



HOME INSPECTION REPORT

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Cary, NC 27513

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05/12/2026



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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

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1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Type of Building

Single Family

Outdoor Temperature

Below 65F

Weather Conditions

Clear

Introduction

Please carefully read your entire Inspection Report. Properties being inspected do not "Pass" or "Fail". This report is based on an inspection of the accessible and visible portion of the structure on the day of the inspection, according to the NC Home Inspector Standards of Practice. The inspection may be limited by vegetation, furnishings, and personal items. This report will focus on safety and function and is not a building code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair, and allows for normal wear and tear of systems and components.

All recommendations for repair, replacement, evaluation, and maintenance issues found should have a full, extensive and comprehensive evaluation of the related systems and components by licensed qualified contractors within the clients due diligence period and prior to closing. Further evaluations could uncover additional issues not observed or identified during a limited visual inspection of the property. Any costs associated with further evaluation or repair of items should be considered prior to purchase and during the due diligence period.

The North Carolina Standards of Practice require that the DDID format be used to communicate defects within the report. DDID is an acronym to Describe the component or system, state how the condition is Defective, explain the consequences of the condition (Implication), and Direct the client to a course of action.

Categories

Maintenance / Minor / Monitor

Maintenance items, evidence of previously addressed issues that should be monitored, DIY items, or recommended upgrades will fall into this category. These concerns may cause damage if neglected for extended periods of time.

Recommendation

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

Significant Concern

A specific issue with a system or component that has already caused damage, will likely cause damage, or may be a safety hazard if not immediately addressed. These concerns are often imminent or may be very difficult or expensive to remedy.

Orientation

Note that the reference point is from the main entrance the house. The right, front, left, and back are all references from the street view.

Limitations

General

VACANT RENOVATED HOME

The inspection is limited due to the property being a vacant home that has also been renovated. Home inspections are limited to visible and accessible areas and are not invasive. The inspector makes every effort to locate as many defects as possible; however, when a home has been renovated or vacant, defects that are typically discovered by evidence from age, daily use and loads, may not be visually apparent due to systems that have not been used regularly, shut down, winterized or concealed through renovations. The buyer should be aware that there is an added risk when purchasing a home that has been renovated and/or vacant, especially if the home has been vacant for more than one year. The sellers may or may not have been occupants of the home, and therefore the buyer should budget for defective items that could only be discovered by disclosure from the sellers. If the home has had renovations, it is recommended that the buyer ask the seller for full details that define the scope of work performed. This may include a list of the licensed trade contractors, all supporting letters and documents from engineers, and a copy of all required inspections/permits. Home inspections for renovated and/or vacant homes should be considered preliminary. It is important to understand that the condition of the home and its components can change at any time. The home cannot be fully inspected until it has been placed under normal loading and all components and systems have been used regularly. It is recommended that the buyer request and perform a second inspection on the home prior to the end of the first year of service. The inspector may have different standards from the client concerning but not limited to workmanship, cosmetic concerns, severity of concern, etc. The final determination and course of action for cosmetic concerns is placed on the client and should be discussed with the builder. It is recommended that all items listed in the report be repaired or evaluated to determine the extent of the concern before purchasing the home. Any costs associated with further evaluation or repair of items should be considered prior to purchase. It is the client's responsibility to read the complete inspection report and follow-up with repairs and evaluations. Photos are only limited examples and not intended to show areas of defect or concern. Please carefully read your entire Inspection Report. Call us after you have reviewed your report so that we may answer any questions you may have.

2: EXTERIOR

Information

Fences: Fence Material
Wood

Retaining walls: Retaining Wall Material
Not Present

Photo
Exterior Overall



Exterior Doors: Photo

Photo - Exterior Door - Outside



Grading & Drainage: General Grading Information and Limitations

For the purpose of this report, the grading around the home was visually inspected. The inspection was not invasive and therefore was limited. Items listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a qualified contractor. When conducting further evaluations, it is highly recommended to evaluate the entire interior and related systems comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a general contractor to consult with specialists from relevant trades as needed. The grading and drainage of a property are important aspects of a home inspection. The purpose of this inspection is to evaluate the overall condition and functionality of the grading and drainage systems to identify any potential concerns or deficiencies. During the inspection, the inspector will visually assess the grading around the property, including the slope, contour, and surface condition of the land. The effectiveness of the drainage systems, such as gutters, downspouts, and surface drains, will also be evaluated. The inspection aims to identify any signs of improper grading or inadequate drainage that could lead to water accumulation, flooding, or damage to the property. However, it is important to note that the inspection of grading and drainage has certain limitations. The inspection is a limited visual assessment and does not involve extensive excavation or soil testing. Therefore, it may not uncover hidden drainage issues or underlying soil conditions. Additionally, the inspection cannot predict the performance of the grading and drainage systems during heavy rainfall or extreme weather conditions. Landscaping and grading maintenance can limit the viewing and inspection of the grading. It is also recommended to consult with local regulations and guidelines regarding grading and drainage requirements. Consider additional evaluations or consultations with professionals specializing in grading and drainage if necessary.

Detached Structures: Detached Structures

Not Present

The detached structures were not inspected and are outside the scope of the home inspection.

Observations

2.1.1 Driveway



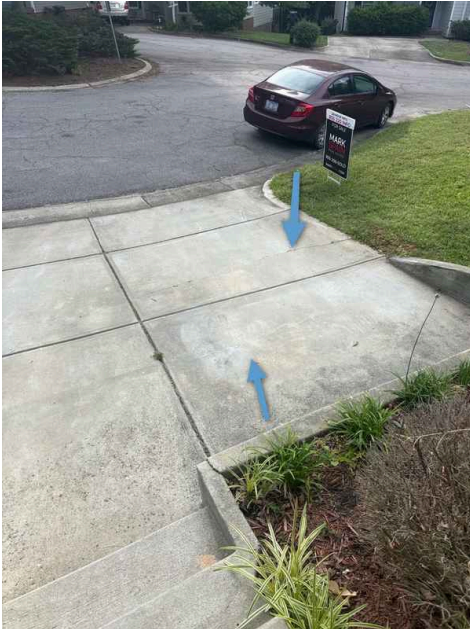
Maintenance/Minor/Monitor

DRIVEWAY - CRACKS

Cracks observed and should be sealed with an appropriate sealant to help prevent further damage.

Recommendation

Contact a qualified professional.



Front Exterior

2.4.1 Weatherhoods and Vents

OBSTRUCTED/SEALED VENT

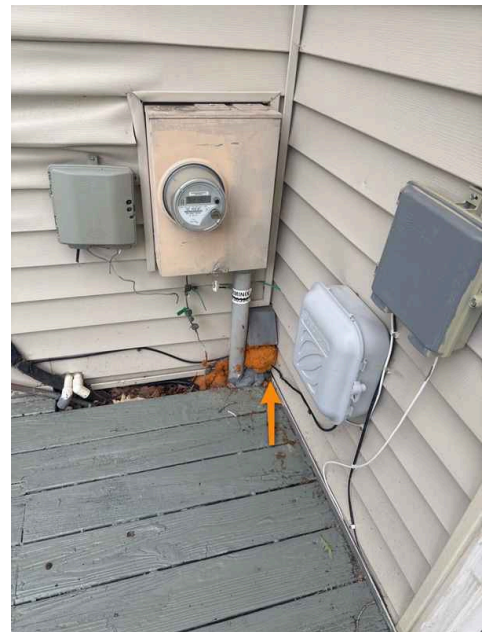
Recommend removal of the obstruction in the vent if necessary to help prevent moisture issues, lint building or improper ventilation

Recommendation

Contact a qualified professional.



Recommendation



Rear Exterior

2.6.1 Hose Bibs

LOOSE FAUCET

The faucet is loose which could result in moisture damage. Recommend securing the faucet by a qualified contractor.

Recommendation

Contact a qualified professional.



Recommendation



Rear Exterior

2.7.1 Grading & Drainage

NEGATIVE GRADING

 Recommendation

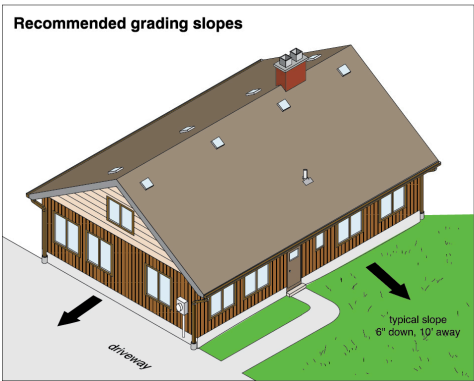
Grading slopes towards the structure and could result in moisture issues. Recommend repair of the grading so water is properly diverted away from the structure. The grade should slope at least 6 inches for the first 10 feet away from the structure.

Recommendation

Contact a qualified professional.



Bathroom Right Exterior



2.8.1 Fences

GATE DOES NOT CLOSE

 Recommendation

The gate does not close properly during inspection. This may prevent secure closure of the fence and could affect property security and safety. Have a fence contractor evaluate the gate mechanism, hinges, and latch system to determine the cause and necessary repairs.

Recommendation

Contact a qualified professional.



Rear Right

3: EXTERIOR - CLADDING AND WINDOWS

Information

Siding Material	Soffits/Eaves/Trim Material	Columns: Column Material
Vinyl	Vinyl	None

General Exterior Information and Limitations

For the purpose of this report, any concerns relating to the exterior systems identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair and repair by a qualified or General Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire exterior system and components comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for the General Contractor to seek guidance from specialists in each respective trade as necessary. If the Contractor discovers that exterior defects are related to or involve the structure of the home, it is recommended to consult a Structural Engineer who can outline the necessary repairs. Addressing deficiencies on the exterior of the home is essential in order to prevent direct water penetration into the building envelope, which can result in structural damage, be more extensive that they appear and create unfavorable environmental conditions. It is recommended to conduct extensive evaluations and repairs prior to the closing of the property, ensuring that the buyer fully understands the scope and extent of the concerns. It is important to inspect and maintain exterior systems and components on an annual basis to uphold their functionality.

Limitations

General

LIMITED ACCESSIBILITY- EXTERIOR

The siding, trim, eaves, windows and other exterior cladding components were not probed in areas that could not be accessed and reached by the inspector from the ground. The areas above the inspector's reach were only viewed. It is recommended that a licensed general contractor evaluate the siding and repair all areas of damage and decay as needed.

Observations

3.5.1 Siding - Vinyl

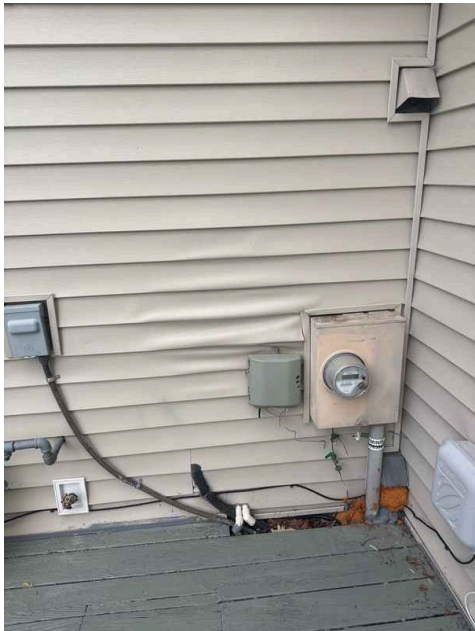
SIDING - DAMAGED

 Recommendation

Some of the siding/trim was noted to be damaged which is a water penetration concern and can cause further damage. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Bathroom Rear Exterior



Front Left



Front porch

4: DECKS/PORCHES

Information

Decks: Deck

Wood Structure, Stand Alone

Porches: Porch/Stoop/Balcony

Concrete Slab

Decks: General Deck/Porch Information and Limitations

For the purpose of this report, any concerns regarding structural related items identified in this report have a level of concern and require further assessment by a Licensed General Contractor or Engineer to determine the source and extent of damage, any additional defects not identified in the report, and cost of repair. It is essential to address any flashing deficiencies to prevent direct water penetration into the building envelope, which can cause structural damage, be more extensive than they appear and create unfavorable conditions. When conducting further evaluations, it is highly recommended to evaluate the entire deck and/or porch system comprehensively. Items requiring general repair should be referred to a General Contractor, while structural items requiring design consideration, evaluation of significance/cause, and determination of adequacy should be referred to an Engineer. It is crucial to evaluate and address all structural concerns as necessary in order to ensure the durability and stability of the home. Repairs and evaluations should be conducted prior to the closing of the property to ensure that the buyer comprehends the full scope or extent of the concerns. Foundations, slabs, piers, columns, roof, railing and floor framing systems where accessible, are inspected for visible defects such as broken, cracked, decayed, or damaged members. Evaluating the system for design, load or support aspects such as correct span, load transfer, and compliance with building codes falls outside the scope of the home inspection.

