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RESIDENTIAL INSPECTION

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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
Just Home Inspector

Occupancy
Occupied, Furnished

Style
Log Cabin

Type of Building
Single Family

Temperature
71 Fahrenheit (F)

Weather Conditions
Cloudy, Humid

Orientation

For the purpose of this report, the terms Front, Left, Right, and Back are referenced as if standing at the main entrance door, facing towards the interior of the home. The side of the main entrance door is considered the Front.

2: ROOF

Information

Inspection Method
Ladder, Ground

Roof Drainage Systems: Gutter Material
Metal

Roof Drainage Systems: Downspout Material
Metal, Vinyl, Undetermined
Metal

Metal

Roof Type/Style
Shed, Combination, Gable


Coverings: Material
Metal




Flashings: Material
Caulking, Rubber



Limitations

General

STEEP PITCH

The pitch at some areas of the roof was steep and not able to be walked safely. Part of the roof was unable to be inspected due to the steep pitch and no good ladder placement because of uneven surface grading.

Roof Drainage Systems

DOWNSPOUT TERMINATED UNDERGROUND

There were downspouts that terminated underground. The location of the downspout is unknown and the effective operation of the downspout is unknown. The home inspection is a visual only inspection. This is an inspection limitation. Check with owner about the overall operation of the gutter system and location of the underground downspouts if known.

Flashings

COULD NOT SEE

Not all the flashing was able to be observed at the time of the inspection. This is a visual only inspection. Some of the flashing is hidden behind building material and is not readily available to inspect.

Skylights, Chimneys & Other Roof Penetrations

CHIMNEY FLASHING INSPECTION LIMITATION

The chimney roof penetration could not be inspected due to limited roof accessibility. Its condition could not be confirmed. If concerns arise or signs of leakage develop, further evaluation by a qualified roofing contractor is recommended.

Deficiencies

2.2.1 Roof Drainage Systems

Maintenance

DEBRIS

Debris has accumulated in the gutters. This condition affects the proper shedding of water from the structure which can lead to water accumulating in areas around the structure, such as around the foundation, which can cause additional damage. Recommend cleaning to facilitate adequate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project


Left Side of Structure


Front Side of Structure


Front Right Corner

2.2.2 Roof Drainage Systems

Minor Defect

DOWNSPOUT DAMAGED

One downspout was damaged. This condition can restrict proper drainage away from the structure which can and contribute to soils erosion and future foundation concerns. Repair or replacement by a qualified contractor is recommended.

Recommendation

Contact a qualified gutter contractor

2.2.3 Roof Drainage Systems

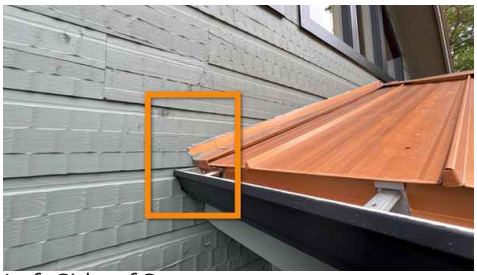
Minor Defect

MISSING KICKOUT DIVERTER

A kick out diverter was not installed where the roof edge meets the wall. Kick out flashing helps direct roof runoff away from siding and into the gutter system. Without it, water can flow behind the siding and trim, potentially leading to moisture intrusion, hidden damage, or deterioration of building materials. Installation of a proper diverter by a qualified contractor is recommended to help protect the structure from water damage.

Recommendation

Contact a qualified roofing professional.


Left Side of Structure


Front


Front

3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material
Wood, Logs

Decks, Balconies, Porches & Steps: Material
Masonry, Wood

Walkways, Patios & Driveways: Driveway Material
Exterior
Concrete, Pavers

General: House Exterior Photos


Front of Structure


Left of Structure


Back of Structure


Right of Structure

Exterior Doors: Exterior Entry Door
Wood Entry Door

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps, Front Porch, Patio, Hot Tub

Appurtenances are additional features or attachments that are accessory to a primary structure, typically enhancing its functionality or aesthetic value. These elements are considered part of the property and transfer with the property during sale, such as decks, balconies, porches, steps, and other exterior architectural extensions.

