2221 Hoot Owl Ct
Raleigh, North Carolina 27603

NOTES IN RED THROUGHOUT REPORT = REPAIRS MADE NOVEMBER 2026



Inspectify

hello@inspectify.com

Client	--
Reference id	335a5997-e6a8-46ea-84d4-2ea9f5602bd2
Type	Property Assessment and Floor Plan Report - 2221 Hoot Owl Ct
Inspected by	Spectris Inspections
State license	5071
InterNACHI	NACHI21091012
Scheduled	October 26, 2026, 1:30 PM EDT
Completed	October 26, 2026, 3:50 PM EDT

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1 safety | 10 repair | 1 monitor | 5 limitation | 1 Inspectify flag

System	Subsystem		Issues identified
Roof	Coverings	REPAIRED 11/2026	Failed Vent Pipe Boot
			Tree Overhanging the Roof
Exterior	Driveways / Walkways	REPAIRED 11/2026	Damaged Railing
	Deck / Balcony	REPAIRED 11/2026	Damaged/Deteriated/Loose Railing
	Exterior Doors	IN PROCESS	Damaged Exterior Door
			Broken/Missing Door Glass
	Siding / Trim	REPAIRED 11/2026	Damaged Siding
HVAC	Heating	NO ISSUE	Heating System Appliance Tag Photo: Other
	Temperature Splits		Supply Temperature (Cooling): Other
			Return Temperature (Cooling): Other
			Cool Temperature Restriction
Kitchen	Kitchen General	REPAIRED 11/2026	Damaged Laminate Floors
			Cabinet / Drawers Condition
Bedrooms	Primary Bedroom		Missing Light Cover
Bathrooms	Primary Bathroom	REPAIRED 11/2026	Damaged Laminate Floors
Plumbing	Water Heater	NO ISSUE	No Access
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	REPLACED 11/2026	Missing Smoke Detector(s)
		REPAIRED 11/2026	Missing Weather-Resistant Cover

Home Inspection Details

Property Assessment Expectation Acknowledgment

Yes

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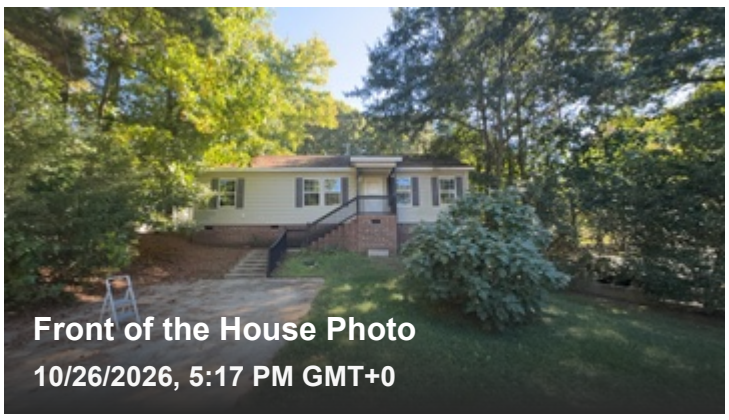
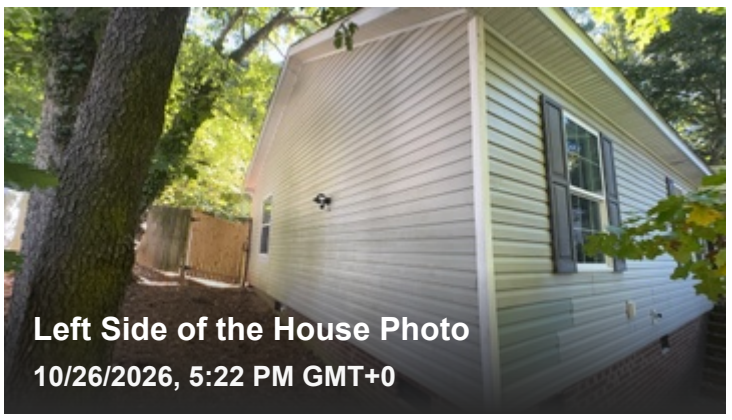
Home Inspection Details photos / videos



Front of the House Photo
10/26/2026, 5:17 PM GMT+0



Left Side of the House Photo
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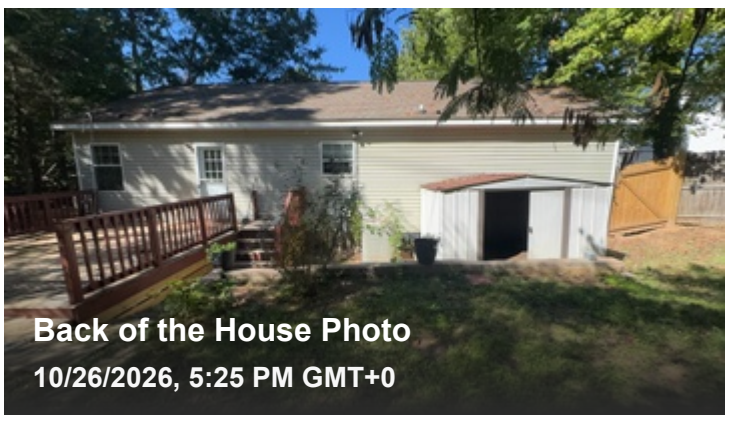

Back of the House Photo
10/26/2026, 5:25 PM GMT+0



Right Side of the House Photo
10/26/2026, 5:35 PM GMT+0

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GoToScan

No issues

GoToScan Floor Plan

Yes

GoToScan photos / videos

View web report

Unit Details

✓ No issues

Repairs in Progress

No

Repair Summary

Additions / Conversions Observed

No

Additions / Conversions Description

Unit Details photos / videos

View web report

Foundation

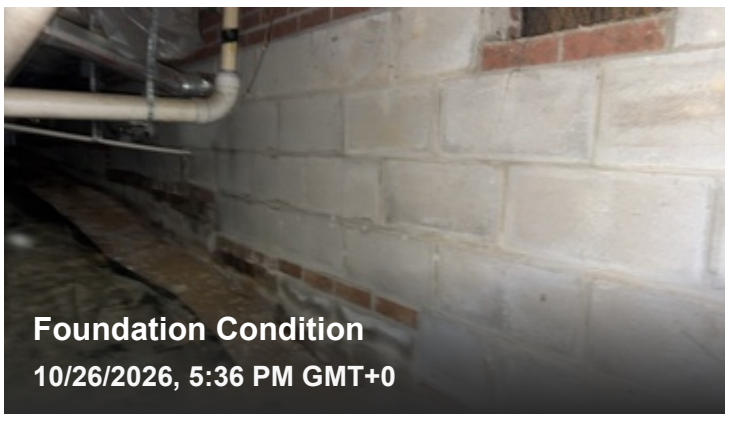
✓ No issues

Foundation Condition

Good (Cosmetic Issues Only)

Foundation Recommendation

Foundation photos / videos





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Roof 2 Issues

Chimney Not present

Coverings 2 Issues

Roof Inspection Method

Walking on Roof

Roof Covering Condition

Fair (Some Repairs)

Estimated Roof Age

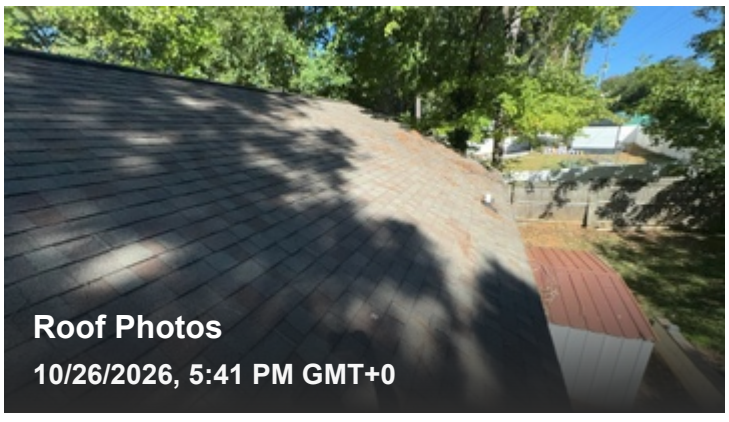
16 year(s)

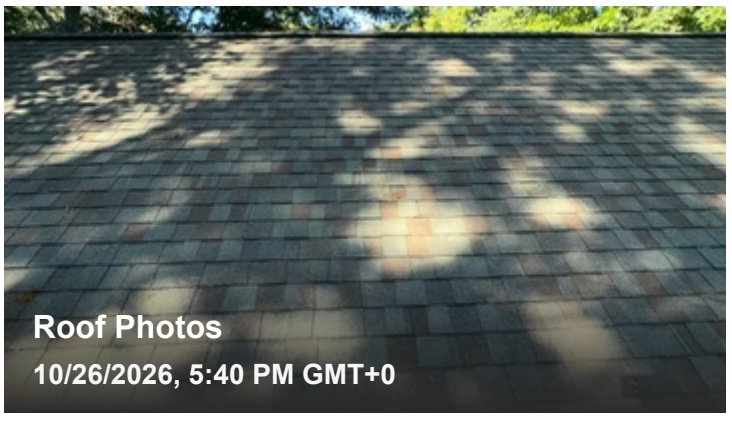
Roof Recommendation

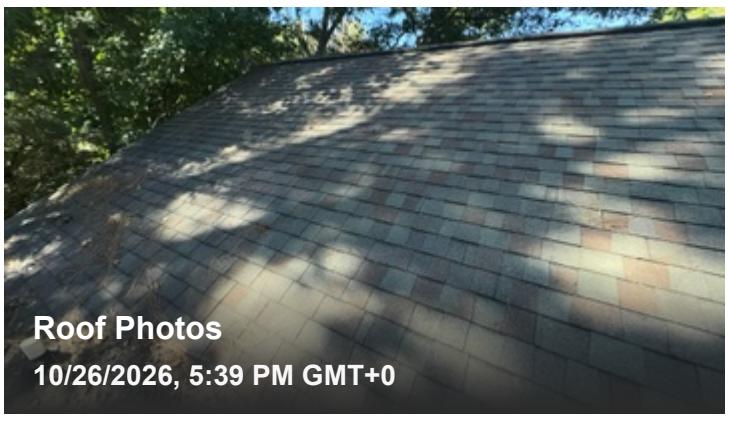
REPAIRED 11/2026

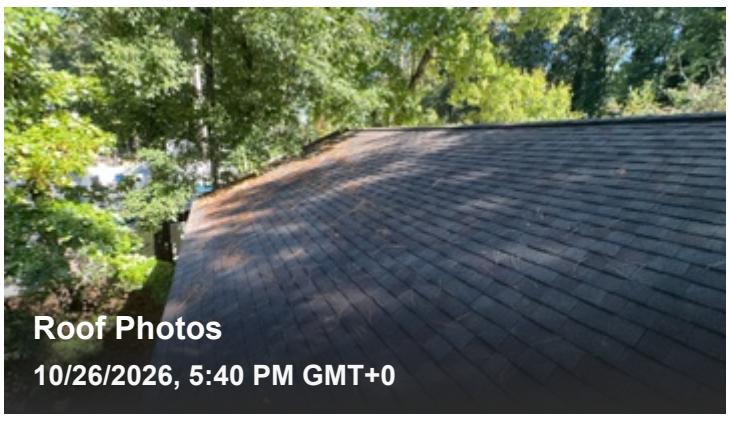
A vent pipe boot is damaged/deteriated and needs to be replaced. Tree limbs are in contact with the shingles and need to be trimmed. The roof covering is in good overall condition otherwise.