Limitations

Decks**LIMITED ACCESSIBILITY - DECK HEIGHT**

The deck access was not readily accessible and limited to viewing from the perimeter due to the height being too low. It is recommended that the deck be inspected when access is permissible.



Observations

4.1.1 Decks**DAMAGED DECKING**

Recommend repair of the damaged decking boards by a qualified contractor to help prevent a trip hazard. Any hidden damage to the stringers/joists should also be evaluated and repaired.

Recommendation

Contact a qualified professional.



Rear Exterior

4.4.1 Porches

PORCH - CRACKS

Cracks observed and should be sealed with an appropriate sealant to help prevent further damage.

Recommendation

Contact a qualified professional.



Maintenance/Minor/Monitor



Living Room Front Exterior

5: ROOF

Information

Coverings: Photo
Photo - Shingle



Coverings: Roof Type/Style
Gable

Flashings: Flashing Material - Plumbing Vents
Plastic boot with neoprene

Coverings: Roof Inspection Method
Ladder

Flashings: Flashing Material - Chimney
Metal

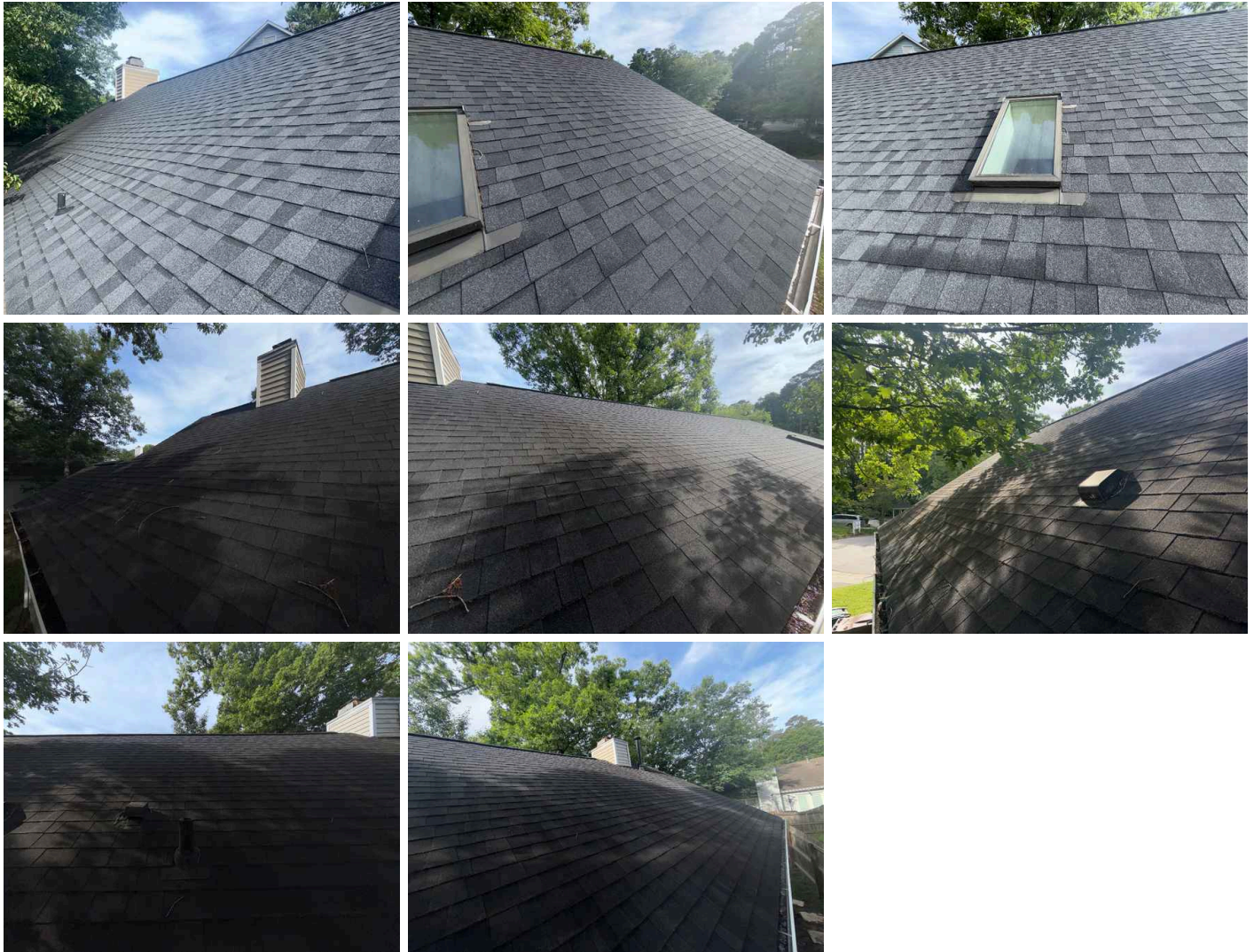
Chimneys: Type of Chimney(s)
Siding

Coverings: Roof Material
Asphalt/Fiberglass shingles

Flashings: Flashing Material - Furnace/Water Heater
Metal

Coverings: Video

Video/Photo - Overview



Coverings: General Roof Information and Limitations

The roof covering, flashings, roof drainage, chimney and skylight items mentioned or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair and repair by a qualified roofing or General Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire roof system comprehensively. It is essential to address any roofing deficiencies to prevent direct water penetration into the building envelope, which can cause structural damage, be more extensive than they appear and create unfavorable environmental conditions. The inspection of fastener type and count for the roofing covering system falls outside the purview of the home inspection. The home inspection solely focuses on visible surfaces and systems, excluding hidden or underlying details such as nails, underlayment condition, and flashings. Determining the age or remaining service life of the roof covering systems is also beyond the scope of the home inspection. If the buyer wishes to budget for replacement, it is recommended to consult a roofing contractor to address queries regarding life expectancy. Covering, flashings, skylights, chimney and roof gutter system inspections primarily assess evidence of past issues, unless conducted during heavy rain, which also may be limited by viewing limitations. For homes with a chimney, the scope of chimney inspections is restricted to the visible surfaces exclusively. Flue liners, chimney caps, and chimney crowns, being non-visible, are not within the purview of the home inspection. In order to guarantee chimney safety and functionality, it is crucial to have comprehensive inspections conducted by a specialist on an annual basis and prior to any property purchase. Throughout the first year of ownership, diligent monitoring of all roof drainage and flashing systems is advised to identify problematic areas requiring adjustments or corrections. Regular inspections and maintenance of roofing systems and components should be conducted on an annual basis. The inspection of the roof and its related components is a limited visual inspection.

Observations

5.1.1 Coverings

MULTIPLE ROOF CONCERNS OBSERVED INCLUDING, BUT NOT LIMITED TO:

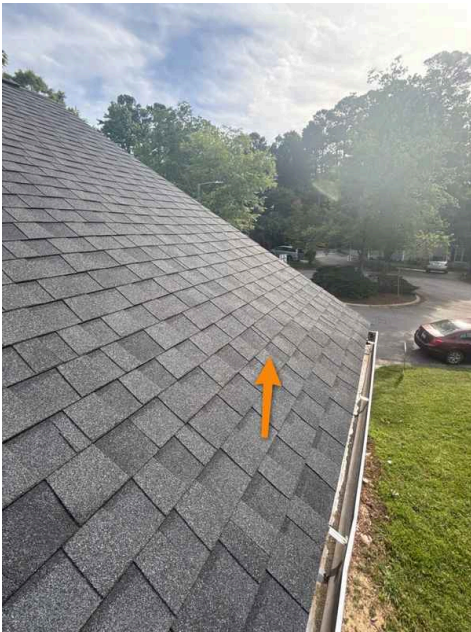
Uneven areas, Biogrowth, Debris, Branches touching roof covering

Multiple concerns observed with the roof that can result in further damage and/or moisture issues. This includes items listed above, but is not limited to these concerns. Recommend consulting with a qualified contractor to evaluate the entire roof system and make repairs.

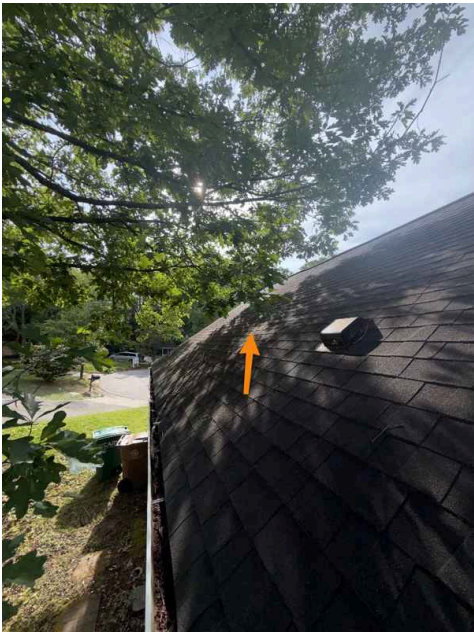
Recommendation

Contact a qualified professional.

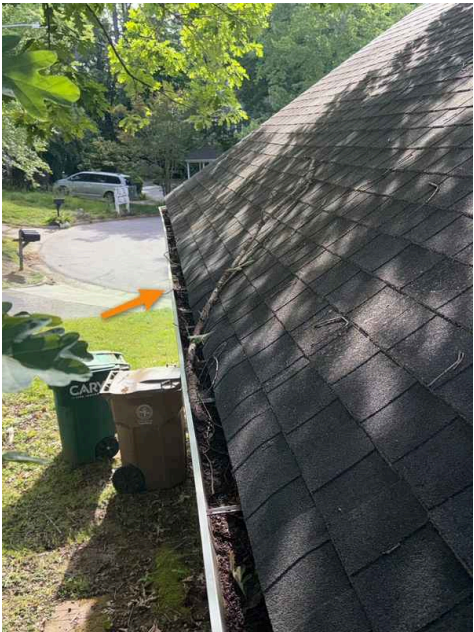
 Recommendation



Front Left (uneven)



Right Roof (branches)



Right Roof



Rear Roof (moss)

5.3.1 Drainage Systems

DOWNSPOUT/GUTTER - DAMAGED

Gutter/downspouts were damaged. Recommend a qualified contractor repair to prevent moisture damage.

Recommendation

Contact a qualified gutter contractor



Recommendation



Front Left

5.3.2 Drainage Systems

DOWNSPOUT/GUTTER - DEBRIS

Debris observed in the gutters/downspouts. Recommend removing the debris to prevent moisture damage.

Recommendation

Contact a qualified handyman.



Maintenance/Minor/Monitor



Left Roof



Left Rear

5.4.1 Chimneys

DEBRIS IN CHIMNEY CAP

ROOF



Recommendation

Debris was observed accumulating in the chimney cap during inspection. This can restrict proper ventilation and airflow, potentially causing draft issues or allowing water and animals to enter the chimney system. The chimney cap should be cleaned and inspected by a chimney professional to ensure it functions properly.

Recommendation

Contact a qualified professional.

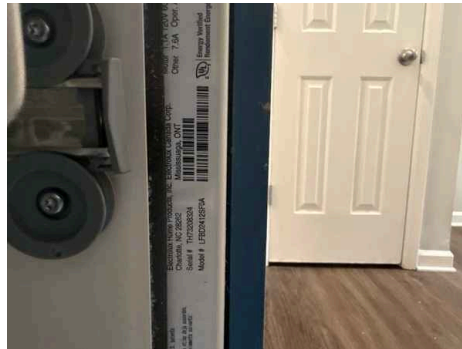


Information

Dishwasher



Dishwasher Serial Number



Dishwasher Cycle Complete



Built-In Microwave Not Present

Not Present

Ventilation Equipment/Hood:
Photo

Ventilation Equipment



Ventilation Equipment/Hood:
Ventilation Type
Hood recirculates

Range/Oven: Photo - Range/Oven
Range/Oven



Range/Oven: Photo - Burners
Operating
Range/Oven



Range/Oven: Photo - Oven Pre-Heated

Range/Oven



Range/Oven: Photo - Range/Oven Serial Number

Range/Oven Serial Number



Range/Oven: Range/Oven Energy Source

Electric

Refrigerator: Photo

Refrigerator



Refrigerator: Photo

Refrigerator Interior, Refrigerator Not Present



Refrigerator: Photo - Refrigerator Serial Number

Refrigerator Serial Number



Food Disposer: Photo
Not present



Washer: Photo
Washer connections



Washer: Photo - Washer Serial Number
Washer not present

Dryer: Photo
Dryer Connections and Vent



Dryer: Photo - Dryer Serial Number
Dryer not present

Dryer: Dryer
Electric

Dryer: Dryer Vent Material - Through the Wall
Rigid Metal, Unable to fully determine

Trash Compactor: Trash Compactor
Not Present

Central Vacuum: Central Vacuum
Not Present
A central vacuum system is not tested during the home inspection.