Deficiencies

3.2.1 Siding, Flashing & Trim

Minor Defect

TRIM DAMAGE

EXTERIOR

Trim damage was observed during the exterior inspection. This can cause potential moisture intrusion or structural wear. If left unaddressed, damaged trim can allow water penetration, leading to wood rot, pest entry, and potential structural deterioration. Recommend further evaluation by a carpentry contractor and correction of damaged trim sections to prevent further damage.

Recommendation

Contact a qualified carpenter.


3.2.2 Siding, Flashing & Trim

Minor Defect

ROT AT WINDOW TRIM

Exterior window trim showed signs of rot and deterioration. This damage was discovered during the exterior inspection, potentially exposing underlying wood to moisture intrusion. Continued rot can lead to structural weakness and potential water damage to the surrounding building materials. Recommend correction by a qualified window repair and installation contractor.

Recommendation

Contact a qualified window repair/installation contractor.






3.2.3 Siding, Flashing & Trim

Minor Defect

NO FLASHING ABOVE EXTERIOR WINDOW

No flashing was discovered above the exterior window during inspection. This creates a potential water intrusion pathway where moisture can penetrate behind the siding and cause structural damage. Water may seep into wall cavities, leading to wood rot, mold growth, and potential compromise of the window's structural integrity. A professional should install proper metal or vinyl flashing to divert water away from the window and protect the underlying building materials.

Recommendation

Contact a qualified window repair/installation contractor.



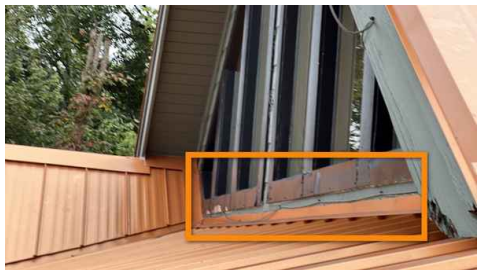




3.2.4 Siding, Flashing & Trim

Minor Defect

FLASHING DAMAGE AT WINDOW



Window flashing damage was observed during the exterior inspection. This creates potential water intrusion points where moisture can penetrate behind exterior surfaces. Water infiltration risks include wood rot, interior wall damage, and potential mold growth. Recommend professional window repair to properly seal and replace damaged flashing to prevent future water damage.

Recommendation

Contact a qualified window repair/installation contractor.

3.3.1 Exterior Doors

Minor Defect

NO FLASHING ABOVE DOOR

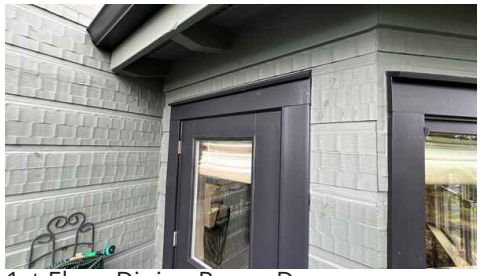
No flashing was discovered above the exterior door during inspection. This installation oversight creates potential water intrusion risks, allowing moisture to penetrate behind the door frame and potentially damage structural components. Water can seep into wall cavities, leading to wood rot, mold growth, and compromised structural integrity. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.


Outside Storage Room Door


Basement Back Door


1st Floor Dining Room Door


1st Floor Back Door

3.3.2 Exterior Doors

Minor Defect

KEY LOCK DEADBOLT DOOR

The front door is a keyed deadbolt door with no other ways to open the door without the required key. This is a safety hazard because it can restrict quick egress in the case of an emergency. Recommend correction by a qualified locksmith.

Recommendation

Contact a qualified professional.

3.4.1 Decks, Balconies, Porches & Steps

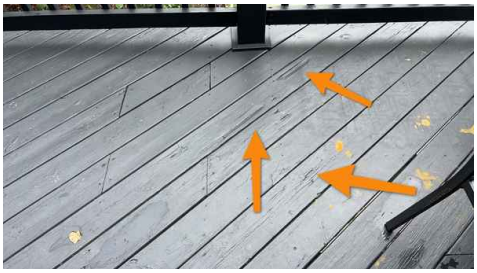
Minor Defect

ROTTED DECK BOARDS

Deck boards had wood deterioration and rot. These boards were discovered during a visual inspection of the deck surface, indicating prolonged moisture exposure and potential structural compromise. Wood rot can lead to safety hazards, reduced structural integrity, and potential failure if left unaddressed. Recommend replacement of damaged boards by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

Minor Defect

UNEVEN STEP HEIGHTS

EXTERIOR

Inconsistent riser heights were observed in the stairway. Uneven steps can pose a serious safety hazard, increasing the risk of tripping and falls during both ascent and descent. Stair risers should be uniform, with no more than a ⅜-inch variation between the tallest and shortest riser. Recommend evaluation and correction by a qualified professional to ensure safe stair use.

