (Garage & Basement) - CSM: CSM - Slabs (Garage & Basement) Information

Visible portions of the garage or basement slab were inspected for cracking or settlement. No significant concerns were observed unless otherwise noted.

Slab Foundation - CSM: CSM - Slab Foundation Information

Visible slab-edge areas were inspected for indications of settlement, cracking, or displacement. No significant concerns were observed unless otherwise noted.

19: THERMAL IMAGING

Information

Thermal Imaging Scan Type

Limited Scan

Thermal Imaging Information

A limited thermal scan was conducted at accessible areas to help identify temperature anomalies that may indicate possible moisture intrusion, air leakage, or missing insulation. This is a supplemental, non-invasive screening tool and does not guarantee the detection of hidden defects. Interpretation is limited by surface temperature conditions at the time of inspection.