Dishwasher: General Appliance Information and Limitations

For the purpose of this report, the appliance of the home were visually inspected and some were operated. The inspection was not invasive and therefore was limited. Items listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a qualified contractor. When conducting further evaluations, it is highly recommended to evaluate the entire appliance and related systems comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a qualified contractor to consult with specialists from relevant trades as needed. The inspection does not cover the washing machine and dryer, as they are considered personal property. Washing machines can often leak, causing hidden damage to areas not visible to the home inspector. The home inspector does not identify the power service (gas or electric) for the dryer or the material (metal or plastic) of the exhaust duct. The presence of the washer and dryer significantly limits the inspection of the laundry area. Therefore, it is advisable for buyers to view the laundry room for any damage or concerns after the appliances have been removed and before finalizing the purchase. Prior to installing a washer and dryer, the installer should inspect and verify the washer drain, dryer exhaust duct, gas connection, and/or electrical service receptacles. All appliances listed or identified in the sections below are of concern and require a comprehensive evaluation and repair by a certified appliance repair technician. If additional concerns arise during the evaluation and repair process, it is recommended to consult a general contractor who can contact specialists in each relevant trade as needed. Built-in appliances are operated to assess their response and functionality with normal operating controls. However, determining the effectiveness of appliance settings or cycles, such as the cleaning ability of the dishwasher, grinding efficiency of the disposal, or calibration of the oven, is beyond the scope of a home inspection. Refrigeration units, washing machines, and dryers are also not covered in the home inspection.

Dryer: Dryer Vent

Recommend periodically inspecting dryer vent for any obstructions. Blocked dryer exhaust duct is a fire hazard and all obstructions should be removed to reduce risk of fire.

Limitations

Refrigerator

FRIDGE NOT MOVED

If present, the refrigerator was not moved and the area behind/under was not inspected.

Washer

WASHER NOT TESTED: CONNECTIONS AND DRAIN NOT TESTED

The washer, washer connections and drain are outside the scope of inspection and were not tested. It could not be determined if the washer connections or drain will function as intended. It is recommended that the client connect the washer properly and monitor the connections and drain for leaking. Braided stainless steel washer hoses are recommended due to their proven durability over rubber hoses. The areas behind the washer/dryer are not visible and were not inspected.

Dryer

DRYER NOT TESTED

Dryers are outside the scope of the home inspection and are not tested. The areas behind the washer/dryer are not visible and were not inspected. Note that the dryer receptacle and other 240V receptacles are not tested during the home inspection.

Observations

6.3.1 Ventilation Equipment/Hood

LIGHT DID NOT WORK

Light bulb did not work. Recommend replacing the non working bulbs to verify the fixture functions as intended. If the issue is not resolved then recommend further evaluation by a qualified contractor.

Recommendation

Recommended DIY Project



Maintenance/Minor/Monitor



Kitchen

6.5.1 Refrigerator

FRIDGE - DAMAGED SHELVES/DRAWERS

The refrigerator had damaged shelves and/or drawers. This is a function/damage concern. Recommend repair by a qualified person.

Recommendation

Contact a qualified appliance repair professional.



Maintenance/Minor/Monitor



Kitchen

6.7.1 Washer

VALVE LEAKING

The washer shut off valve is leaking which can cause moisture damage. Recommend repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Significant Concern



Laundry Closet

7: INTERIOR

Information

Ceiling: Ceiling Material
Popcorn, Drywall

Walls: Wall Material
Drywall

Fireplaces: Photo
Photo - Fireplace



Fireplaces: Photo
Photo - Damper

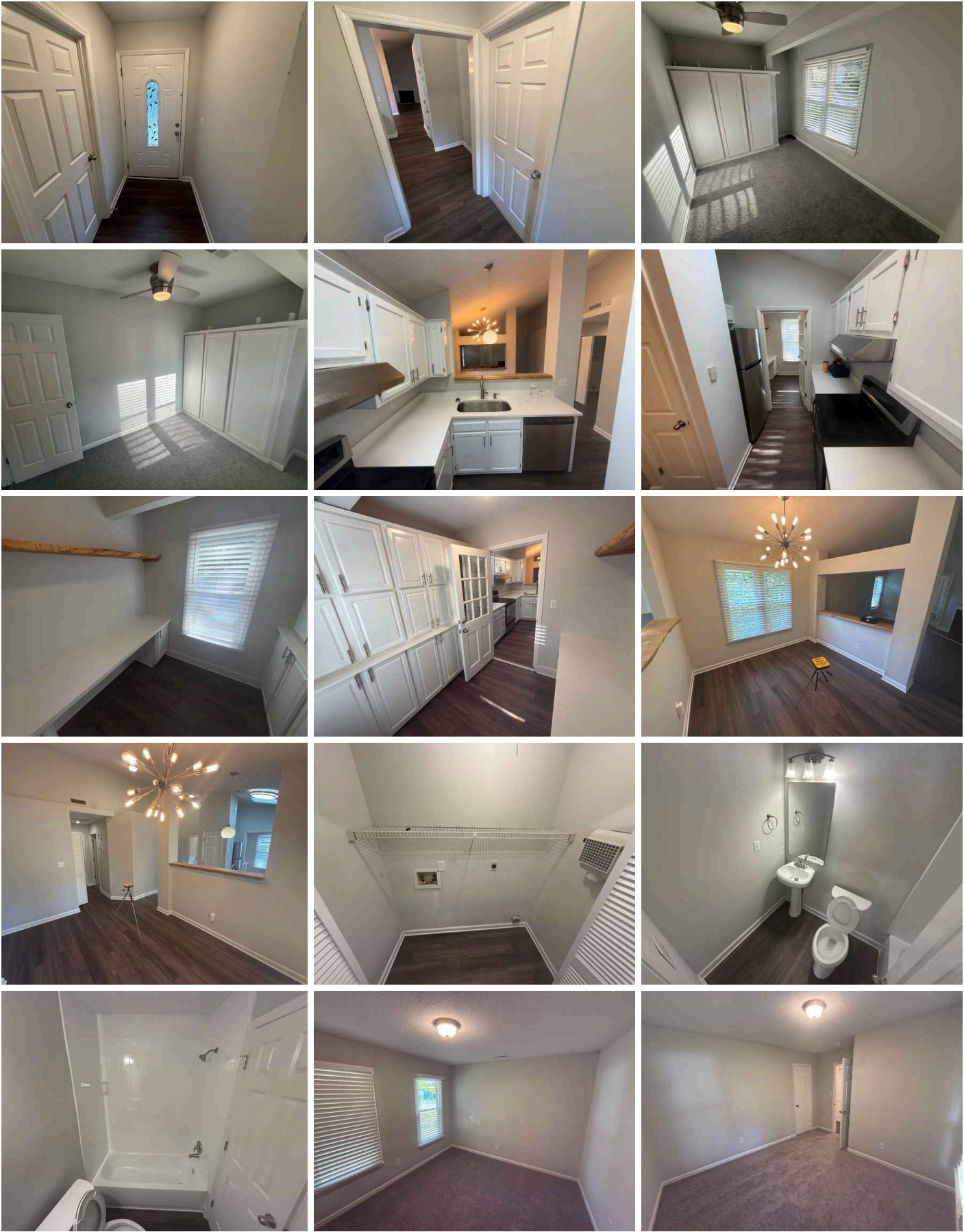


Fireplaces: Photo
Serial Number Not Present or Not
Accessible

Fireplaces: Fireplace
Solid Fuel Burning

Photos: Photos

Interior Rooms





Photos: Photos

Flooring at Dishwasher and Fridge



Photos: General Interior Information and Limitations

For the purpose of this report, the interior areas of the home were visually inspected. The inspection was not invasive and therefore was limited. Items listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a qualified contractor. When conducting further evaluations, it is highly recommended to evaluate the entire interior and related systems comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a general contractor to consult with specialists from relevant trades as needed. In each room, one window and one receptacle were tested, unless obstructed by furniture or storage. However, identifying hazed or cloudy windows falls outside the scope of a home inspection. The severity of hazing can vary with different seasons and times of the day, which means that damaged windows may not be visible during the inspection. Light fixtures were operated using at least one switch, but it may not be possible to identify multiple switch locations unless labeled. Confirming the presence of multiple position switches is only feasible when all switches can be identified, which may not be possible if switches are improperly installed. It is essential for clients to verify the bulb type and wattage for each fixture, as the inspection cannot confirm these details. Incorrect bulb type or wattage can lead to fixture damage and improper operation. Therefore, ensuring the correct bulb specifications is necessary. Cosmetic concerns such as worn carpets, poor floor finishes, open seams in hardwoods, torn wallpaper, damaged paint finishes, worn cabinets, worn hinges, damaged window blinds/shades, evidence of pets, and evidence of smoking are beyond the scope of a home inspection. Additionally, personal property including storage, washers, dryers, rugs, furniture, clothes, and wall hangings are not moved during the inspection, which limits the visibility and assessment of overall floor areas in furnished rooms. Furniture and personal items can conceal defects and alter the overall perception of a home. It is recommended for buyers to view the home when it is unfurnished prior to making a purchase. Paying attention to areas behind the refrigerator and the washer/dryer is particularly important.

Doors: Photo

Photo - Exterior Door - Inside



Skylight: Photo

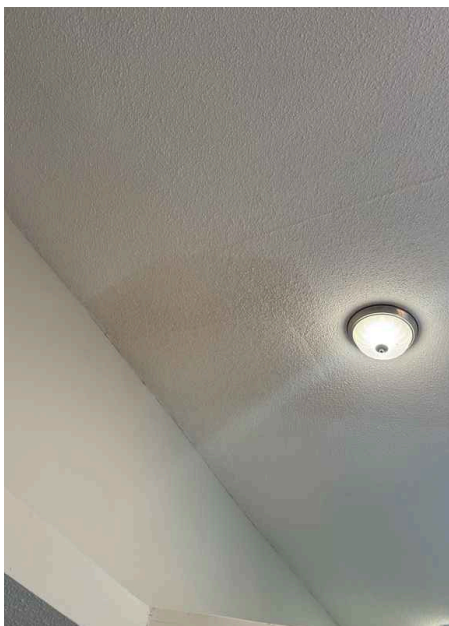
Skylight

Skylights, especially older ones, are prone to leaking, especially in heavy rain/snow storms. Although leaks not observed on the day of inspection, recommend routine monitoring of skylights for leaks and/or stains and consulting with a qualified contractor if a leak is observed or if the client would like more information.



Ceiling: Evidence of Prior Repair

There is evidence of a prior repair on the ceiling. This area appeared to be dry and an active leak was not observed. Recommend asking the homeowner about the history of any leaks and monitor this area and consult with a qualified contractor if a leak is noted.



Limitations

Walls

WALL STRUCTURE NOT VISIBLE

The wall structure was not visible due to interior cladding and was not inspected.

Observations

7.4.1 Doors

DOOR STICKS/RUBS

Door sticks and can be difficult to open and close or may cause damage. Recommend repair by a general repair specialist.

Recommendation

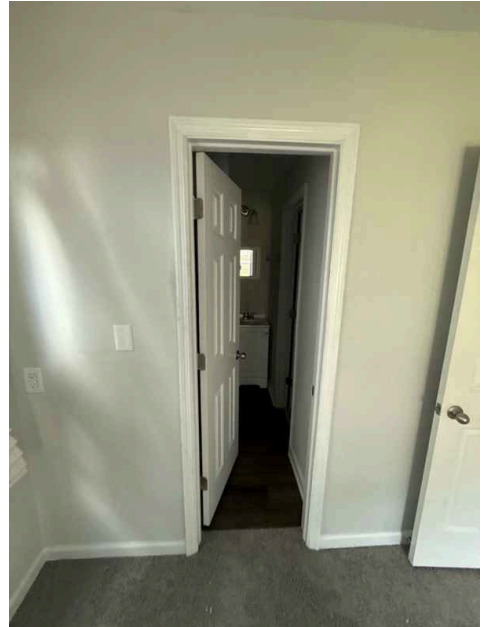
Contact a qualified professional.