Coverings photos / videos









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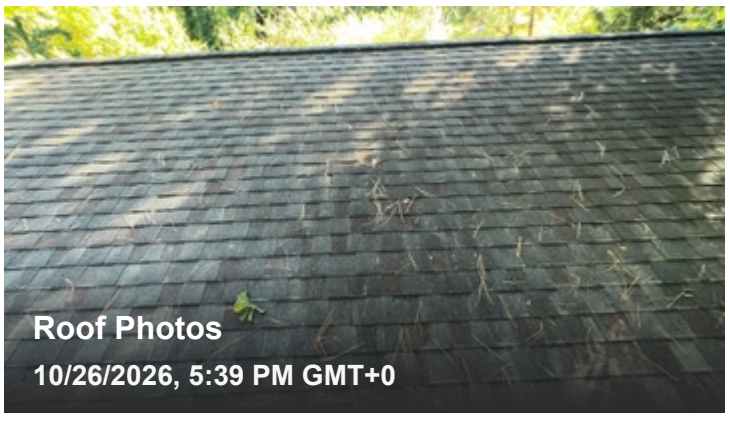

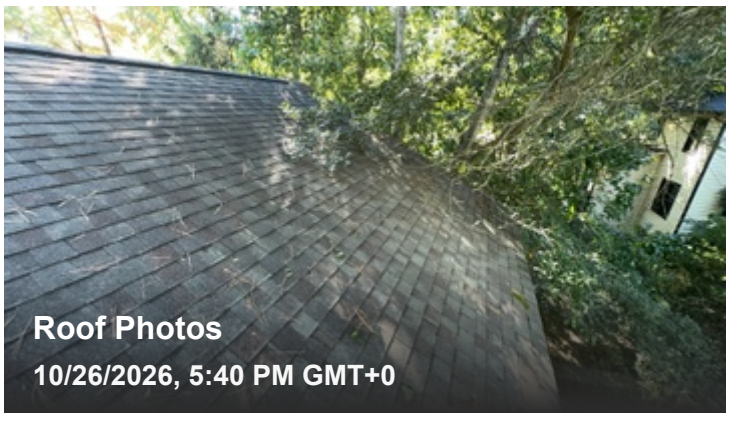

Repair deficiency

Failed Vent Pipe Boot

REPAIRED 11/2026

The plumbing vent pipe boot has failed.

Coverings photos / videos





Repair deficiency

Tree Overhanging the Roof

One or more tree branches(s) are overhanging the roof.

Coverings photos / videos





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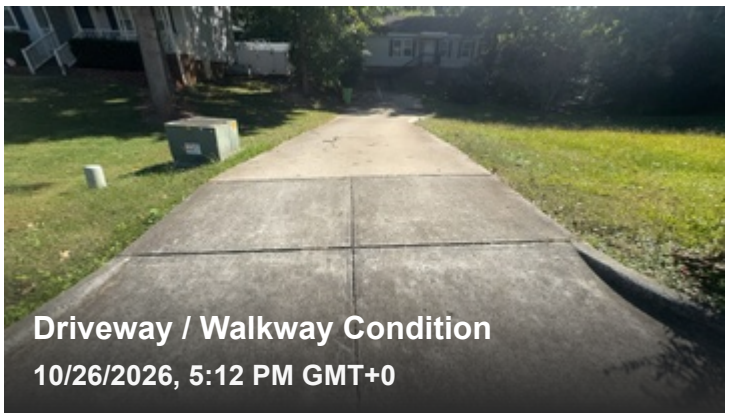
Exterior 5 Issues

Driveways / Walkways 1 Issue

Driveways / Walkways photos / videos



Repair deficiency

Damaged Railing

REPAIRED 11/2026

A stairway railing is damaged.

Driveways / Walkways photos / videos





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Landscaping ✓ No issues

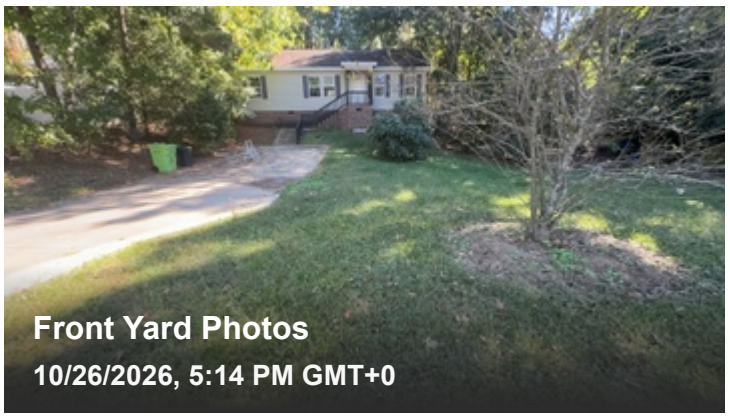
Property Grading Concerns Observed

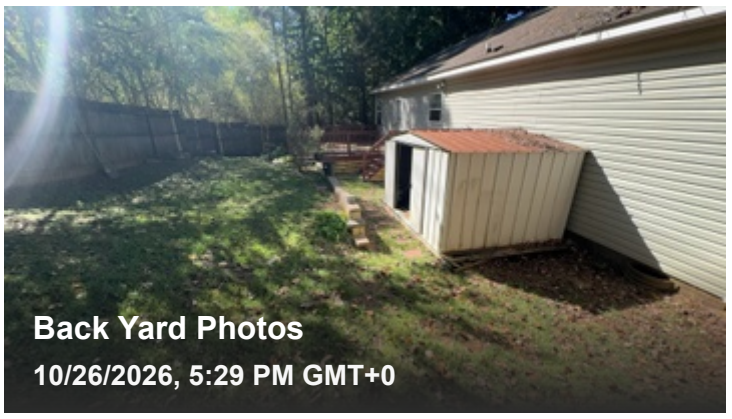
Yes

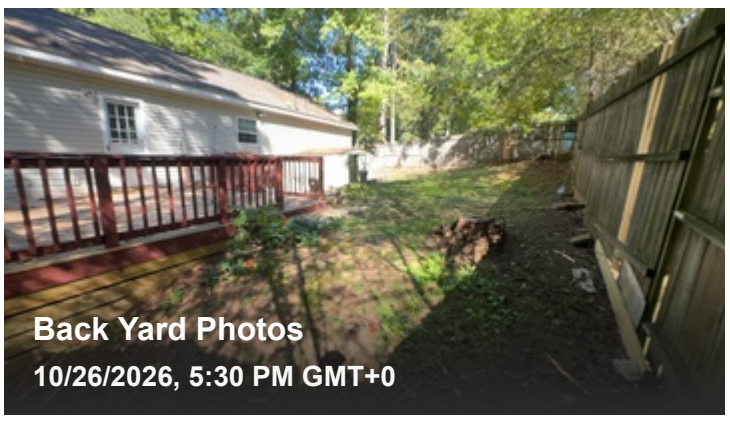
Evidence of Settlement / Movement

No

Landscaping photos / videos







Fences / Gates ✓ No issues

Fence / Gate Condition

Good (Cosmetic Issues Only)

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Fences / Gates photos / videos



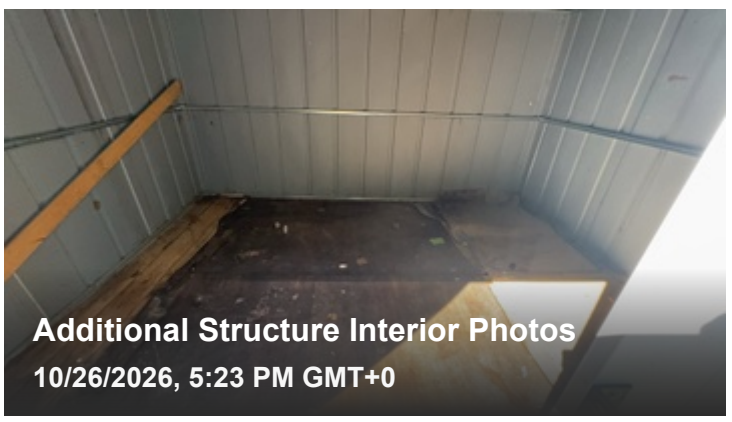
Additional Structure ✓ No issues

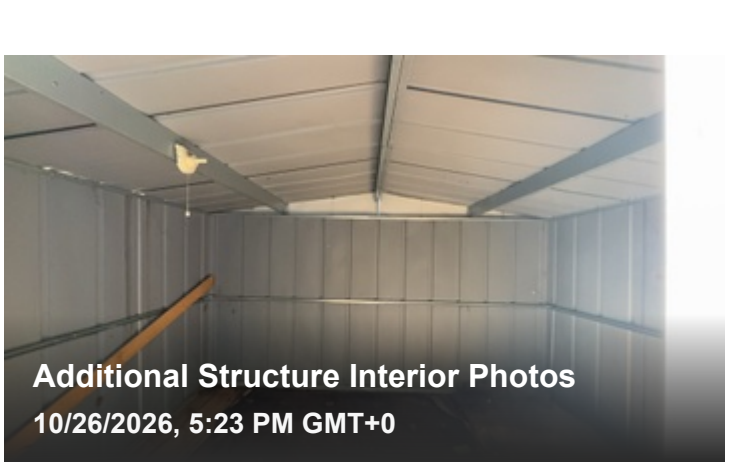
Additional Structure Type

Storage Shed

Additional Structure photos / videos







Pool Not present

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Deck / Balcony 1 Issue

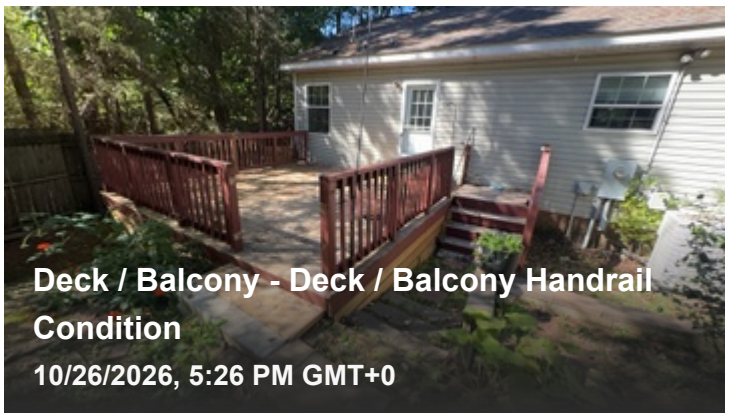
Deck / Balcony Handrail Condition

Fair (Some Repairs)

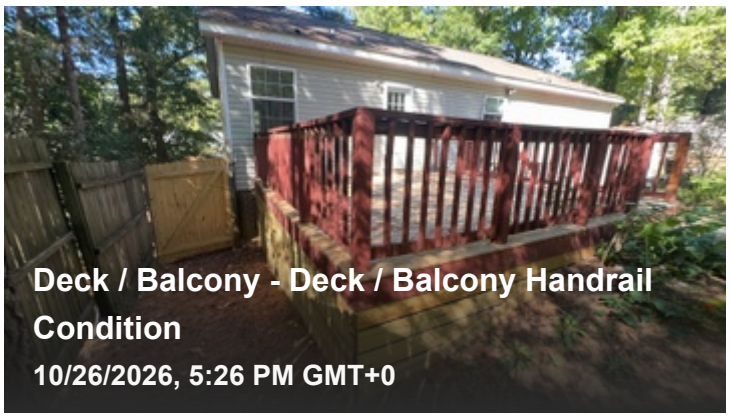
Deck / Balcony Hazards

No significant issues.

Deck / Balcony photos / videos



Deck / Balcony - Deck / Balcony Handrail Condition
10/26/2026, 5:26 PM GMT+0



Deck / Balcony - Deck / Balcony Handrail Condition
10/26/2026, 5:26 PM GMT+0

Repair deficiency

Damaged/Deteriated/Loose Railing

A deck railing is damaged/deteriorated. REPAIRED 11/2026

Deck / Balcony photos / videos









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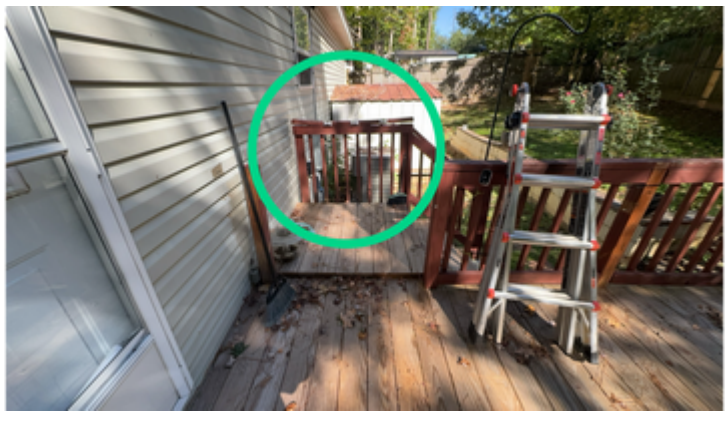
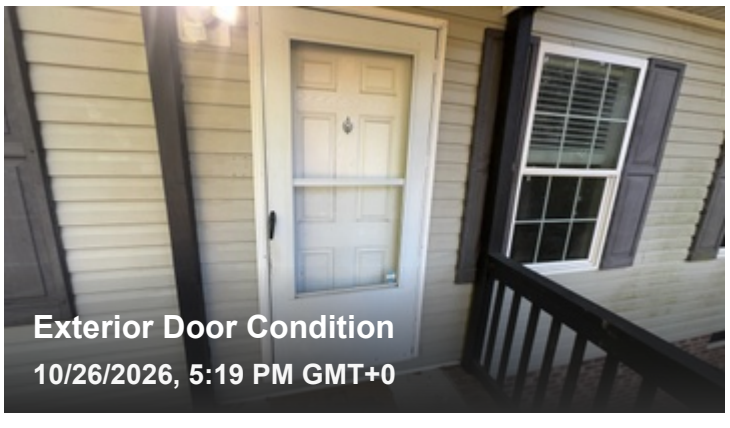


Exterior Doors 2 Issues

Exterior Door Condition

Fair (Some Repairs)

Exterior Doors photos / videos



Repair deficiency

Damaged Exterior Door

The exterior door is damaged. Storm door to be removed/repaired 11/2026

Exterior Doors photos / videos



Note

Front storm door.