Recommendation

Contact a qualified professional.



From detached garage to driveway



Basement Patio

3.4.3 Decks, Balconies, Porches & Steps

Minor Defect

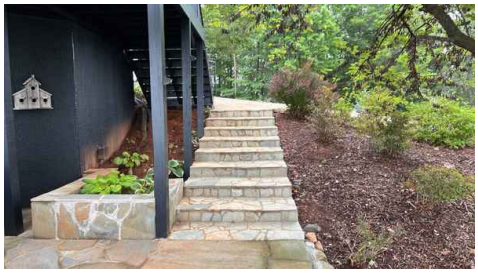
MISSING HANDRAILS

EXTERIOR

Exterior steps and elevated surfaces without required safety handrails were discovered during the inspection. This condition creates a fall hazard for individuals using these areas, particularly for elderly or mobility-impaired persons. Proper handrail installation is crucial for preventing potential injuries and ensuring safe navigation. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified carpenter.

3.4.4 Decks, Balconies, Porches & Steps

Minor Defect

MISSING GUARDRAILS

EXTERIOR

Deck guardrails are a critical safety component designed to prevent falls from elevated surfaces. The absence of guardrails creates a fall hazard, especially for children, elderly, or individuals with limited mobility. Safety standards typically require guardrails for decks, balconies, and porches elevated more than 30 inches above ground level. Installation of guardrails is recommended to prevent potential injury.

Recommendation

Contact a qualified deck contractor.

3.4.5 Decks, Balconies, Porches & Steps

Minor Defect

NO FLASHING AT STAIR SUPPORT

Stone was observed in direct contact with wood at the deck stair support structure, and no flashing was installed between the materials. This condition can trap moisture against the wood, leading to deterioration and potential weakening of the structural support. Further evaluation and correction by a qualified general contractor is recommended.

3.4.6 Decks, Balconies, Porches & Steps

Minor Defect

NO FLASHING AT SUPPORT

Stone was observed in direct contact with wood at the front porch support structure, and no flashing was installed between the materials. This condition can trap moisture against the wood, leading to deterioration and potential weakening of the structural support. Further evaluation and correction by a qualified general contractor is recommended.

Recommendation

Contact a qualified general contractor.


3.4.7 Decks, Balconies, Porches & Steps

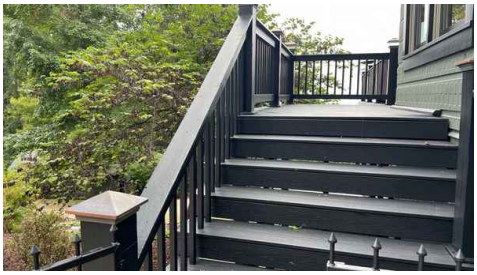
Minor Defect

HANDRAIL NOT GRIPPABLE

The handrail at the exterior stairs was not grippable. Handrails should be shaped and sized to allow a secure grip; excessively wide or improperly contoured handrails can prevent proper hand placement. This condition presents a fall hazard, especially for elderly individuals or those with limited mobility. Recommend correction by a qualified general contractor.

Recommendation

Contact a qualified general contractor.




3.6.1 Walkways, Patios & Driveways

Minor Defect

DAMAGED DRIVEWAY

EXTERIOR

Concrete or asphalt surface showed signs of damage during exterior inspection. Surface cracks, potential structural deterioration, and uneven areas create potential tripping hazards and may indicate underlying ground movement. Professional evaluation recommended to determine repair strategy and prevent further degradation.

Recommendation

Contact a qualified driveway contractor.