Recommendation



Utility Room



Master Bathroom

7.4.2 Doors

DOOR DOES NOT LOCK

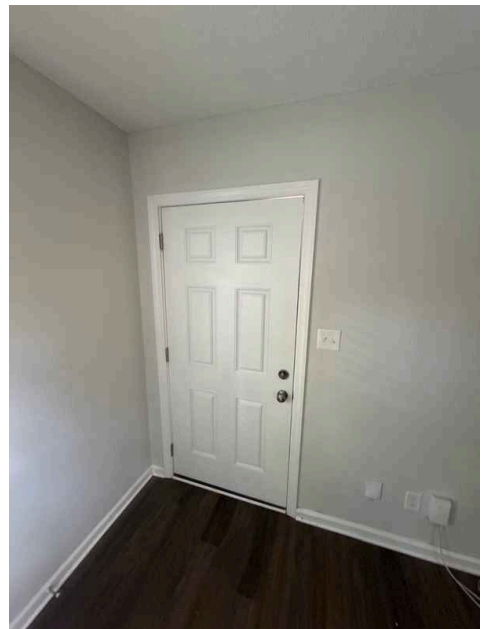
The door does not lock as intended. Recommend repair by a general repair specialist.

Recommendation

Contact a qualified handyman.



Recommendation



Back door

7.7.1 Ceiling

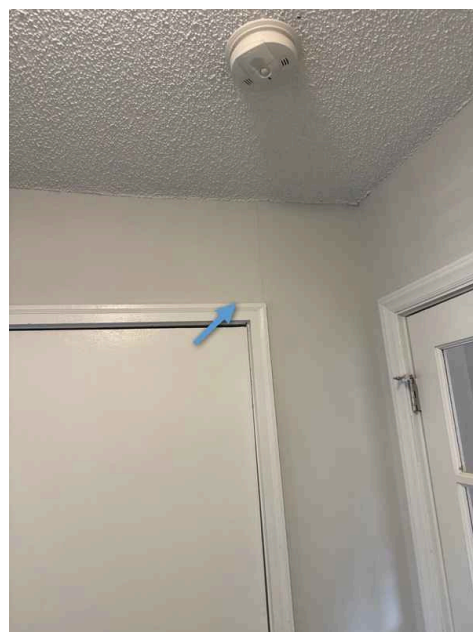
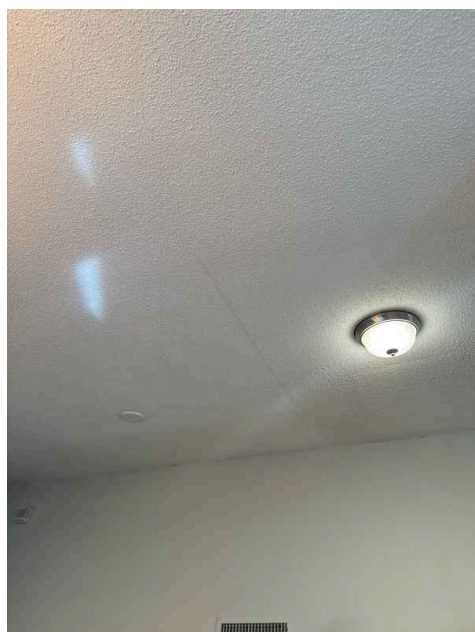
CRACKS - MONITOR

Maintenance/Minor/Monitor

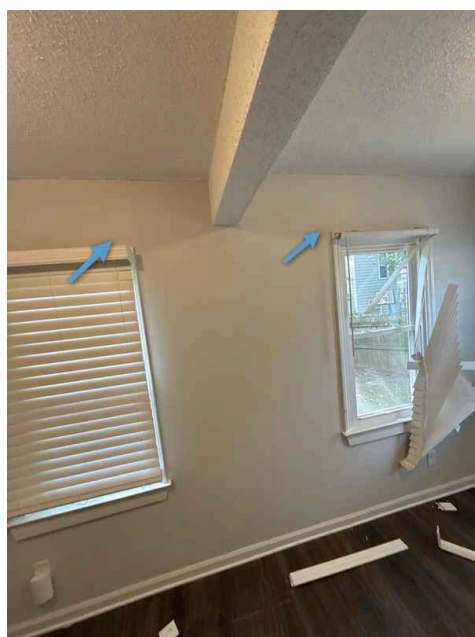
Cracks noted in walls/ceiling. Some movement is not unusual in a home of this age. Recommend monitoring the cracks and consult with a qualified contractor for further evaluation if the cracks continue to grow or if the client would like more information about this condition.

Recommendation

Recommend monitoring.



Master Bedroom



Office

7.8.1 Floors

UNEVEN FLOOR AREAS



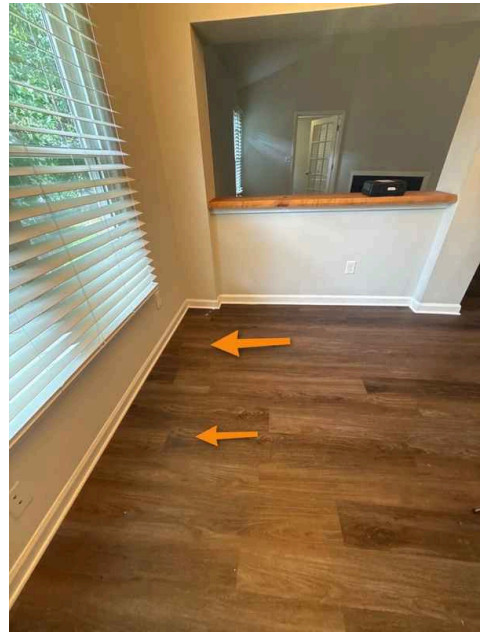
The floor has uneven areas. The cause of this condition is sometimes a result of home settlement, moisture, construction methods, etc; however, the cause of this specific condition could not be determined at the time of inspection. It is recommended that a licensed general contractor or structural engineer should be consulted for a complete evaluation of the entire area and repair as needed to correct or reduce progression of uneven areas. See floor structure and foundation sections for related comments and concerns.

Recommendation

Contact a qualified structural engineer.



Office



Dining Room

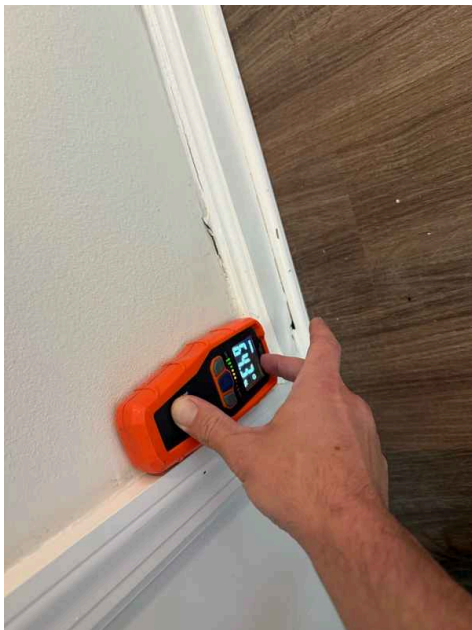
7.9.1 Walls

STAINS-ELEVATED MOISTURE**Significant Concern**

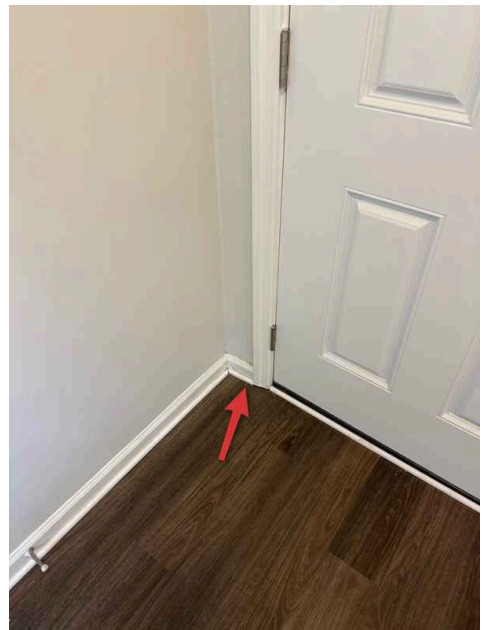
Stains were observed at areas of the wall that tested with elevated moisture at the time of inspection. This is water penetration and damage concern. Recommend having stains evaluated and repairs made by a qualified contractor.

Recommendation

Contact a qualified professional.



Rear office



7.10.1 Trim

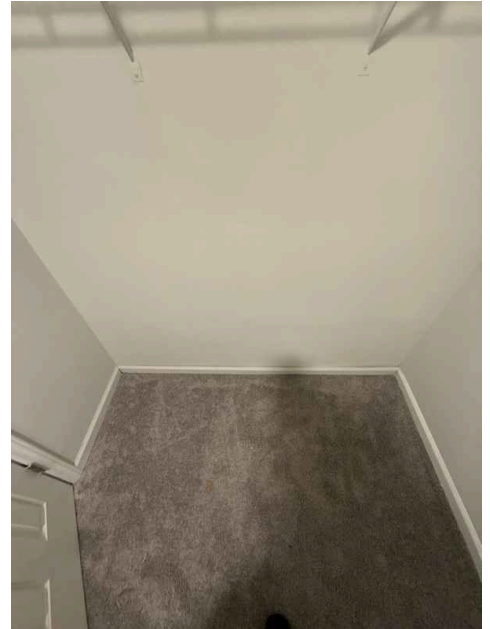
TRIM - MISSING/LOOSE

Maintenance/Minor/Monitor

Although this is primarily considered cosmetic, missing or loose trim was noted and recommend that the trim be properly installed by a general repair specialist.

Recommendation

Contact a qualified professional.



7.11.1 Fireplaces

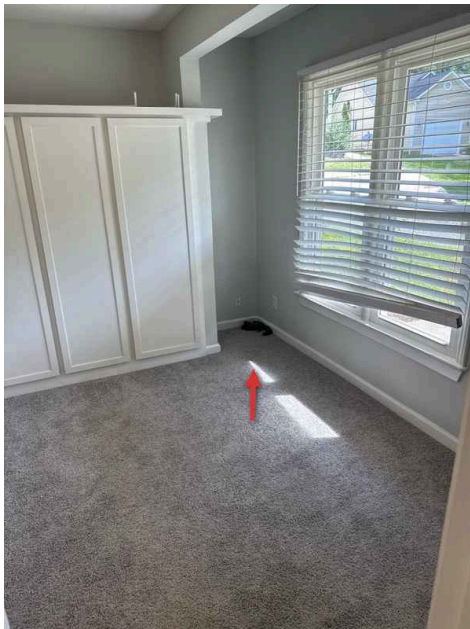
DEBRIS AND ANIMAL INTRUSION IN FIREPLACE

Significant Concern

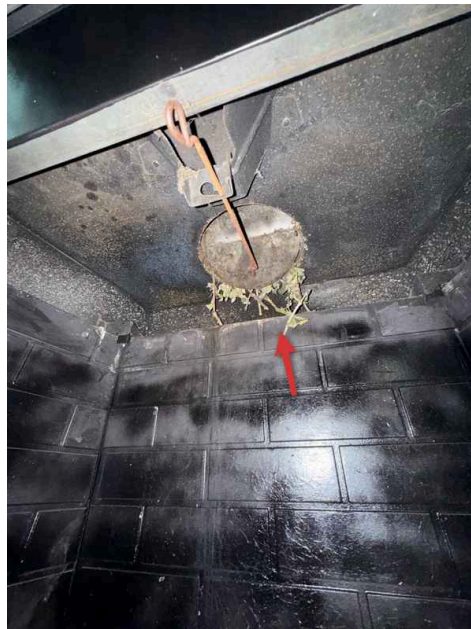
Debris and evidence of animal intrusion were observed in the fireplace during inspection. This indicates the chimney or fireplace opening may lack proper screening or closure, allowing wildlife access. Animal nesting materials and droppings can create fire hazards, block airflow, and pose health risks. A chimney professional should inspect the entire system, remove debris and nesting materials, and install or repair chimney caps and screens to prevent future intrusion.

Recommendation

Contact a qualified professional.