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Monitor deficiency

Broken/Missing Door Glass

A storm door is missing a glass pane.

Storm door to be removed/repaired 11/2026

Exterior Doors photos / videos





Note

Front storm door.

Windows ✓ No issues

Window Hazards Observed

None Observed

Windows photos / videos

Siding / Trim 1 Issue

Siding Condition

Fair (Some Repairs)

Exterior Trim Condition

Good (Cosmetic Issues Only)

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Siding / Trim photos / videos

Repair deficiency

Damaged Siding

One or more areas of the siding is damaged. REPAIRED 11/2026

Siding / Trim photos / videos



Note

Rear of home.

Eaves, Soffits, and Fascia

No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves, Soffits, and Fascia photos / videos

Retaining Wall

No issues

Retaining Wall Condition

Good (Cosmetic Issues Only)

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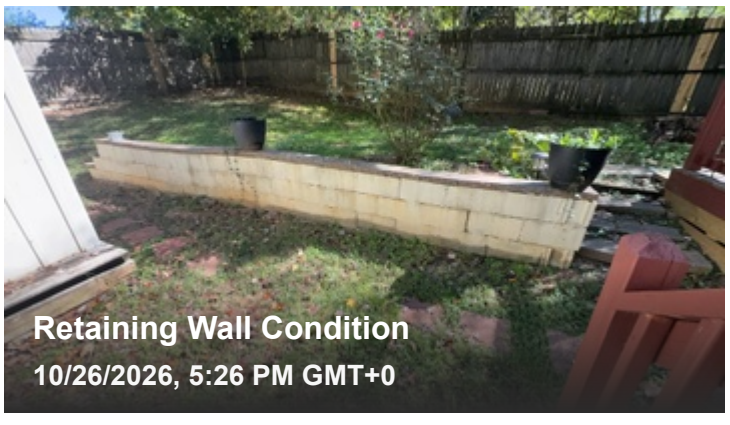
Retaining Wall photos / videos



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Utilities

✓ No issues

Electric Meter Serial Number

ZZZ646440H67

Gas Service Present

No

Gas Meter Serial Number

Utilities photos / videos



Electric Meter Tag Photo
10/26/2026, 5:27 PM GMT+0



Water Meter Tag Photo
10/26/2026, 5:14 PM GMT+0

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HVAC 4 Issues

No known issues- the inspector just couldn't test the AC since the outside temp was too low. The air handler is in a closet in the laundry room that functions as the air handler enclosure.

Heating 1 Issue

Heating System Type(s)

Heat Pump

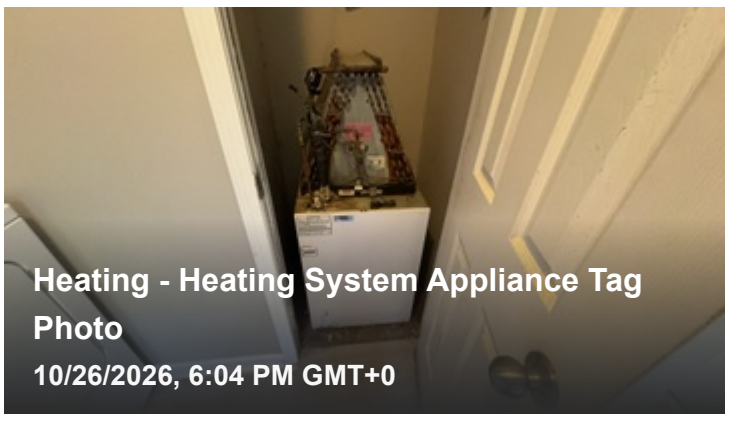
Heating System Appliance Tag Photo

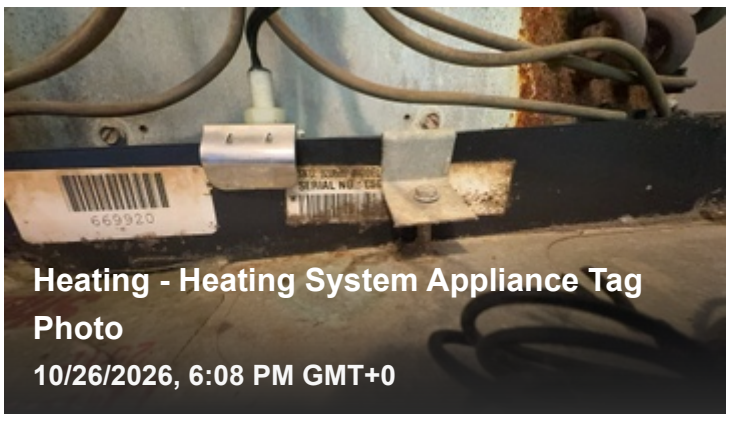
Refer to limitations

Heating Equipment Condition

Functional

Heating photos / videos





Limitation

Heating System Appliance Tag Photo: Other

The appliance tag is not legible.

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Heating photos / videos



Cooling ✓ No issues

Cooling Equipment Condition

Functional

Cooling System Appliance Tag Photo

Beta Feature

Heat Pump

Recall status
No

Manufacture date
June 2011

Expected life
15 years

Model number
DT4QD-030K

Brand
Ducane

Age
15.41 years

Estimated remaining life
0 years

Serial number
DTA110600130

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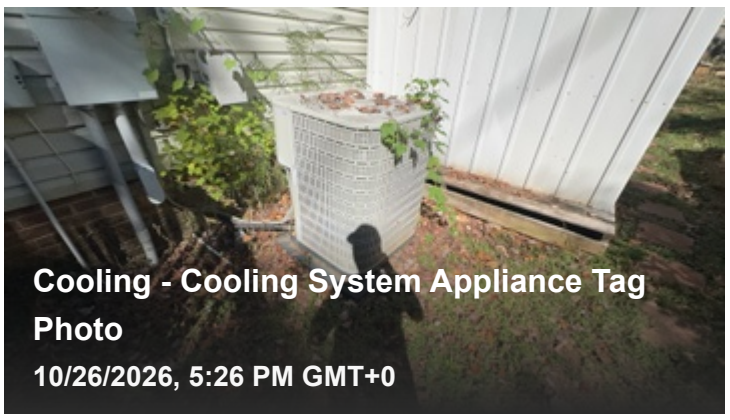
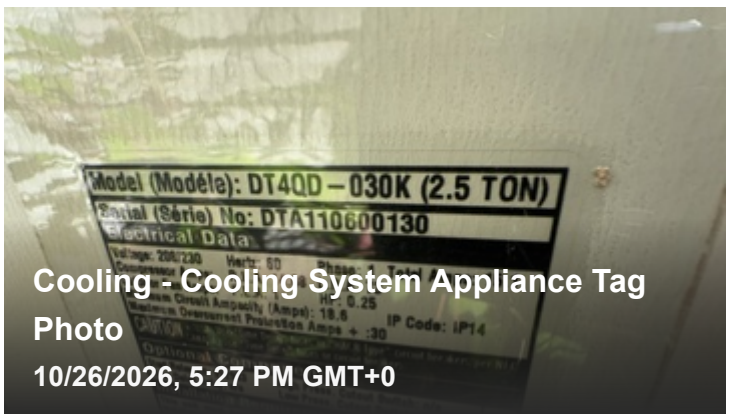
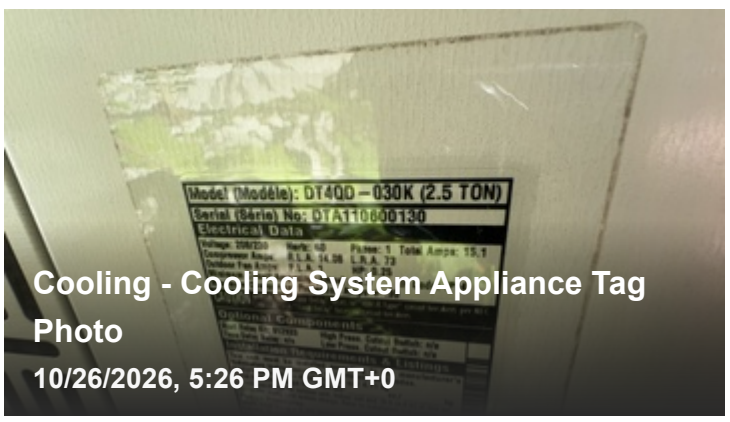
Cooling photos / videos



Cooling - Cooling System Appliance Tag Photo
10/26/2026, 5:26 PM GMT+0



Cooling - Cooling System Appliance Tag Photo
10/26/2026, 5:27 PM GMT+0



Cooling - Cooling System Appliance Tag Photo
10/26/2026, 5:26 PM GMT+0

Temperature Splits

3 Issues

Supply Temperature (Cooling)

Refer to limitations

Return Temperature (Cooling)

Refer to limitations

Supply Temperature (Heating)

97.3

Return Temperature (Heating)

68.2

No known issues- the inspector just couldn’t test the AC since the outside temp was too low.

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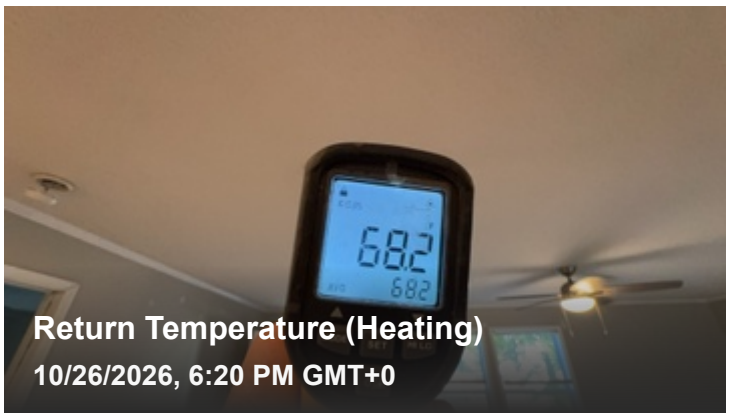
Temperature Splits photos / videos



Supply Temperature (Heating)
10/26/2026, 6:26 PM GMT+0



Return Temperature (Heating)
10/26/2026, 6:20 PM GMT+0

⚠ Limitation

Supply Temperature (Cooling): Other

Cool temperature restriction. See limitation.

Limitation photos / videos

⚠ Limitation

Return Temperature (Cooling): Other

Cool temperature restriction. See limitation.

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Limitation photos / videos

⚠ Limitation

Cool Temperature Restriction

The outside air temperature was too cool to operate the cooling system without risk of damage. Therefore the operation of the cooling system could not be inspected. The cooling system should operate equivalent to the heating system when the heat pump is operated in reverse mode.