3.6.2 Walkways, Patios & Driveways

Minor Defect

DAMAGED WALKWAY STEPS

EXTERIOR

Damaged walkway steps was observed during the inspection, presenting a potential safety risk. Cracked or deteriorating steps can create uneven walking surfaces and increase the likelihood of trips or falls. Recommend repair or replacement of the damaged steps to ensure safe passage and prevent further deterioration.

Recommendation

Contact a qualified professional.

3.6.3 Walkways, Patios & Driveways

Minor Defect

UNEVEN WALKWAY

Uneven walkway was observed during the inspection. Walkways should have level surfaces for safe use. The uneven walkway is a potential fall hazard. Recommend correction by a qualified landscaping contractor or masonry contractor.

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance

TREE OVERHANG AND CONTACT

EXTERIOR

Tree limbs were observed to be in contact with the roof. The tree limbs can damage the roof system and introduce pests onto the roof which can cause further damage. Regular tree maintenance helps mitigate potential structural and property damage risks. Recommend correction by a qualified tree trimming contractor.

Recommendation

Contact a qualified professional.

4: ATTIC, INSULATION & VENTILATION

Information

Inspection Method
From Knee Wall Access

Roof Structure & Attic: Material
Wood

Attic Insulation: Insulation Type
Spray Foam

Attic Insulation: R-value
Not Determined

Attic Insulation: Approximate Average Insulation Depth
Unable to Determine

Exhaust Systems: Exhaust Fans
Bathroom Exhaust Fan, 1st Floor
Kitchen Hood

Exhaust Systems: Dryer Vent
Metal (Flex)

Basement Insulation : Material
Foam Board, Fiberglass Batt

Roof Structure & Attic: Roofing Support Structure
Rafters, Post and Beam, Post and Beam

Ventilation: Ventilation Type
Soffit Vents

Attic ventilation is a critical system that helps regulate temperature and moisture levels in the attic space. Proper ventilation prevents heat buildup during summer, reduces potential moisture condensation, and helps extend the lifespan of roofing materials. It typically involves a combination of intake vents (like soffit vents) and exhaust vents (like ridge vents or roof vents) to create a continuous airflow.

Radon Mitigation System: Radon Mitigation System

A Radon mitigation system is installed in this home. Similar to a HVAC system, radon mitigation systems require annual maintenance and fan service/replacement every 5 years. The inspection of the mitigation system, including the determination of the functionality and or the effectiveness, is beyond the scope of the home inspection. The homeowner should be asked for more information concerning system warranties and maintenance history. A qualified radon mitigation specialist should be consulted for a complete system evaluation.



Radon Ventilation Pipe

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: **Foundation Material**

Concrete

Foundation: **Foundation Type**

Basement

Foundations are critical structural elements that support a building's entire weight and transfer loads from the structure to the ground.

6: ELECTRICAL

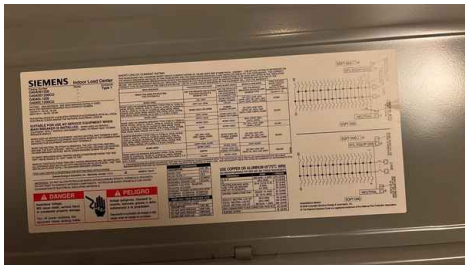
Information

Electrical Meter

Right Side of Structure

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

200 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Siemens

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

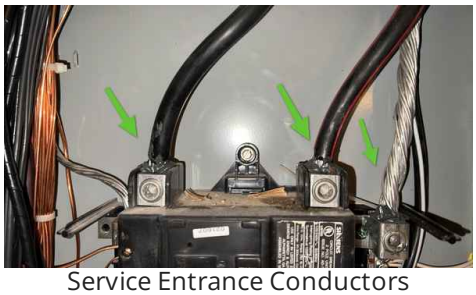
Conduit, Type NM "Romex"

Service Entrance Conductors: Electrical Service Conductors

Underground Service Lateral, Aluminum Conductors

Service entrance conductors are the primary electrical cables that connect a home's electrical system from the utility power grid to the main electrical panel. These conductors typically enter the home through a weatherhead or underground conduit and provide the initial electrical feed for the entire residential electrical infrastructure.