Front Bedroom



Living Room



Rear Roof

8: ATTIC

Information

Number of Attics 1	Attic Inspection Method Entered Attic	Insulation: Attic Insulation Type Fiberglass, Batt
Roof Framing: Ceiling Framing Trusses, Wood	Roof Framing: Roof Framing Trusses, Wood	Roof Framing: Roof Decking OSB
Ventilation: Attic Ventilation Gable Vents, Soffit Vents, Ridge Vents		
Photo/Video of Attic Attic		



General Roof Structure and Attic Information and Limitations

For the purpose of this report, any concerns regarding structural or ventilation related items identified in this report have a level of concern and require further assessment by a Licensed General Contractor or Engineer to determine the source and extent of damage, any additional defects not identified in the report, and cost of repair. When conducting further evaluations, it is highly recommended to evaluate the entire roof and attic system comprehensively. Items requiring general repair should be referred to a General Contractor, while structural items requiring design consideration, evaluation of significance/cause, and determination of adequacy should be referred to an Engineer. It is crucial to evaluate and address all structural concerns as necessary in order to ensure the durability and stability of the home. Repairs and evaluations should be conducted prior to the closing of the property to ensure that the buyer comprehends the full scope or extent of the concerns. Roof, ventilation, insulation, ceiling, and floor framing systems, where accessible, are inspected for visible defects such as broken, cracked, decayed, or damaged members and missing or compressed insulation. Evaluating the system for design, load, support aspects such as correct span, load transfer, insulation R-value rating or adequacy and compliance with building codes falls outside the scope of the home inspection.

Roof Framing: Limited Viewing: Concealed / Hidden Framing

Some parts of the roof framing system were not visible due to no access, no walk boards in the area, viewing angles, HVAC duct, framing methods that conceal other attic areas, interior cladding and/or radiant barrier and were not inspected. The inspection of the areas was very limited, and areas outside of the immediate access area was viewed from a distance. Due to this condition, there are some areas that were hidden or blocked from view.

Limitations

General

LIMITED INSPECTION

Some parts of the roof framing system were not visible due to framing methods that conceal other attic areas. Due to this condition, there are some areas that were hidden or blocked from view.

Ventilation

VENTILATION ADEQUACY

The calculation of ventilation adequacy in the attic is not part of this inspection. At the time of inspection, there were no signs of poor attic ventilation; however, this can vary based on the weather conditions (temperature, wind, humidity, cloud cover, etc.) for that day and the days prior. If the client observes unusually high temperatures or moisture in the attic, it is recommended that a licensed general contractor make further evaluations and repairs.

Observations

8.1.1 Attic Access

LEGS NOT FLUSH



The stair legs are not flush on the floor. Recommend that the stairs be properly installed per the manufacturers instructions by a qualified contractor to reduce the risk of a fall.

Recommendation

Contact a qualified professional.



Master Closet

8.3.1 Bathroom

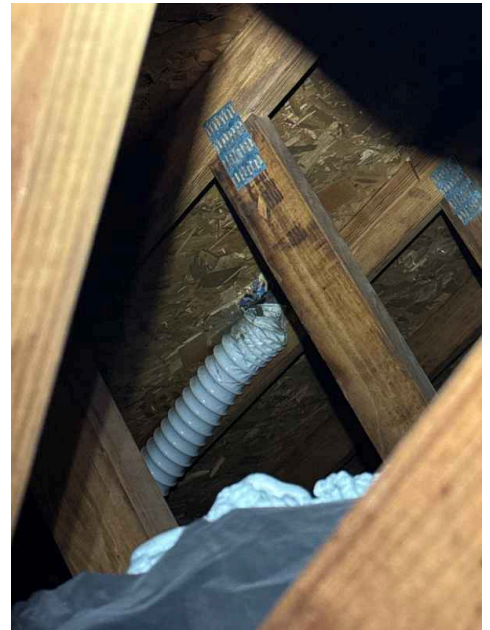
BATHROOM FAN VENTS INTO ATTIC

**Recommendation**

Bathroom fan vents into the attic, which can cause elevated moisture. Recommend a qualified contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.



8.4.1 Roof Framing

STAINS-NOT TESTED

**Recommendation**

Stains were observed at areas of the attic framing that were inaccessible and were not tested at the time of inspection. Therefore the inspector could not determine if the stains were currently active. This is a water penetration and damage concern. Recommend having stains tested and evaluated by a qualified contractor and repairs made as necessary.

Recommendation

Contact a qualified professional.



Right Attic

9: ELECTRICAL

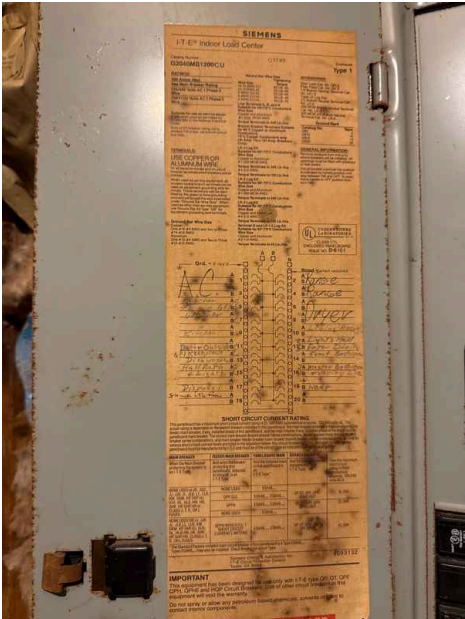
Information

Service Entrance: Photo
Meter



Service Entrance: Service Type
Underground

Main Panel: Photo
Main Panel Label



Main Panel: Photo
Interior of Main Panel



Main Panel: Electrical Service
Conductors Material
Aluminum, Bus Bar

Main Panel: Main Service Voltage
240V

Main Panel: Electrical Service
Ampacity
200 AMP

Main Panel: Main Panel Location
Utility Room

Main Panel: Panel Manufacturer
Siemens

Main Panel: Branch Wire 15 and 20 AMP
Copper

Smoke Detectors: Smoke Detector Operation
Operated - Smoke Detector(s)

Smoke Detectors: Smoke Detector Location
Bedrooms

Carbon Monoxide Detectors: Carbon Monoxide Detector Operation
Operated - Carbon Monoxide Detector(s)

Carbon Monoxide Detectors: Carbon Monoxide Location
Rear bedroom

Service Entrance: General Electrical Information and Limitations

For the purpose of this report, all electrical items as listed or identified in this report have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed Electrical Contractor. It is crucial to address these electrical issues promptly as they pose safety risks. When conducting further evaluations, it is highly recommended to evaluate the entire electrical system comprehensively. During a home inspection, it is not feasible to subject the home to a full loading condition that would assess the capacity of the electrical system. The evaluation of the electrical system was based on the existing systems and components, without considering future expansion or modernizations. It is important to note that the addition of new systems and appliances may necessitate electrical system replacement, modifications, or upgrades.

Main Panel: Photo

Exterior of Main Panel



Smoke Detectors: Limited Lifetime

Smoke detectors and carbon monoxide detectors have a limited lifetime, typically between 7-10 years. Recommend replacement of the smoke detectors and carbon monoxide detectors per the manufacturer's instructions.

Limitations

Switches & Receptacles

240 RECEPTACLES NOT TESTED

For the purpose of this report, any 240 receptacles were not tested for proper function and should be evaluated by a Licensed Electrical Contractor prior to purchase.

Observations

9.2.1 Main Panel

RUST OBSERVED

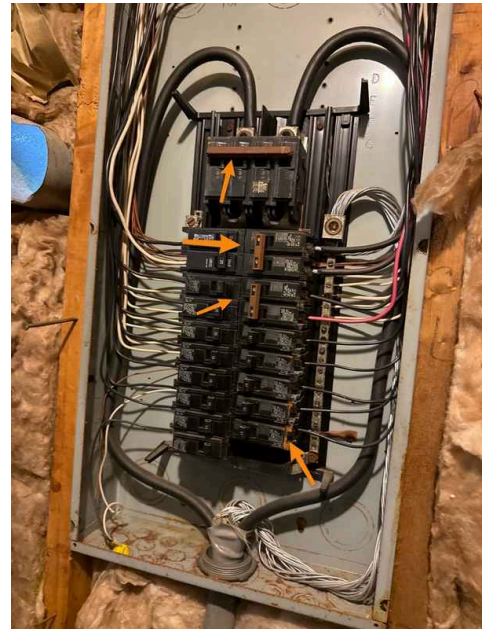
Rust observed inside the panel box which is a sign of improper drainage. Although rust was not noted on the connections, recommend further evaluation by a qualified contractor to make any necessary repairs.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Utility Room Main Panel

9.4.1 Switches & Receptacles

LOOSE RECEPTACLE

Receptacle(s) noted to be loose which can result in damaged wiring and be a shock hazard. Recommend review of receptacle(s) and repairs made by an electrical contractor as necessary. Examples shown

Recommendation

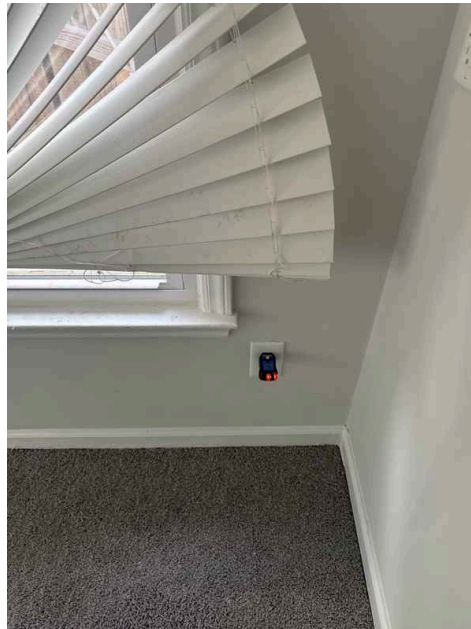
Contact a qualified electrical contractor.



Recommendation



Kitchen



Master Bedroom

9.6.1 Lights

LIGHT DID NOT WORK

Light bulb did not work. Recommend replacing the non working bulbs to verify the fixture functions as intended. If the issue is not resolved then recommend further evaluation by a qualified contractor.



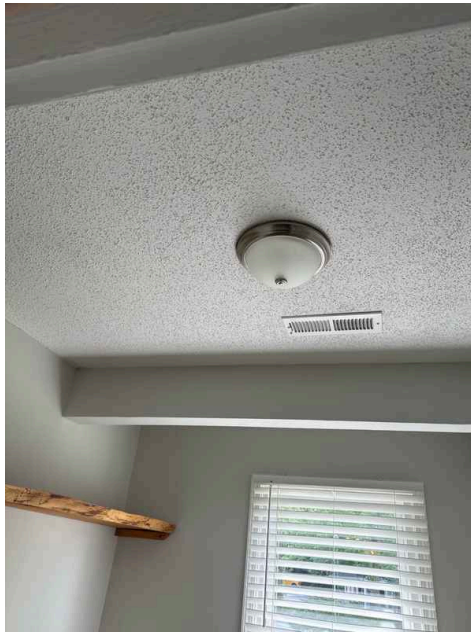
Maintenance/Minor/Monitor

Recommendation

Recommended DIY Project



Front Exterior



Front Left pantry

9.7.1 Fans

EXHAUST FAN DID NOT WORK

The exhaust fan did not work and recommend repair by a qualified contractor. Inadequate ventilation can lead to moisture issues.

Recommendation

Contact a qualified professional.



Recommendation



Hallway Bathroom

9.7.2 Fans

CEILING FAN REMOTE CONTROL MISSING

The remote control for the ceiling fan was not located during inspection. Obtain a replacement remote from the manufacturer or a compatible universal remote to restore full functionality of the fan's speed and lighting controls.

Recommendation

Contact a qualified professional.