Limitation photos / videos

General ✓ No issues

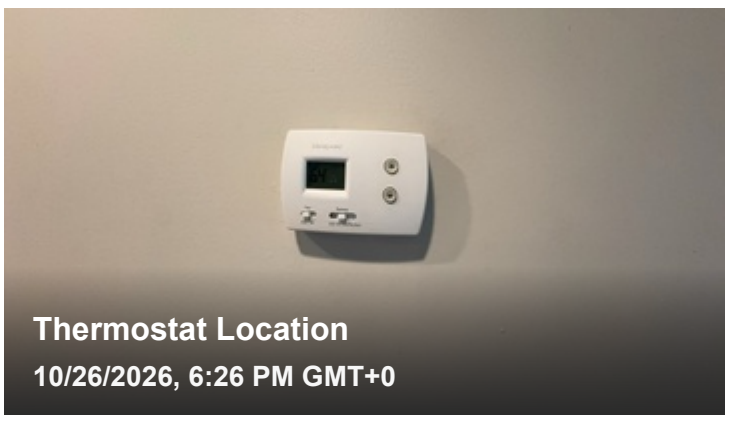
Thermostat Location

Common Area

HVAC Recommendation

The HVAC system is in good functional condition.

General photos / videos



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Garage

Detached Garage Not present

Attached Garage Not present

Inspectify

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Interior Odor

✓ No issues

Odors Observed

None

Interior Odor photos / videos

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Structural

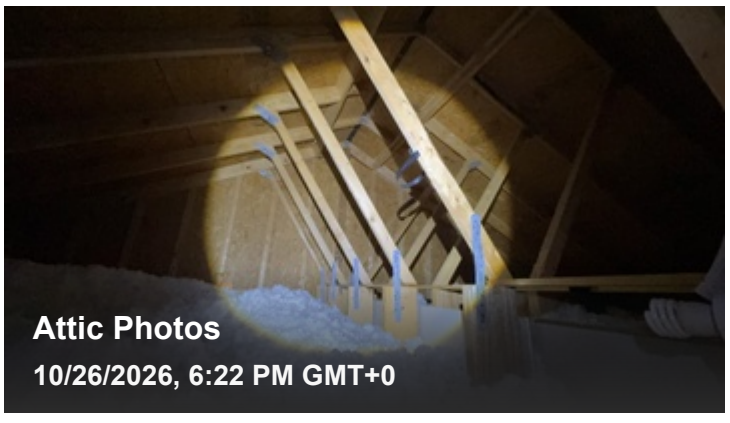
Attic ✓ No issues

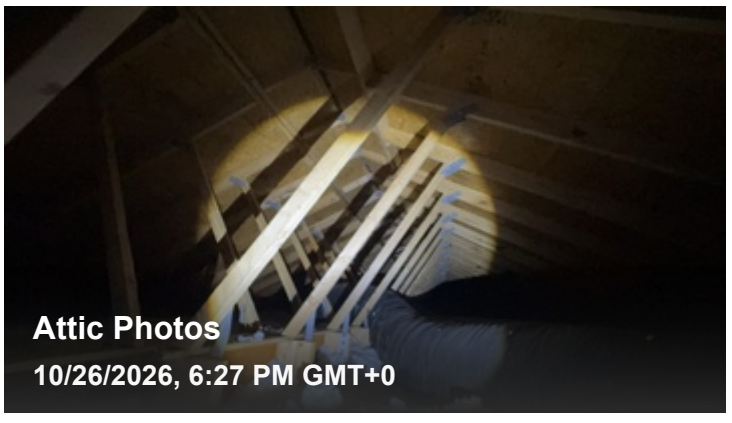
Evidence of Interior Roof Leaks

No

Roof Leak Description

Attic photos / videos





Crawl Space ✓ No issues

Crawl Space Access

Yes

Evidence of Crawl Space Issues

No

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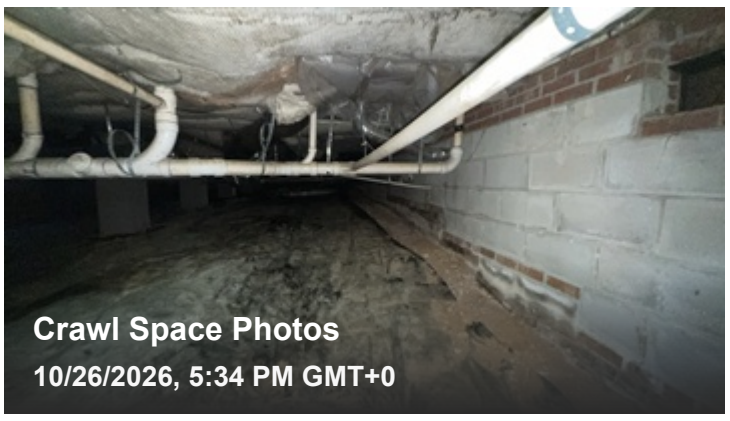
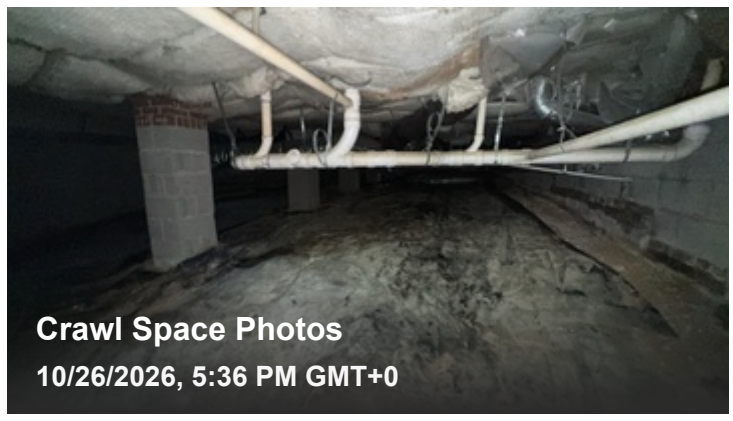
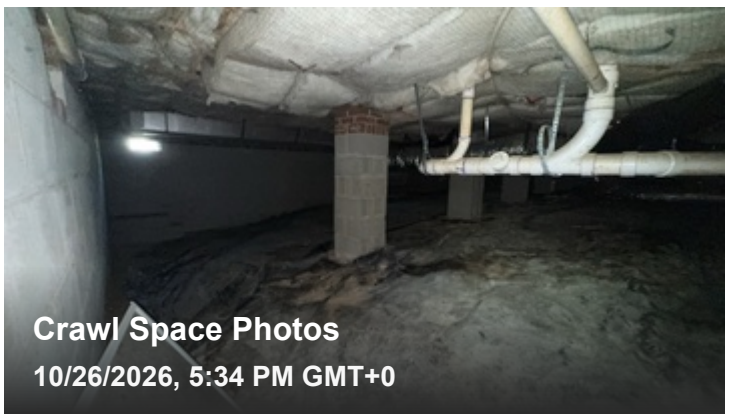
Crawl Space photos / videos







Finished Basement Not present

Unfinished Basement Not present

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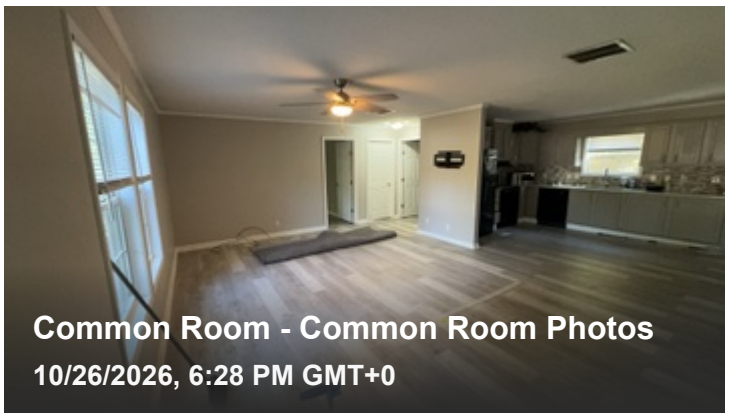
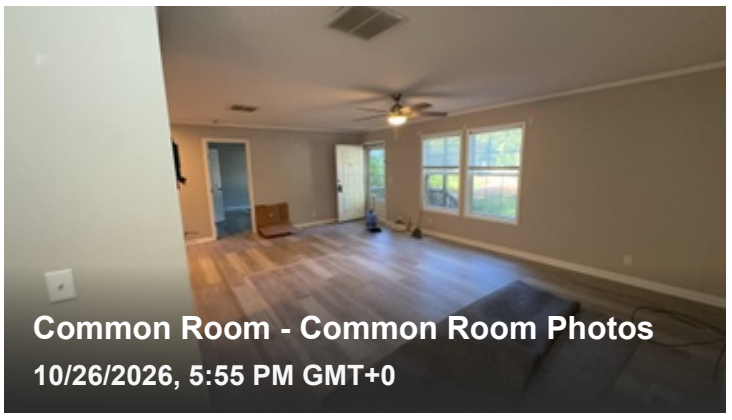
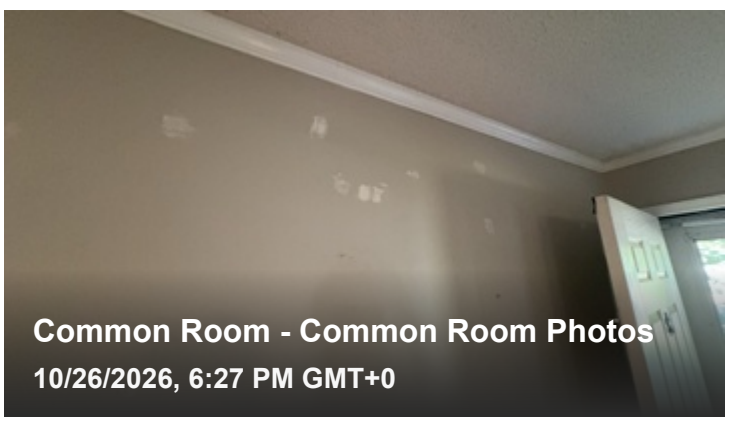
Common Areas