Recommendation



Front Bedroom

10: HEATING

Information

Equipment: Photo
Heating Equipment



Equipment: Photo
Heater Label



Equipment: Photo
Gas Heat Video



Video
(click here to view on web)

Equipment: Brand
Daikin

Equipment: Heat Type
Forced Air Gas Furnace

Equipment: Energy Source
Natural Gas

Equipment: Manufacture Date
2021

Equipment: Heating Equipment
Location
Office closet

Thermostat: Photo

Thermostat

**Thermostat: Thermostat**

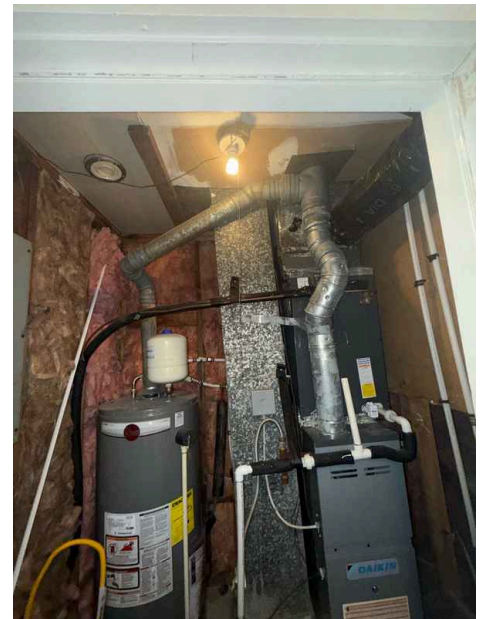
Location

Hallway

Ductwork: Heat Distribution Type Vents, Flues & Chimneys: Photo

Ducted

Exhaust Vent



Air filter: Photo

Air Filter

Air filter: Filter Location

Ceiling Returns

Zoning: Zoning

Single Zone

**Equipment: Interior Rooms: Heating and Cooling**

All interior rooms were noted to have cooling and heating sources. It should be noted that it could not be determined if the interior rooms are properly balanced and/or have the proper air flow supplied for the space so that the home heats and cools adequately, and that there is no build up of moisture/humidity in the home. Determining the correct sizing and balancing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing and balancing a HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: Life Expectancy - Furnace

Fuel Furnaces have a life expectancy of 15-20 years. The home inspector develops no conclusions concerning the lifetime of this system and the heat exchanger was not inspected. If the buyer desires more information concerning the HVAC system(s), a licensed HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.

Equipment: HVAC Sizing Undetermined

It is important to ensure that the HVAC is sized correctly for the space so that the home heats adequately and there is no build up of moisture/humidity in the home. Determining the correct sizing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing an HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: General Heating Information and Limitations

For the purpose of this report, the HVAC systems underwent a visual inspection and were operated according to the appropriate seasonal cycle. All concerns related to the heating system, as listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed HVAC Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire heating system comprehensively. This is necessary to ensure the safe, proper, and reliable operation of the HVAC system. Please note that the seasonal inspection of HVAC systems during a home inspection is a non-invasive visual assessment, which may not reveal internal problems within the system. The removal of unit covers for servicing by a qualified technician is not performed as part of this inspection and falls outside the scope of a home inspection. If an invasive inspection is desired, it is recommended to consult an HVAC service company prior to closing. Winter inspections specifically focus on the operation of the heating components only. The visual inspection is supplemented by assessing the system's operating function based on the relevant season. Unless otherwise specified, the heating system was operated during the inspection. Evaluation of heating systems is based on typical HVAC systems functioning at interior temperatures of 65 degrees Fahrenheit (F) on 40-degree Fahrenheit (F) days. Assessing system performance for extreme weather conditions, consumer demand above 65 degrees (F), or warmer weather days is not within the scope of a home inspection. It is important to note that comfort levels vary from person to person and are not the primary focus of a home inspection. It is recommended to request disclosure from the homeowner regarding the performance, service, and maintenance history of the HVAC systems. To ensure the safe and efficient operation of your HVAC unit, it is advised to have a qualified service technician check the entire system on a seasonal basis.

Thermostat: Thermostat: Multiple Settings Not Tested

The thermostat for the heating and cooling system was a digital thermostat that incorporates multiple settings for customization of the heating and cooling cycles. The thermostat was used simply to call for the heating or cooling selection and the custom settings were not tested or evaluated. Any ability for the thermostat to provide outside temperature or humidity information can not be verified by this inspection. If the client wishes to learn more about this thermostat, it is recommended that a licensed heating and cooling contractor be contacted.

Ductwork: Photo**Heat at Registers****Air filter: Air filter**

Recommend routine replacement of the air filters for improved air-quality and to increase the life of the system.

Limitations**Equipment****HEAT EXCHANGER NOT VISUALIZED****HVAC**

For an inspection of a gas furnace, the furnace was operated and visually inspected; however, the removal of burner chamber and other covers provided for service by a qualified service technician is beyond the scope of the home inspection. Therefore, the heat exchanger could not be visually inspected. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally

Observations

10.1.1 Equipment

CONDITIONED AIR LEAK



Maintenance/Minor/Monitor

Air leak observed in the air handler. Recommend properly sealing the systems and ducts by a qualified contractor to help prevent the loss of efficiency.

Recommendation

Contact a qualified heating and cooling contractor



Utility Room

10.3.1 Ductwork

FUNGAL GROWTH AT REGISTERS



Recommendation

Fungal growth observed at the registers. Although the interior of the ducts are not inspected, there could be fungal growth inside the ducts. Recommend further evaluation of the ducts by a qualified contractor. If the client has any health related concerns, then consult with an industrial hygienist.

Recommendation

Contact a qualified professional.



Kitchen

11: COOLING

Information

Equipment: Photo
Cooling Equipment



Equipment: Photo
Serial Number



Equipment: Photo
Cooling Not Tested

Equipment: Brand
Daikin

Equipment: Energy Source/Type
Central Air Conditioner

Equipment: Location
Back of the house

Equipment: Interior Rooms: Heating and Cooling

All interior rooms were noted to have cooling and heating sources. It should be noted that it could not be determined if the interior rooms are properly balanced and/or have the proper air flow supplied for the space so that the home heats and cools adequately, and that there is no build up of moisture/humidity in the home. Determining the correct sizing and balancing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing and balancing a HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: Manufacture Date
2021

Systems of this type have a life expectancy of 10-15 years. The home inspector develops no conclusions concerning the lifetime of this system. If the buyer desires more information concerning the HVAC system(s), a licensed HVAC contractor should be consulted for a complete invasive system evaluation prior to purchase.

Equipment: HVAC Sizing Undetermined

It is important to ensure that the HVAC is sized correctly for the space so that the home heats adequately and there is no build up of moisture/humidity in the home. Determining the correct sizing of a HVAC system is beyond the scope of inspection due to the complexity of properly sizing an HVAC system. Proper sizing determination requires using specialized equipment and conducting a home analysis to determine if a system is sized properly and functioning within the manufacturers specifications. If the client has concerns about the sizing, a HVAC contractor should be consulted for a complete evaluation of the system to ensure reliable and proper operation of the HVAC system.

Equipment: General Cooling Information and Limitations

For the purpose of this report, the HVAC systems underwent a visual inspection and were operated according to the appropriate seasonal cycle. All concerns related to the cooling system, as listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed HVAC Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire cooling system comprehensively. This is necessary to ensure the safe, proper, and reliable operation of the HVAC system. Please note that the seasonal inspection of HVAC systems during a home inspection is a non-invasive visual assessment, which may not reveal internal problems within the system. The removal of unit covers for servicing by a qualified technician is not performed as part of this inspection and falls outside the scope of a home inspection. Please note that winter inspections do not involve testing the air conditioning system. If the buyer desires more information regarding the functionality of the system, it is recommended to request an invasive inspection by an HVAC technician before making a purchase. Evaluation of the cooling systems is based on typical HVAC systems functioning and operating at reasonable temperatures. Assessing system performance for extreme weather conditions, consumer demand below 75 degrees (F), or warmer weather days is not within the scope of a home inspection. It is important to note that comfort levels vary from person to person and are not the primary focus of a home inspection. It is also advisable to inquire with the homeowner about the performance, service, and maintenance history of the HVAC systems. To ensure the safe and efficient operation of your HVAC unit, it is advised to have a qualified service technician check the entire system on a seasonal basis.

Observations

11.1.1 Equipment

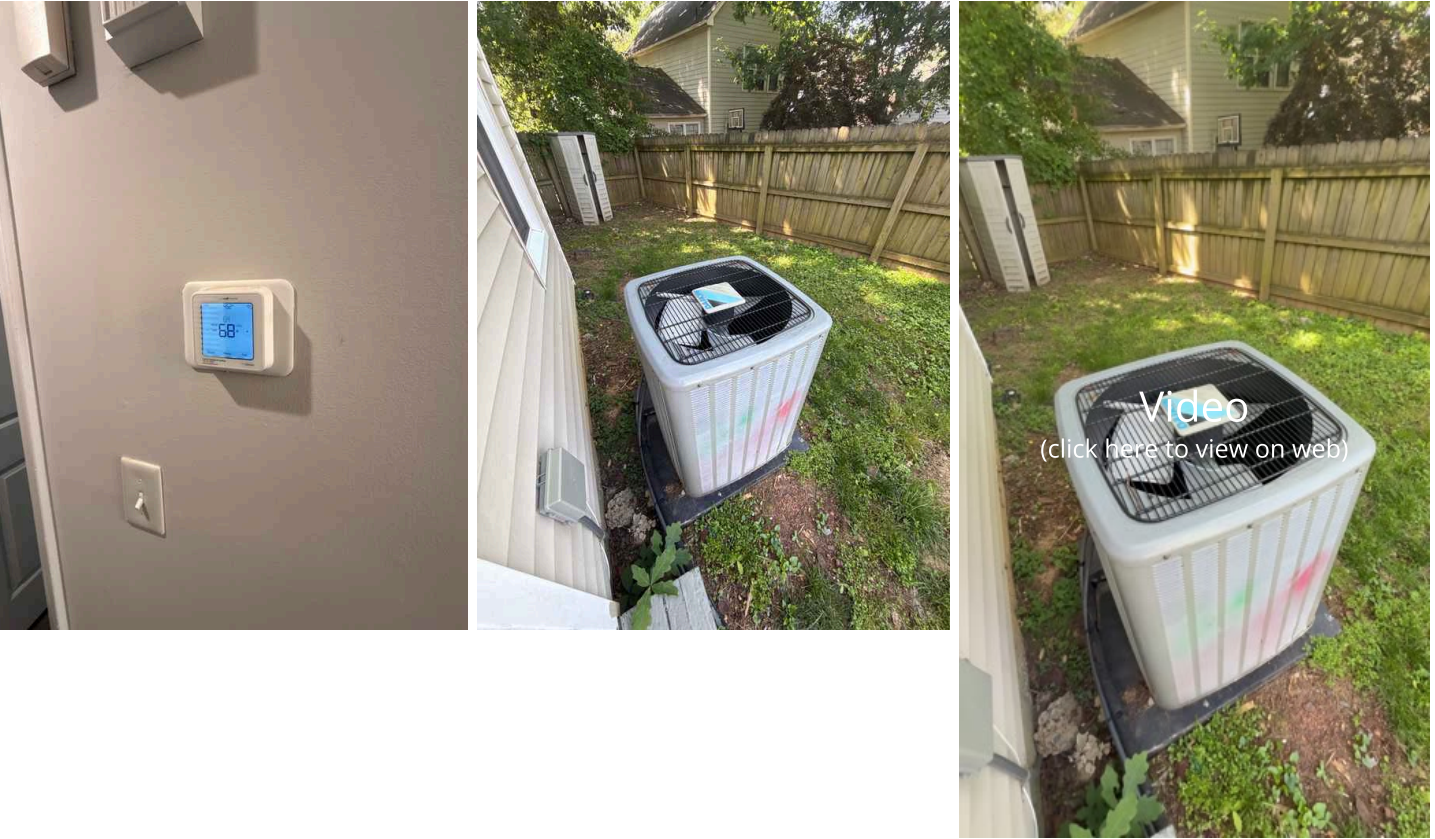
OUTDOOR UNIT DID NOT RUN

 Significant Concern

The outdoor unit did not turn on when the thermostat was set to cooling. Cold air was not provided and recommend that the HVAC system be evaluated and repaired as necessary by an HVAC contractor.

Recommendation

Contact a qualified heating and cooling contractor



11.2.1 Refrigerant/Condensate lines



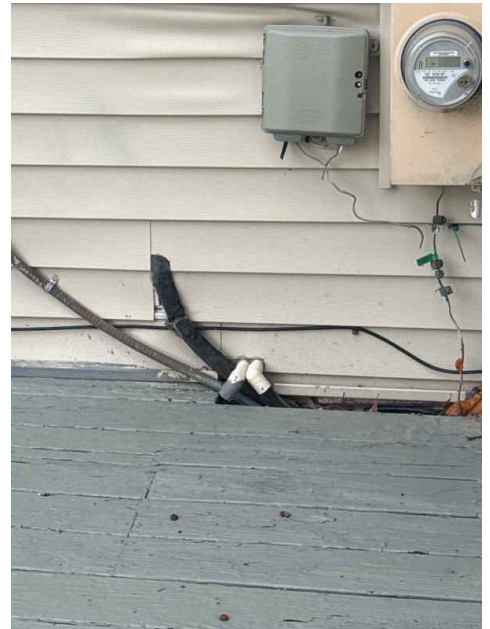
Maintenance/Minor/Monitor

DRAIN BY WALL

The condensate drain empties next to the foundation wall. This condition places moisture against the foundation and could lead to undesirable conditions such as foundation settlement, pest, etc. It is recommended that an HVAC contractor evaluate and make repairs as needed.

Recommendation

Contact a handyman or DIY project



Rear Exterior

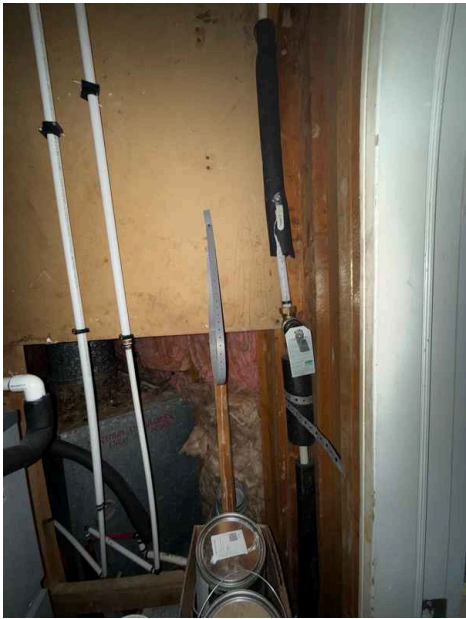
12: PLUMBING

Information

Water Supply: Filters
None

Water Supply: Main Water Shut-off Location
Utility room

Water Supply: Water Supply Material
Pex



Water Supply: Water Distribution Material
Polybutylene, Pex

Drain, Waste, & Vent Systems: Sewer Cleanout Location
Not Accessible, Accessible

Drain, Waste, & Vent Systems: Waste/Vent Material
Unable to fully determined

Tubs: Video - Jetted Tub
Jetted Tub Not Present

Water Heater: Photo
Hot Water Temperature

Water Heater: Photo
Water Heater



Water Heater: Photo

Water Heater Label



Water Heater: Brand

Rheem

Water Heater: Nominal Capacity

40 gallons

Water Heater: Power Source/Type

Gas

Water Heater: Location

Utility Room

Water Heater: Drain Pan

Not Present

Water Heater: Expansion Tank

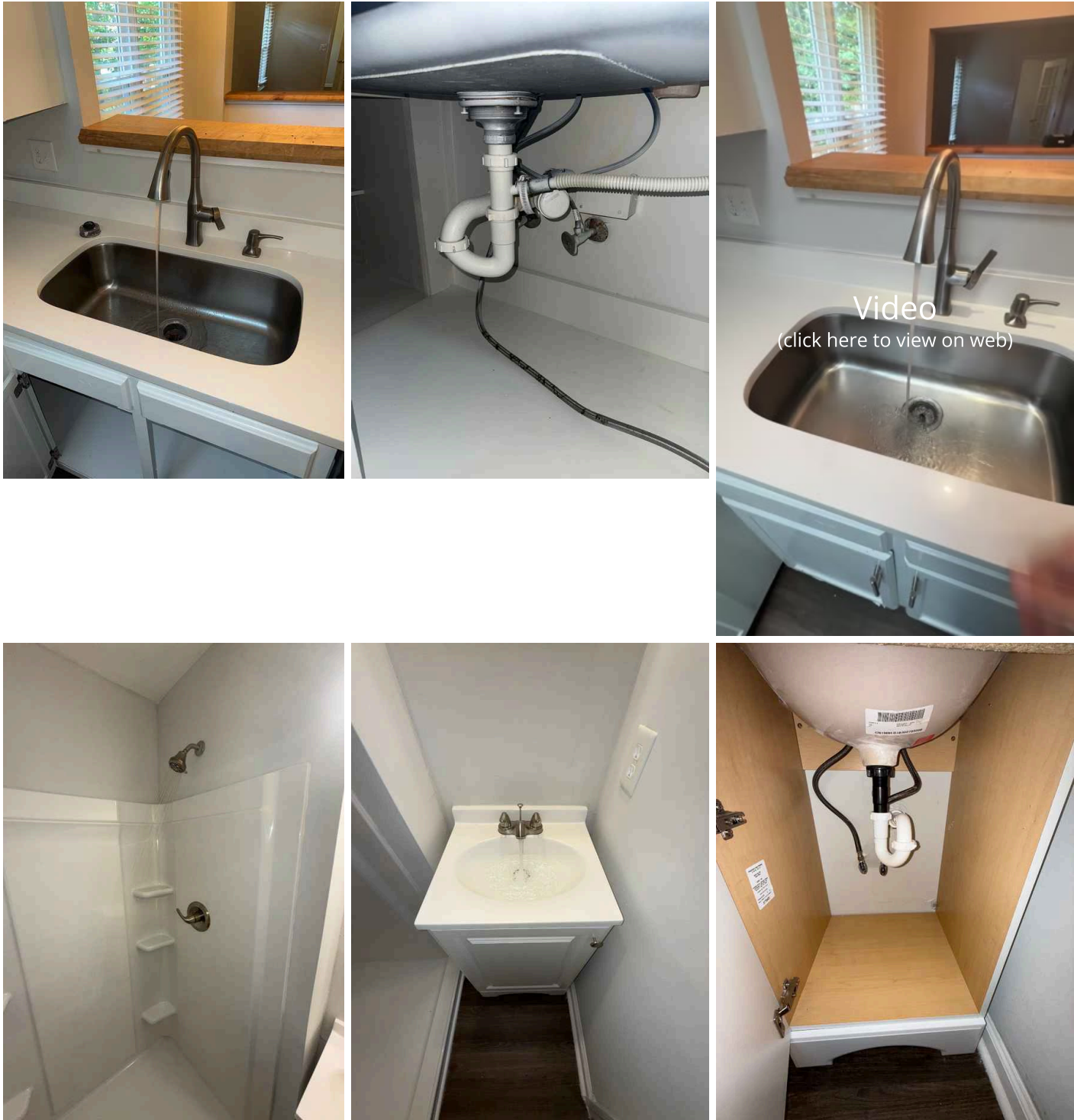
Present by Water Heater

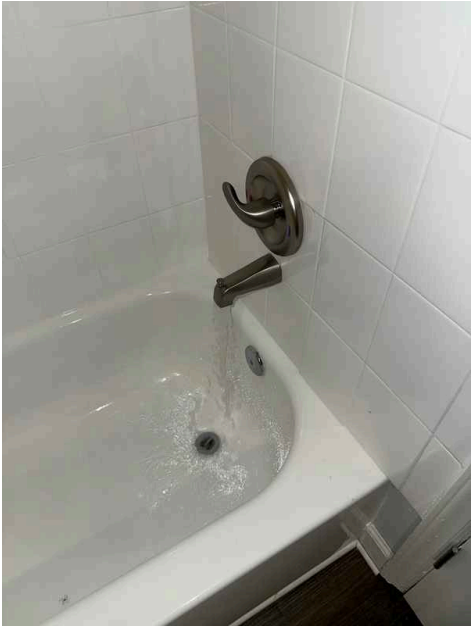
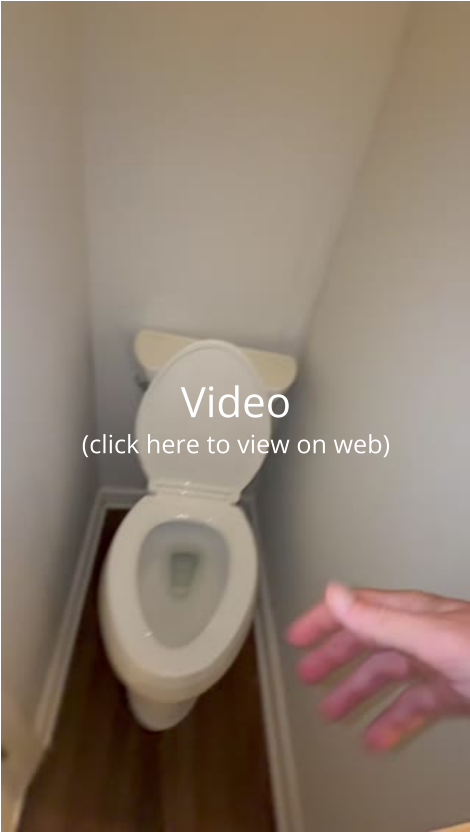
Sump Pump: Sump Pump Location

Not present

Photos: Photos

Plumbing Fixtures and Under Cabinets







Video
(click here to view on web)

Photos: General Plumbing Information and Limitations

For the purpose of this report, all plumbing and water heating items listed or identified in this report, have a level of concern and require further assessment to determine the source and extent of damage, any additional defects not identified in the report, cost of repair, and repair by a Licensed Plumbing Contractor. When conducting further evaluations, it is highly recommended to evaluate the entire plumbing system comprehensively. In the event that additional concerns arise during the evaluation and repair process, it is advisable for a general contractor to consult with specialists from relevant trades as needed. Repairs are necessary to prevent leaks and ensure proper sanitation. It should be noted that the majority of the water supply and waste lines are concealed from visual inspection, making it challenging to assess their overall condition. While the plumbing was inspected for functional flow and drainage, a comprehensive evaluation of the plumbing system's venting, sizing, and functional design cannot be performed during a home inspection, as it cannot replicate the load imposed by a typical family's usage. Homes with any amount of older plumbing materials and components have an added risk for defects related to functional flow and drainage and recommended for further extensive evaluation by a Licensed Plumbing Contractor. The inspection of the water heater does not encompass evaluating its capacity for functional use based on the number of bathrooms or fixtures. The adequacy of the hot water system for the home's specific needs is subjective and cannot be determined by the home inspector. Additionally, the inspection does not include the verification of anti-scald fixtures or ensure that the plumbing systems and components will meet the demands of your family. Determining the quality and quantity of the water supply, including factors such as acidity or mineral content, is beyond the scope of a home inspection. Similarly, fixtures are not deemed defective solely due to hard water or mineral stains or volume of flow relating to other fixtures. The effectiveness of toilet flushes and the verification of washing machine drains fall outside the purview of the inspection. While the location of the main water shut-off valve is identified, it is not operated during the inspection. The functional flow of the water supply at each accessible fixture is tested and decrease in flow may be experience when two fixtures are operated simultaneously and/or the fixture is a low flow fixture. The determination of a fixture to be low flow or water conserving cannot be determined and is outside the scope of inspection. The condition of the inside of plumbing pipes cannot be determined as the evaluation involves running water inside the home. Verification of surface defects on plumbing fixtures such as shower/tubs/sinks is beyond the scope of the inspection. Additionally, the inspection does not encompass thermal expansion or backflow protection, as their necessity varies among homes, and determining the necessity of their presence or absence is outside the inspection's scope. The determination of whether the water supply and waste systems are private or public is also beyond the scope of a home inspection. To assist in the prevention of the system clogging and backup, it is recommended to have the main waste line serviced and inspected. The plumbing inspection provides a limited functional evaluation under little to no system load. If the buyer seeks information about the interior condition of plumbing lines, consulting a licensed plumbing contractor prior to purchase is advised.

Water Heater: Manufacture Date

2025

Water heaters of this type have a life expectancy of 8-12 years. The home inspector develops no conclusions concerning the lifetime of this water heater.

Fuel Systems: Photo of Main Gas Shut-off Location

Gas Meter

We do not check function of any type of valve. If you smell gas in your home immediately get completely away from the home and call your gas provider.



Observations

12.2.1 Water Supply



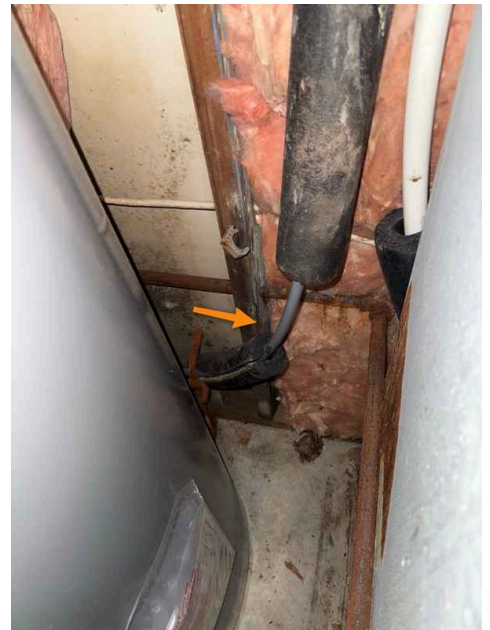
Recommendation

POLYBUTYLENE DISTRIBUTION PIPES

This home has a plumbing supply system that uses some polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until mid-1990s, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for an evaluation of the water supply lines to determine the significance of this concern.