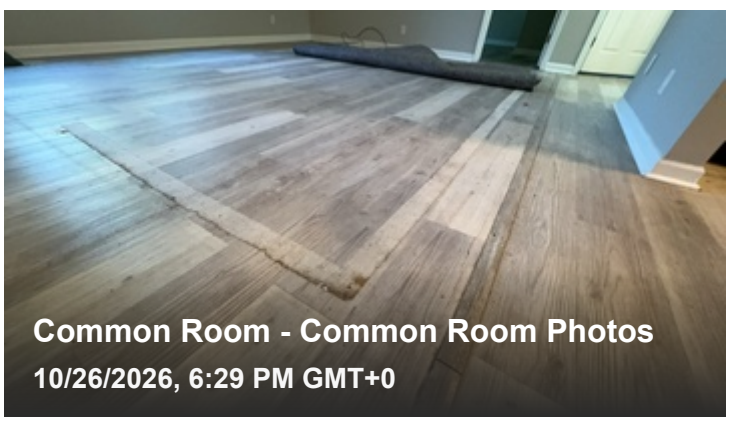
Common Room ✓ No issues

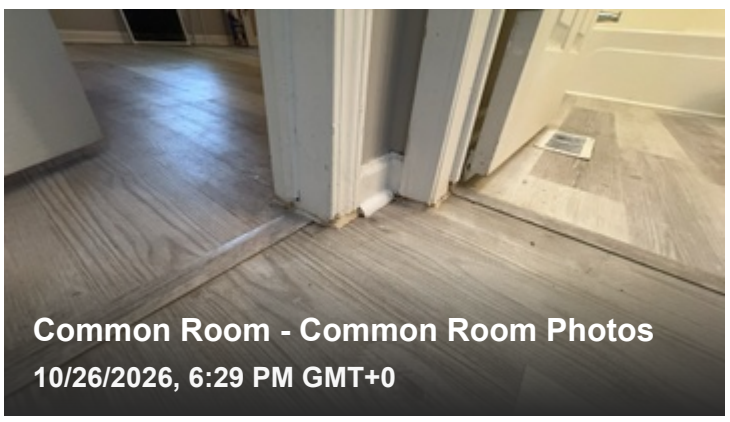
Common Room photos / videos

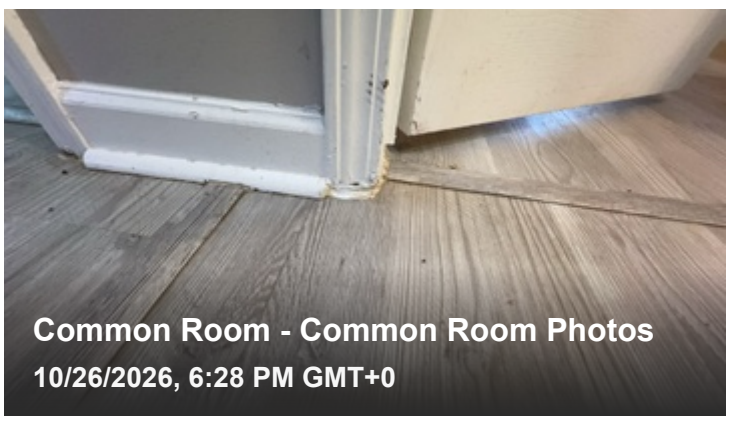












Hallway Not present

Stairway Not present

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Fireplace Not present

Inspectify

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Kitchen 2 Issues

Kitchen General 2 Issues

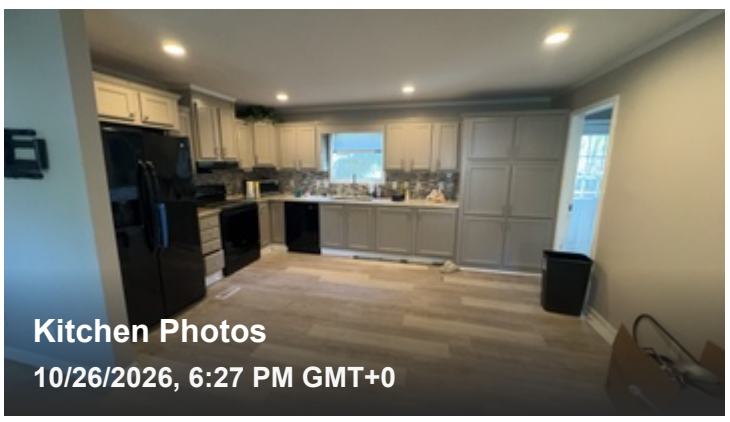
Cabinet / Drawers Condition

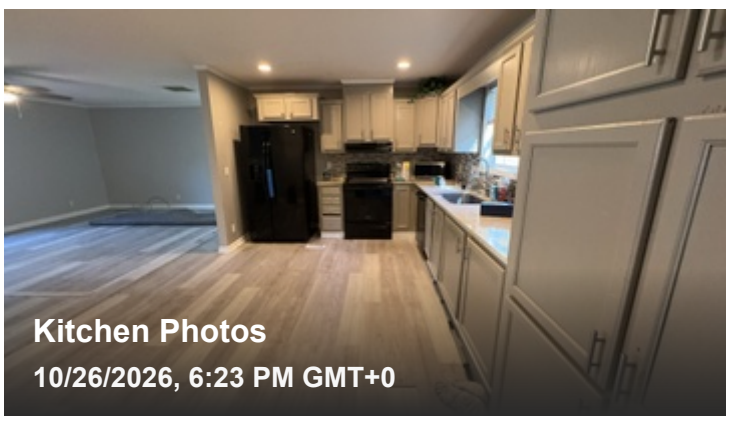
Good (Cosmetic Issues Only)

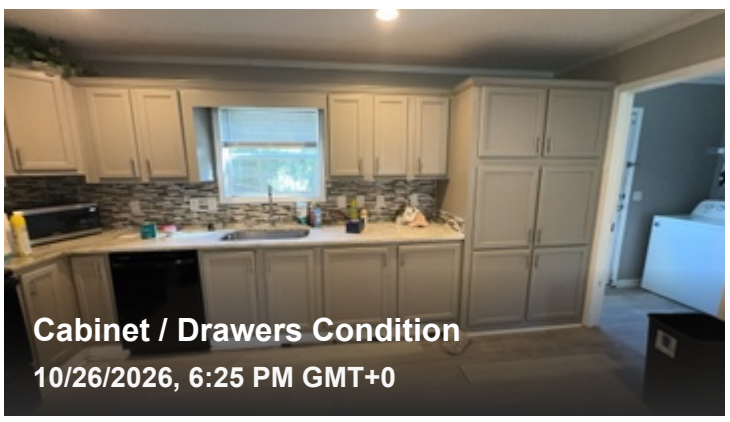
Plumbing Condition

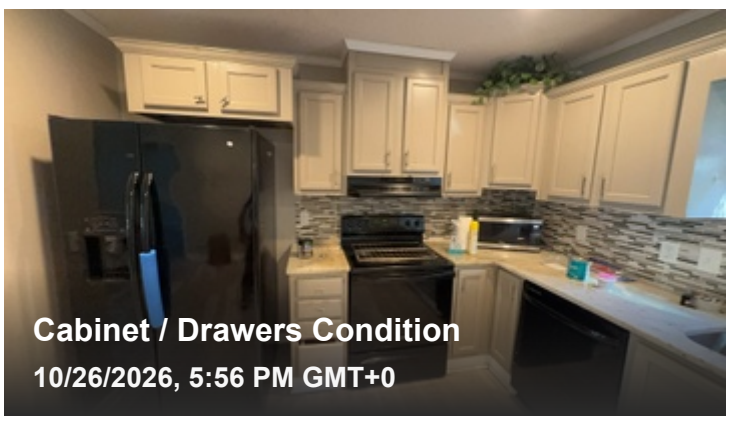
No

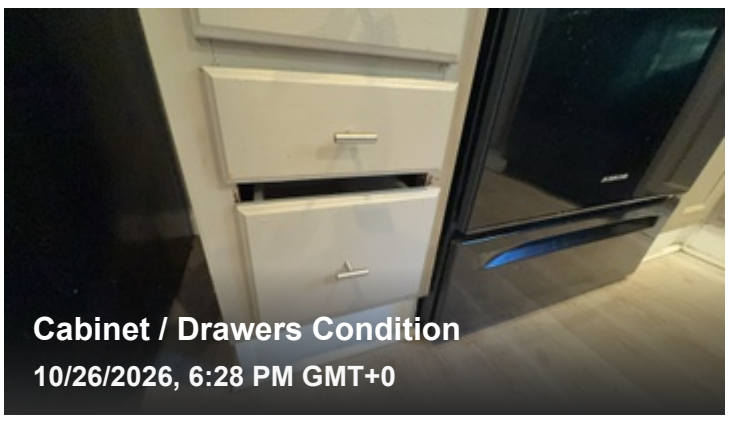
Kitchen General photos / videos





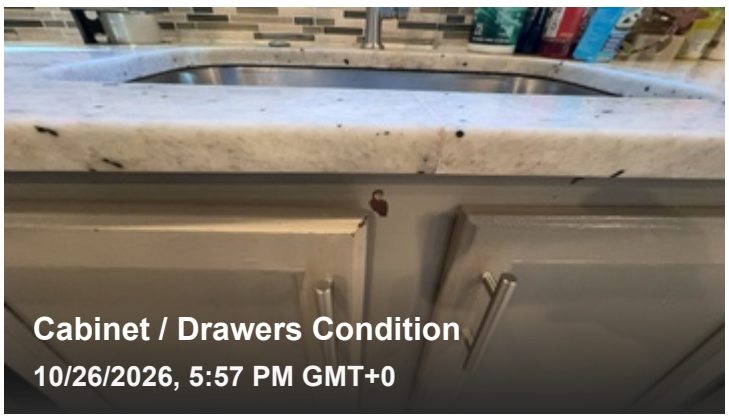


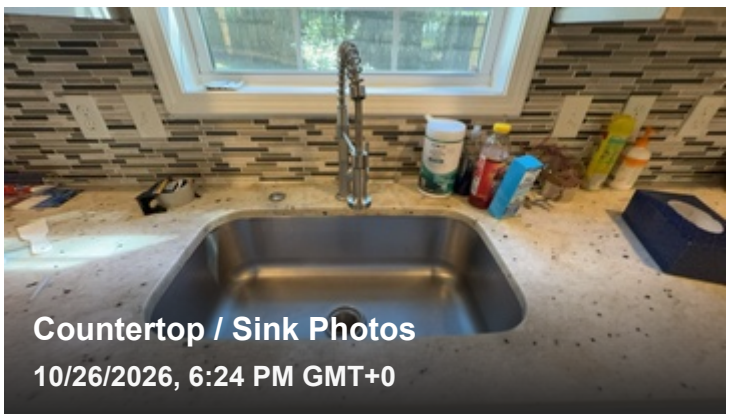


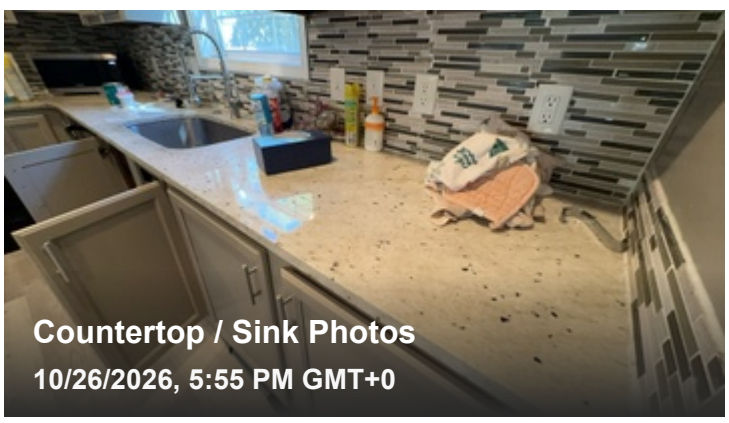


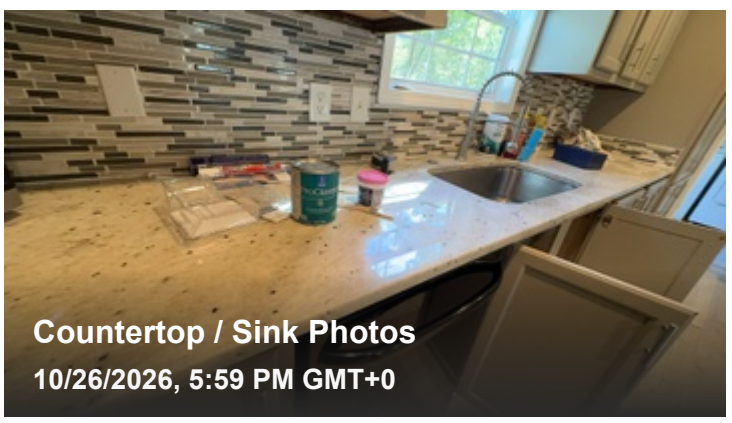


View web report









Repair deficiency

Damaged Laminate Floors REPAIRED 11/2026

Gaps or other damage have developed on the laminate floors.

Kitchen General photos / videos





Inspectify flag

Cabinet / Drawers Condition

Good (Cosmetic Issues Only)