Recommendation

Contact a qualified plumbing contractor.



Utility Room

12.4.1 Shower Enclosures



Maintenance/Minor/Monitor

SHOWER DOOR - NOT PRESENT

Recommend considering installation of the missing shower door to prevent water damage outside of the shower.

Recommendation

Contact a qualified handyman.



Master Bathroom

12.5.1 Shower Fixtures

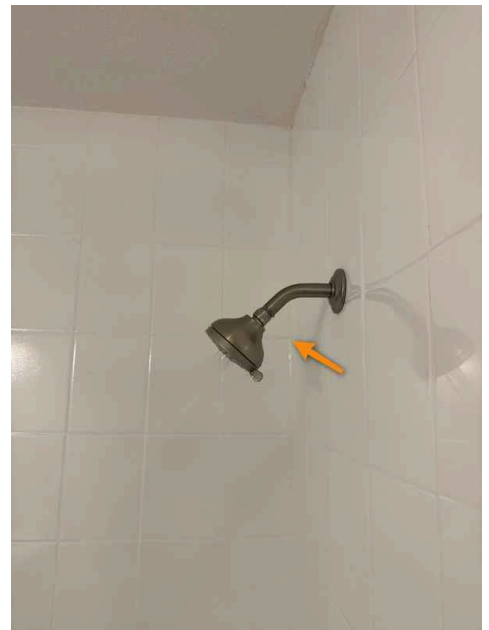
LEAK - SHOWERHEAD

Recommendation

Water leak observed around shower head when shower is running. The leak could cause water to leak and/or spray outside of the shower enclosure and cause moisture damage. Recommend repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

12.7.1 Tub Fixtures

STOPPER NOT PRESENT

Maintenance/Minor/Monitor

Recommend considering the installation of a functional tub stopper by a general repair specialist to help prevent clogs in the drain.

Recommendation

Contact a qualified handyman.



Hallway Bathroom

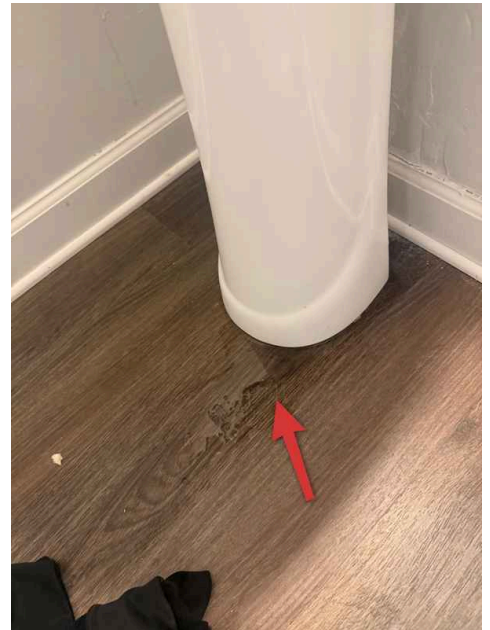
12.8.1 Sinks and Drains

LEAK UNDER SINK**Significant Concern**

Leak observed under the sink. A water leak can cause moisture damage and recommend evaluation and repair by a plumbing contractor. Any damage from the leak should be repaired by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Hallway Bathroom

12.8.2 Sinks and Drains

STOPPER NOT PROPERLY INSTALLED**Maintenance/Minor/Monitor**

The drain stopper did operate properly. This is a function concern. Recommend repair/adjustment of the drain stopper so that it will open and close as intended to allow for proper filling and draining of the basin.

Recommendation

Contact a qualified handyman.



Hallway Bathroom

12.10.1 Toilets

TOILET IS LOOSE

Recommendation

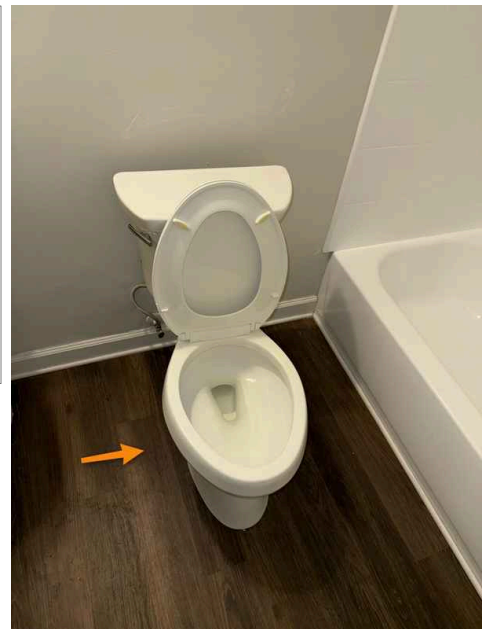
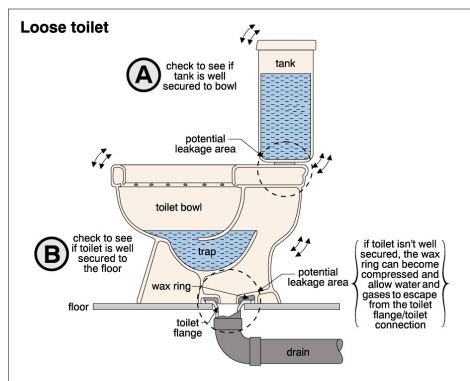
Toilet is not properly attached to floor. This can cause leaks which can result in moisture damage. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Master Bathroom



Hallway Bathroom

12.11.1 Water Heater

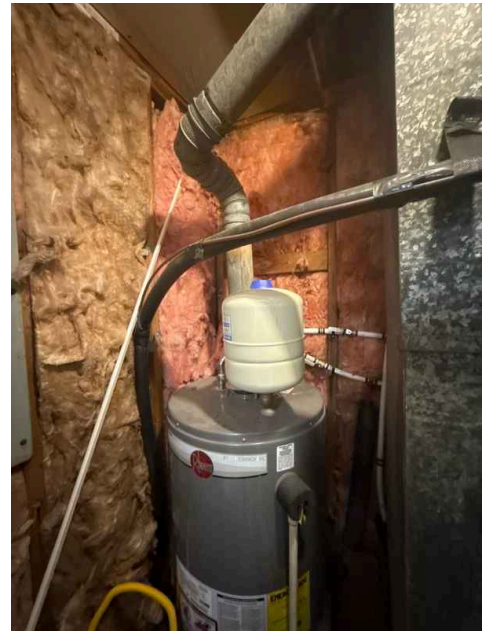
EXPANSION TANK - NOT INSULATED

Maintenance/Minor/Monitor

The expansion tank is located in unheated space. Recommend insulation of the expansion tank to help prevent damage during freezing temperatures.

Recommendation

Contact a qualified handyman.



Utility Room

12.11.2 Water Heater

EXHAUST VENT - COLLAR NOT PROPERLY INSTALLED

Gaps around the exhaust vent could allow fumes from the garage into the attic or living space. Recommend that the exhaust vent collar be properly installed by qualified contractor.

Recommendation

Contact a qualified professional.

 Recommendation



Utility Room

13: FOUNDATION: SLAB

Information

General: Foundation Type: Slab	General: Floor Framing System: Not Visible	Insulation: Floor System Insulation None
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General: General Slab Foundation and Structure Information and Limitations

For the purpose of this report, any concerns regarding structural related items identified in this report have a level of concern and require further assessment by a Licensed General Contractor or Engineer to determine the source and extent of damage, any additional defects not identified in the report, and cost of repair. When conducting further evaluations, it is highly recommended to evaluate the entire foundation and structural system comprehensively. Items requiring general repair should be referred to a General Contractor, while structural items requiring design consideration, evaluation of significance/cause, and determination of adequacy should be referred to an Engineer. It is crucial to evaluate and address all structural concerns as necessary in order to ensure the durability and stability of the home. Repairs and evaluations should be conducted prior to the closing of the property to ensure that the buyer comprehends the full scope or extent of the concerns. Foundations, slabs, piers, columns, roof, and floor framing systems, where accessible, are inspected for visible defects such as broken, cracked, decayed, or damaged members. Evaluating the system for design, load or support aspects such as correct span, load transfer, and compliance with building codes falls outside the scope of the home inspection. The foundation inspection was limited because the subject property is constructed on a slab foundation which is not visible for inspection due to construction methods, furniture, and floor coverings. The home inspector did not formulate an opinion related to the condition of the slab foundation, soil under the foundation and slab, if additional information concerning the slab foundation is desired a professional engineer should be consulted prior to purchase.

Limitations

Foundation

SLAB NOT VISIBLE

Slab foundation was not visible and not inspected.

Observations

13.3.1 Foundation

EXPOSED FOOTINGS AND EROSION

The footings are exposed in some areas from erosion. Long-term exposure to erosion can result in movement in the foundation wall. Recommend backfilling around the footings and take proper measures to prevent future erosion.

Recommendation

Contact a qualified professional.



Recommendation



Left Exterior

13.3.2 Foundation

CRACKED & DAMAGED SLAB - REVIEW



Significant Concern

There are holes, crack and/or damage noted in the slab in multiple locations. The open holes may allow for pest or water intrusion, and these concerns could potentially indicate a movement of the slab in this area. It's recommended that a structural engineer evaluate the slab to determine the level of significance and consult with a licensed contractor to make repairs as deemed necessary.

Recommendation

Contact a qualified structural engineer.



Rear Left



Right Exterior



14: INSPECTION COMPLETED CHECKLIST

Information

Photo of Thermostat(s)
Reset to same temperature



Locked door and put key in lockbox
Locked door and put key in lockbox

Persons present when inspector left
None

STANDARDS OF PRACTICE

Inspection Details

Exterior

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; Driveways, patios, walkways, and retaining walls; and Vegetation, grading, and drainage with respect only to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to inspect: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; For the presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or For the presence or condition of buried fuel storage tanks.

Roof

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Roof coverings; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to inspect the roofing. The home inspector is not required to: Walk on the roofing; or Inspect attached accessories including solar systems, antennae, and lighting arrestors.

Appliances

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher(s), through a normal cycle; Range(s), cook top(s), and permanently installed oven(s); Trash compactor(s); Garbage disposal(s); Ventilation equipment or range hood(s); and Permanently installed microwave oven(s). The home inspector is not required to inspect: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Interior

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of built-in cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to inspect: Paint, wallpaper, and other finish treatments on the interior walls, ceilings and floors; Carpeting; or Draperies, blinds, or other window treatments.

Electrical

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Electrical service conductors; Electrical service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the electrical service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors and permanently installed carbon monoxide alarms. The home inspector shall describe: Electrical service amperage and voltage; Electrical service entry conductor materials; The electrical service type as being overhead or underground; and The location of main and distribution panels. The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring. The home inspector shall report in writing on the presence or absence of smoke detectors, and permanently installed carbon monoxide alarms in any homes with fuel fired appliances or attached garages, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels. The home inspector is not required to inspect: Low voltage systems; Security systems and heat detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; Built-in vacuum equipment; Back up electrical generating equipment; or Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power.

Heating

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Central air conditioning and through-the-wall installed cooling systems; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and The presence of an installed heat and cooling source for each habitable space. The home inspector shall describe: Energy source; and Heating and Cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light. The home inspector is not required to inspect: The interior of flues; Fireplace insert flue connections; Heat exchanger; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat or cooling supply to the various rooms; or Solar space heating equipment, or Window air conditioners.

Cooling

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Central air conditioning and through-the-wall installed cooling systems; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and The presence of an installed heat and cooling source for each habitable space. The home inspector shall describe: Energy source; and Heating and Cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light. The home inspector is not required to inspect: The interior of flues; Fireplace insert flue connections; Heat exchanger; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat or cooling supply to the various rooms; or Solar space heating equipment, or Window air conditioners.

Plumbing

In accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board, The home inspector shall inspect: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment, including fuel or power source, storage capacity, and location; and The location of any main water supply shutoff device. The home inspector shall operate all plumbing fixtures including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: Water conditioning systems; Fire and lawn sprinkler systems;; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Bathroom spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Inspect the system for proper sizing, design, or use of proper materials.