View web report

Kitchen General photos / videos











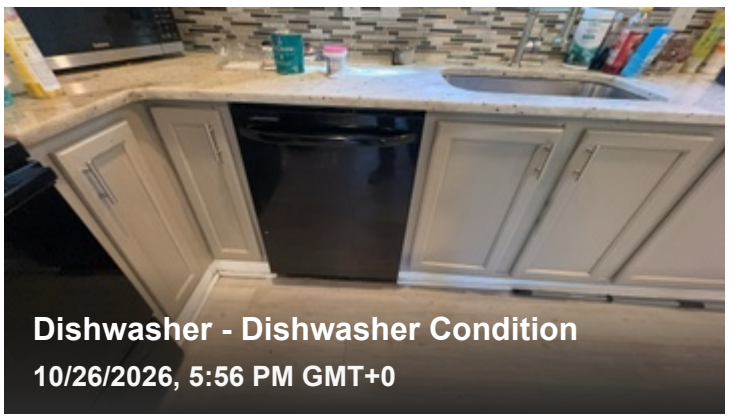
Dishwasher ✓ No issues

Dishwasher Condition

Functional

View web report

Dishwasher photos / videos

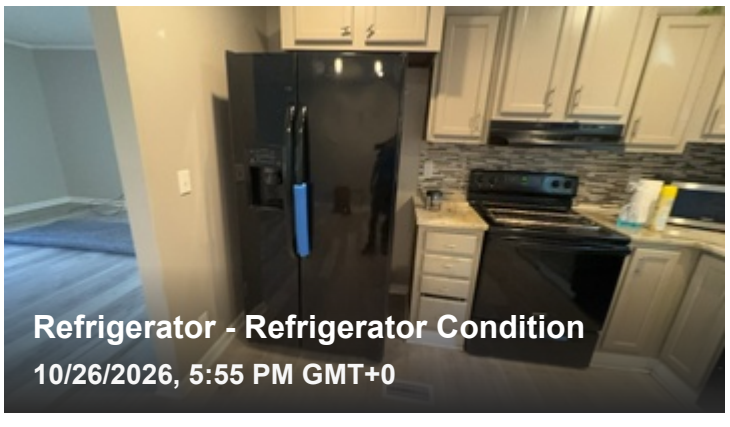


Refrigerator ✓ No issues

Refrigerator Condition

Functional

Refrigerator photos / videos



Cooktop / Range ✓ No issues

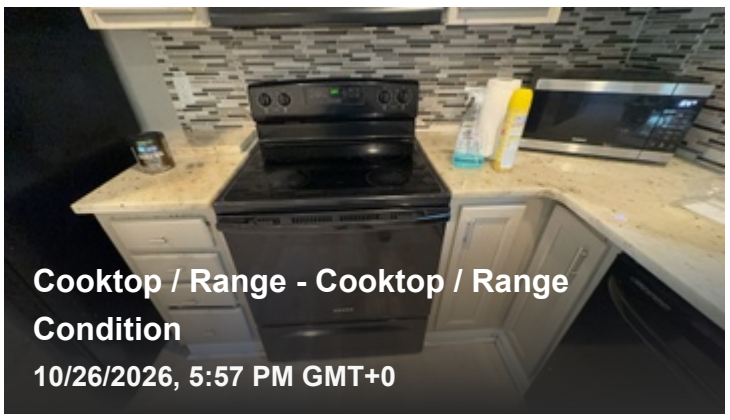
Cooktop / Range Condition

Functional

Inspectify

View web report

Cooktop / Range photos / videos



Wall Oven Not present

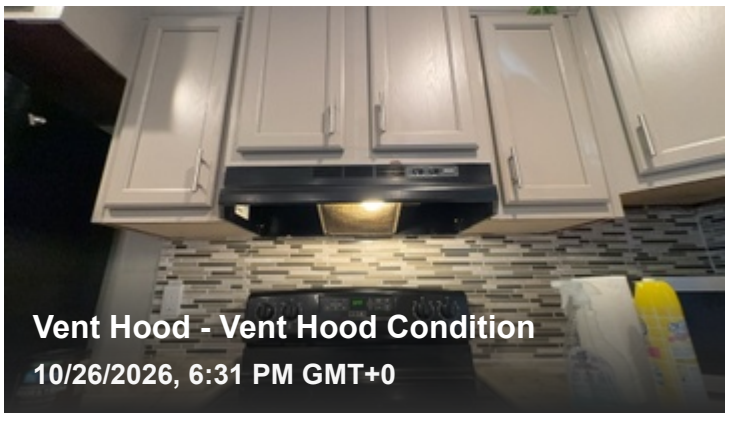
Microwave Not present

Vent Hood ✓ No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



View web report

Garbage Disposal ✓ No issues

Garbage Disposal Condition

Functional

Garbage Disposal photos / videos

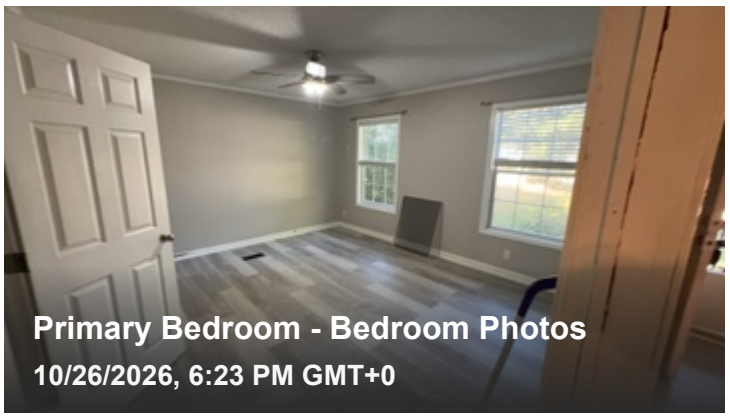
Inspectify

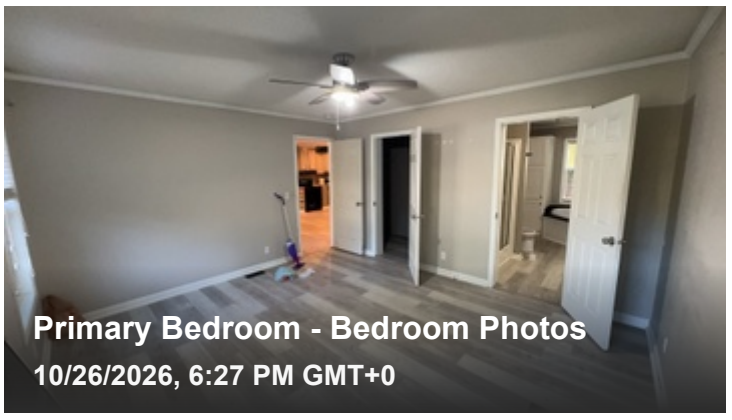
View web report

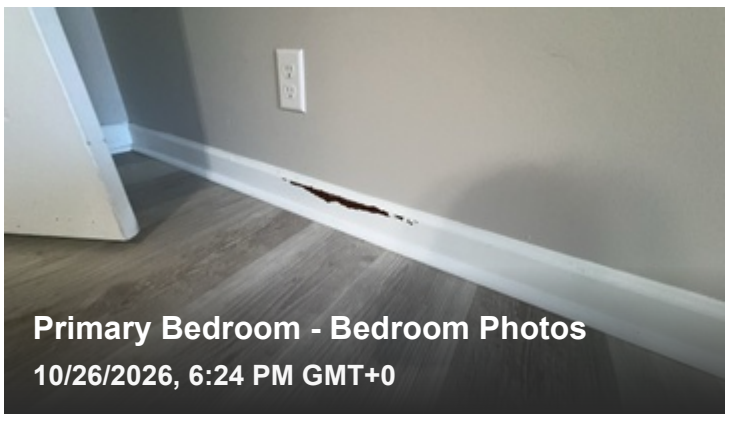
Bedrooms 1 Issue

Primary Bedroom 1 Issue

Primary Bedroom photos / videos







Repair deficiency

Missing Light Cover

One or more light fixtures have exposed bulbs.

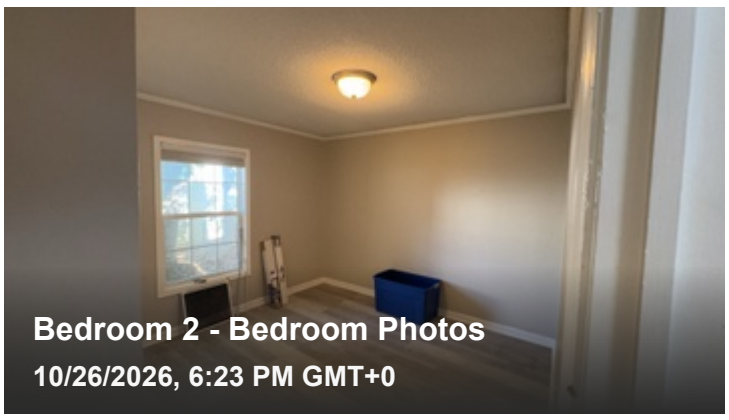
Primary Bedroom photos / videos

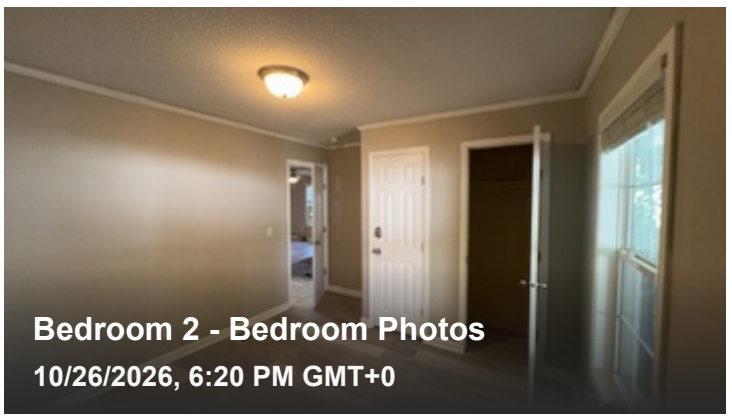


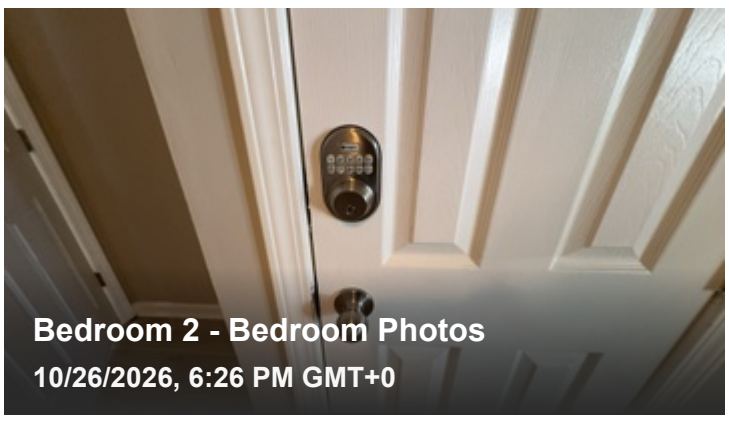
View web report

Bedroom 2 ✓ No issues

Bedroom 2 photos / videos





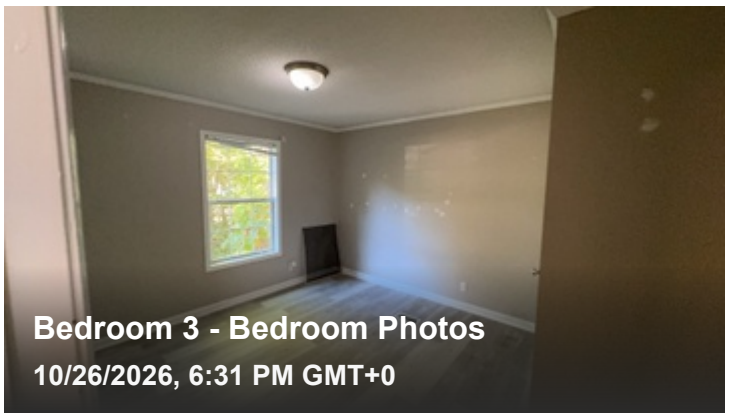


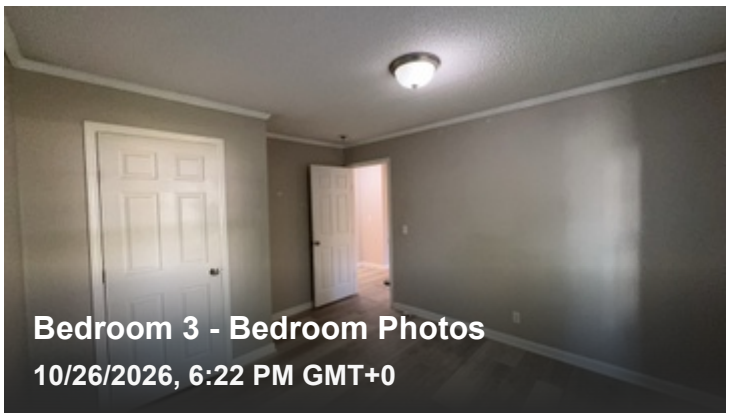
Bedroom 3 ✓ No issues

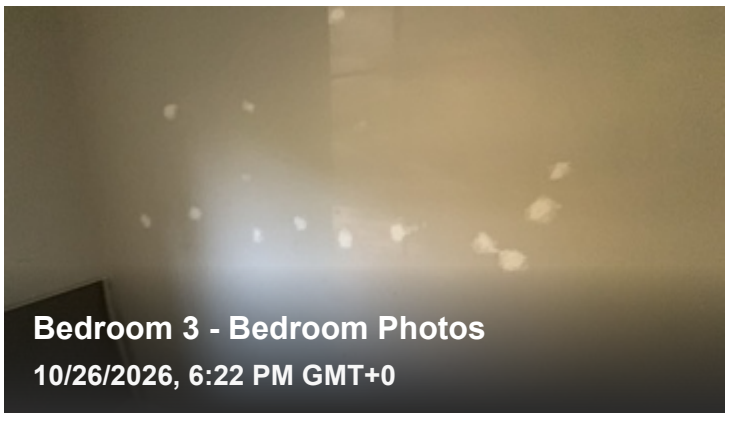
Inspectify

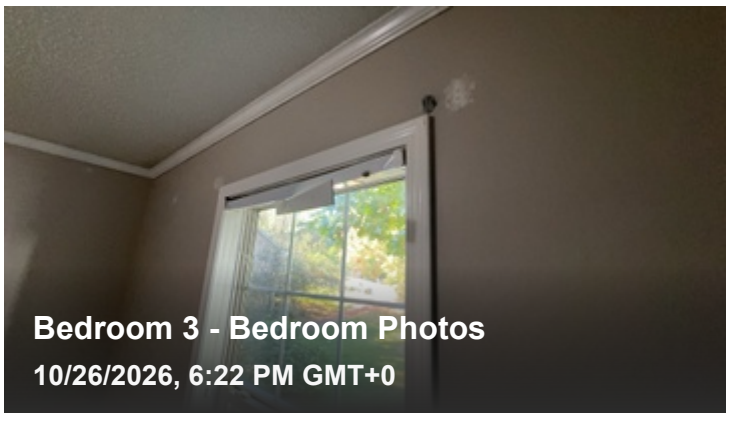
View web report

Bedroom 3 photos / videos









Inspectify

View web report

Bathrooms 1 Issue REPAIRED 11/2026

Primary Bathroom 1 Issue

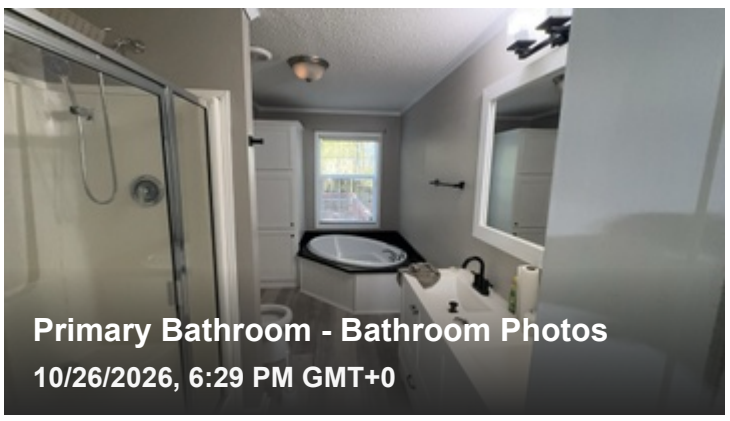
Plumbing Condition

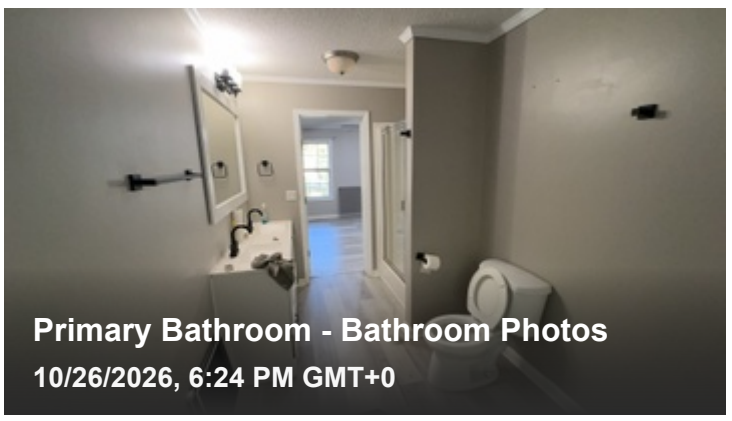
No

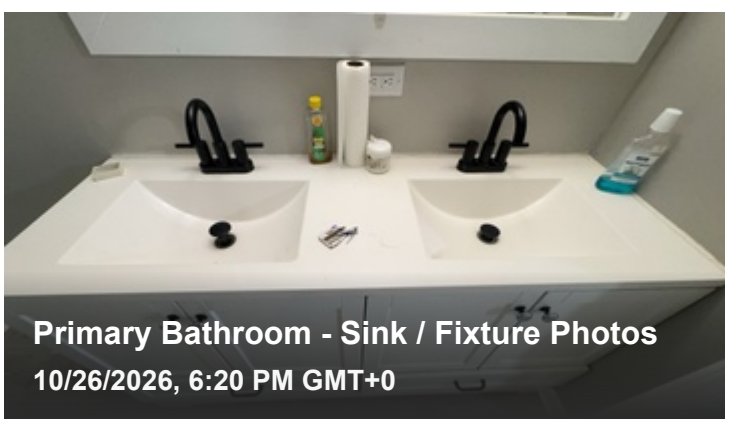
Exhaust Fan Condition

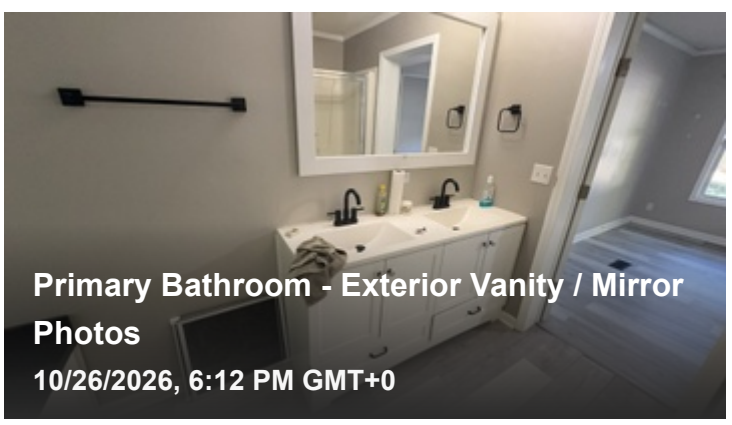
Good (Cosmetic Issues Only)

Primary Bathroom photos / videos

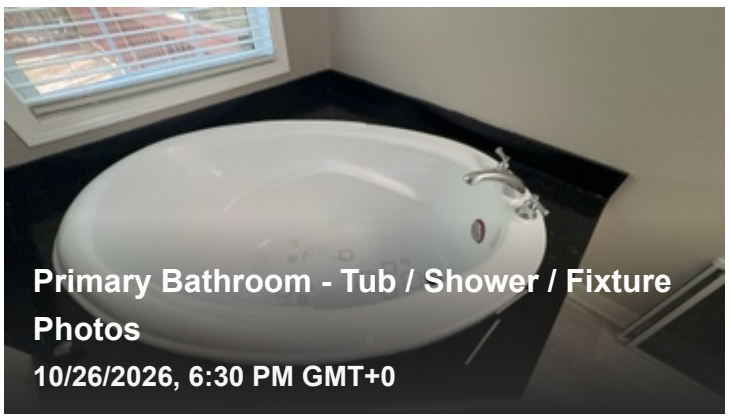


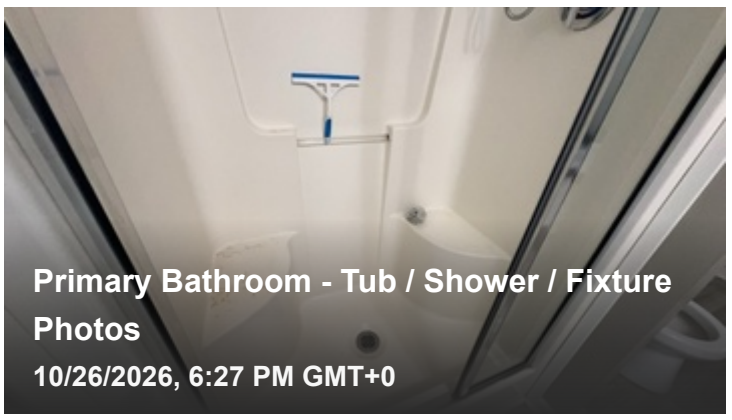


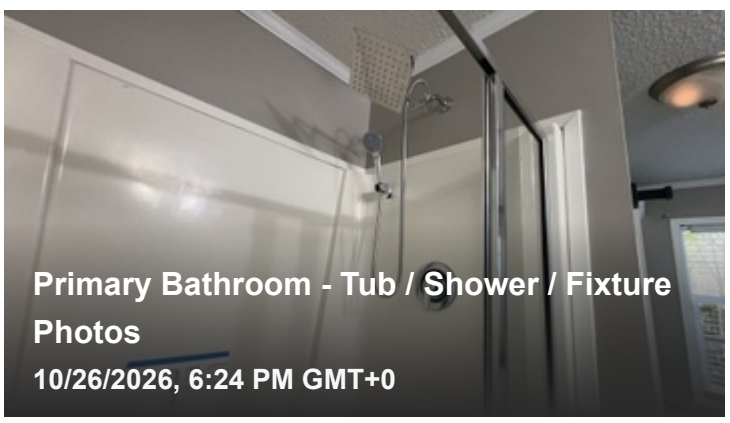




View web report







Repair deficiency

Damaged Laminate Floors REPAIRED 11/2026

Gaps or other damage have developed on the laminate floors.

Primary Bathroom photos / videos





Bathroom 2 No issues

Plumbing Condition

No

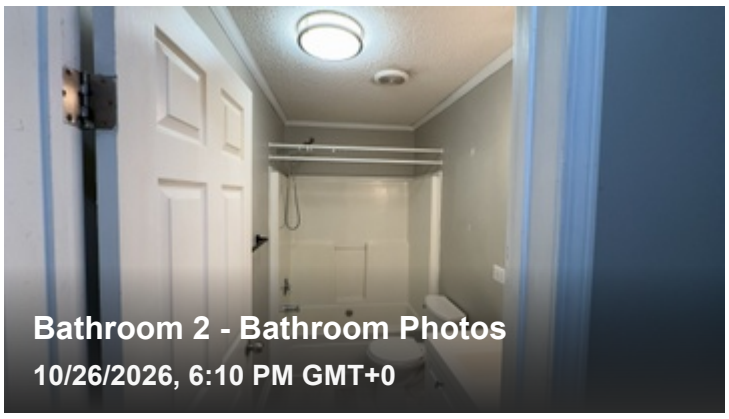
Exhaust Fan Condition

Good (Cosmetic Issues Only)

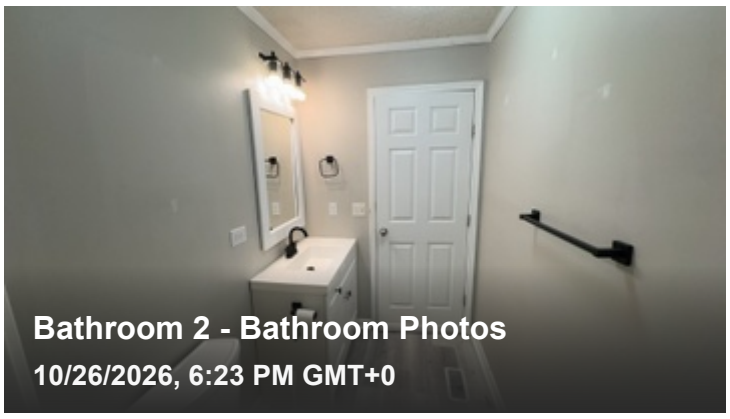
Inspectify

View web report

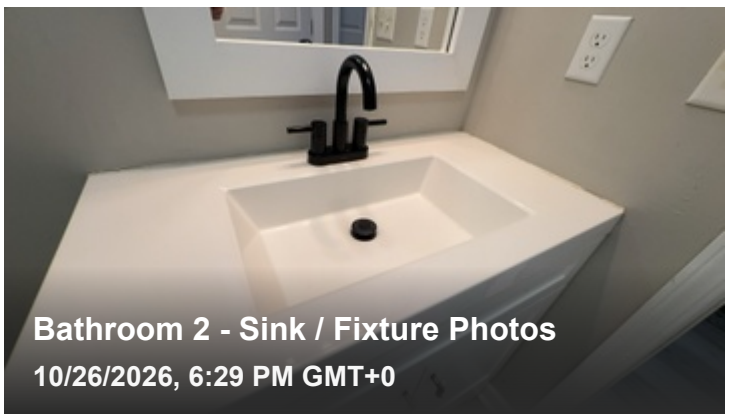
Bathroom 2 photos / videos



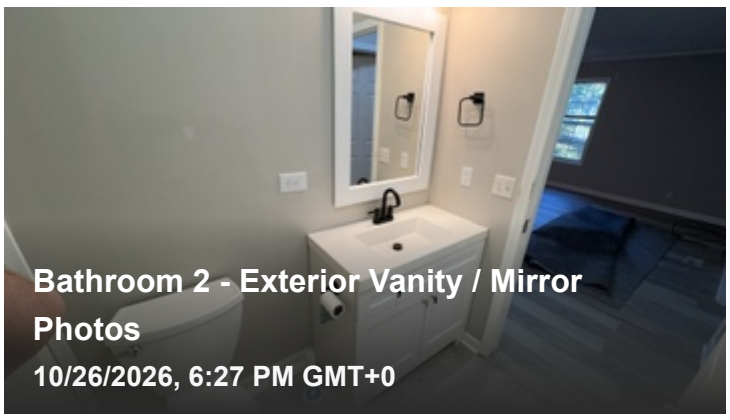
Bathroom 2 - Bathroom Photos
10/26/2026, 6:10 PM GMT+0



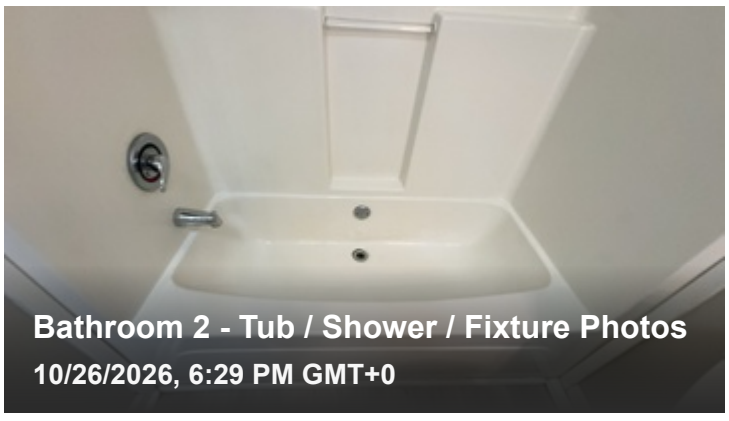
Bathroom 2 - Bathroom Photos
10/26/2026, 6:23 PM GMT+0



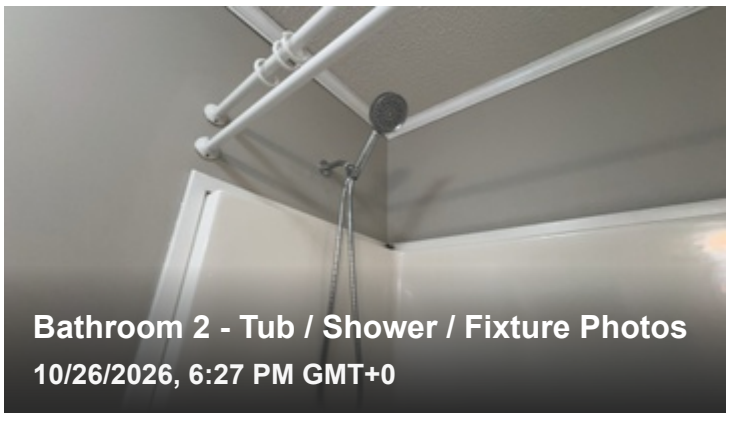
Bathroom 2 - Sink / Fixture Photos
10/26/2026, 6:29 PM GMT+0



Bathroom 2 - Exterior Vanity / Mirror Photos
10/26/2026, 6:27 PM GMT+0



Bathroom 2 - Tub / Shower / Fixture Photos
10/26/2026, 6:29 PM GMT+0



Bathroom 2 - Tub / Shower / Fixture Photos
10/26/2026, 6:27 PM GMT+0

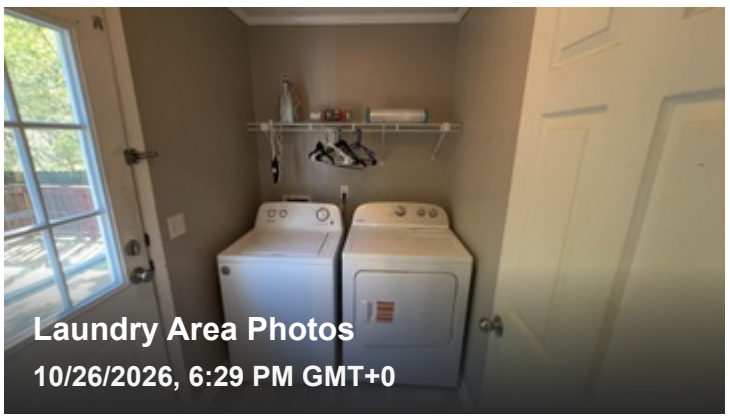
Inspectify

View web report

Laundry Area

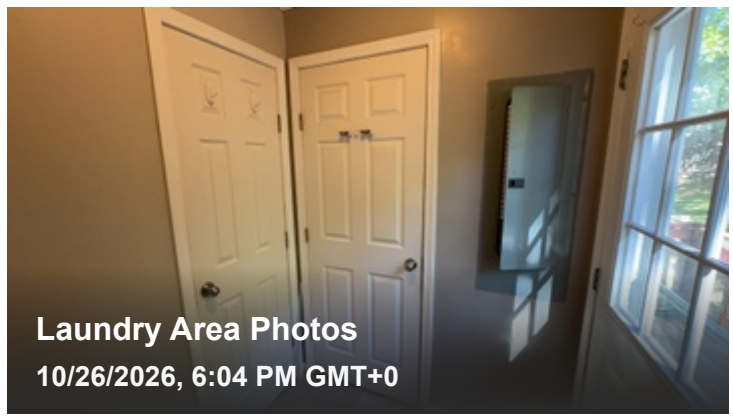
✓ No issues

Laundry Area photos / videos



Laundry Area Photos

10/26/2026, 6:29 PM GMT+0



Laundry Area Photos

10/26/2026, 6:04 PM GMT+0

View web report

Plumbing 1 Issue

No known issues; inspector did not locate water heater but did confirm that hot water was functional.

Main Water Supply ✓ No issues

Main Water Supply Plumbing Material(s)

PEX

Main Water Supply photos / videos



Main Water Supply Plumbing Material(s)
10/26/2026, 5:36 PM GMT+0

Drainage ✓ No issues

Evidence of Drainage System Issues

No

Sewer System Type

Public

Drainage photos / videos

Water Heater Cannot inspect

Inspectify

View web report

⚠ Limitation

No Access

The water heater could not be located on the property. It is presumed to be inside the locked interior closet. There was functional hot water at the time of inspection.

Limitation photos / videos

Electrical 2 Issues

Electrical Panels, Grounding, Main Overcurrent Device 2 Issues

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



Safety deficiency

Missing Smoke Detector(s) REPLACED 11/2026

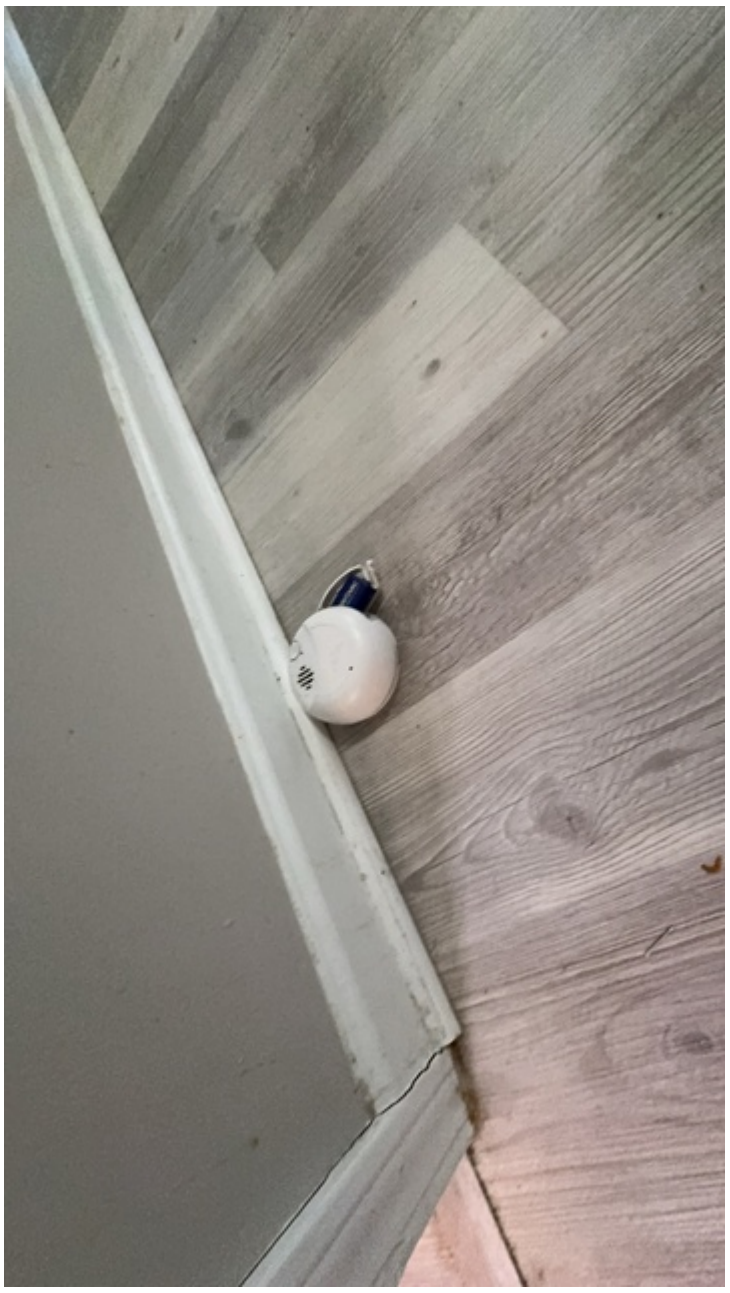
The amount of smoke detectors on the property does not meet the residential requirements.

View web report

Electrical Panels, Grounding, Main Overcurrent Device photos / videos









Repair deficiency

Missing Weather-Resistant Cover REPAIRED 11/2026

There should be a water-resistant cover installed. Recommend further evaluation by a qualified professional.

Electrical Panels, Grounding, Main Overcurrent Device

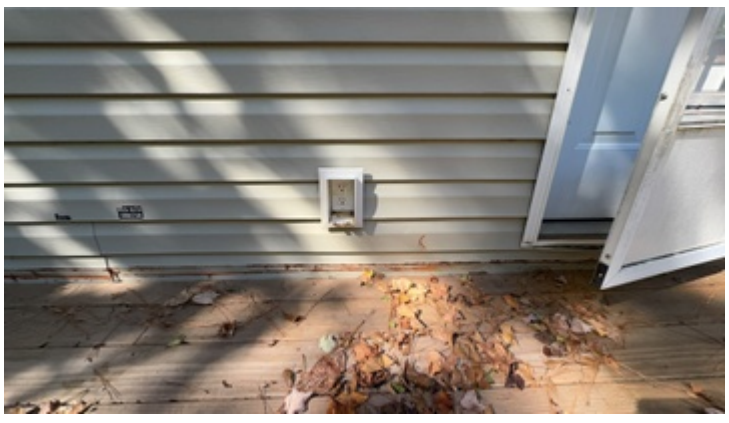
Inspectify

View web report

photos / videos







Note

Rear of home.

Solar Not present

View web report

Miscellaneous Property Information

✓ No issues

Hazardous Conditions Observed

No

Material Structural Concern(s) Opinion

None

Pest Infestation Observed

No

Property's Physical Condition Description

The home is in good physical/structural condition. The home does have cosmetic issues that need to be addressed.

Additional Property Condition Information

None additional.

Miscellaneous Property Information photos / videos

✓ No issues

Signature

Johnny Hill

Signature photos / videos

Unless a system, component, fixture, appliance, or other item is specifically included in the scope of work or report, it is deemed excluded at the client’s request, and the contractor makes no representations or warranties whatsoever regarding such items.
Without limiting the foregoing, unless expressly included in the scope of work or accompanying report, the contractor has not evaluated, tested, or performed services related to household appliances, heating, ventilation, and air conditioning systems, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items.

Inspectify

View web report

By accepting the services and/or report, the client acknowledges and agrees that any items not specifically included in the scope of work or report are excluded at the client’s request.