Electrical Transformer

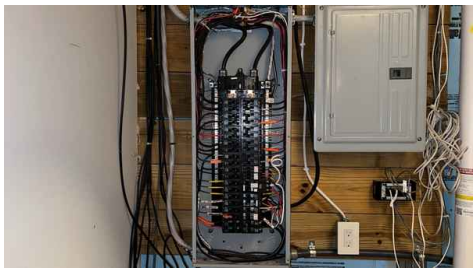


Service Entrance Conductors

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement, Utility Room

The main electrical panel is a critical component of a residential electrical system, serving as the central distribution point for electrical power throughout the home. It contains circuit breakers or fuses that control and protect individual electrical circuits, managing the flow of electricity from the utility service to various rooms and appliances. Proper panel location is important for accessibility, safety, and maintenance purposes.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Basement, Utility Room


Branch Wiring Circuits, Breakers & Fuses: Branch Wire Circuits

Copper, Copper Stranded

Branch wire circuits are electrical pathways that distribute power from the main electrical panel to various outlets, switches, and fixtures throughout a home. These circuits are typically rated at 15 or 20 amperes and are designed to safely carry electrical current to different areas and devices while preventing overloading.

Lighting Fixtures, Switches & Receptacles: Dryer Power Source

Not readily accessible

Electrical power sources for dryers are important for safe and efficient appliance operation. Dryers typically require a dedicated 240-volt electrical circuit with specific amperage and outlet configuration. The power source must match the dryer's electrical requirements, which can vary depending on whether the dryer is electric or gas-powered.

Smoke Detectors: Smoke Detector location


Loft


1st Floor


1st Floor Bedroom


1st Floor Bedroom


Basement Living Room


Basement Bedroom


Basement

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

UNABLE TO CONFIRM PROPER GROUND

RIGHT SIDERIGHT SIDE

Unable to confirm proper grounding of the home because no ground rod was found at the main grounding wire. Grounding used to be connected to waterlines underneath the soil, but that is no longer an effective grounding method because of pipe materials changing from copper to plastic or other materials which break the ground path. If proper ground is not established it could result in a shock hazard. Recommend further evaluation by a licensed electrical contractor.

GFCI & AFCI

ELECTRICAL RECEPTACLE OBSTRUCTED

Weather cover obstructed the outlet tester from access. Recommend further evaluation by a licensed electrical contractor.

Front Porch

GFCI & AFCI

DID NOT TEST

Did not operate the GFCI test function at multiple locations due to homeowners items being plugged in at the time of the inspection.

Deficiencies

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

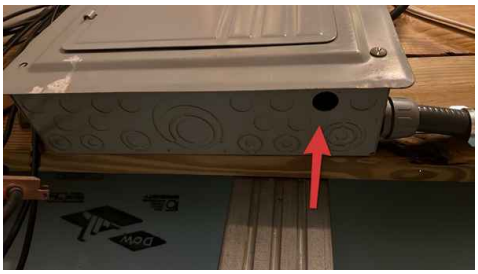
Major Defect

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This can allow pest, debris and fingers into the panel which poses a safety hazard. Recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Minor Defect

MISSING SCREWS

Electrical panel screws were found to be missing at the time of inspection. Missing screws can allow moisture, debris, or pests to enter the panel, potentially leading to corrosion or damage to internal electrical components. Recommend correction by a licensed electrical contractor to restore the panel's integrity and ensure safe operation.

Recommendation

Contact a qualified electrical contractor.

6.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Major Defect

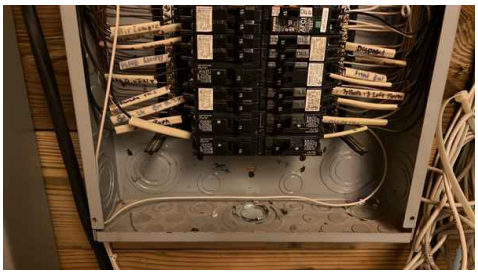
DEBRIS IN PANEL

Debris was discovered inside the electrical panel during the inspection. The presence of foreign materials creates potential electrical hazards and can interfere with proper circuit performance. This accumulation increases risks of short circuits, overheating, and potential electrical system malfunction. Recommend cleaning out the panel by a licensed electrical contractor and ensuring no compromised components are present.

Recommendation

Contact a qualified electrical contractor.





6.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

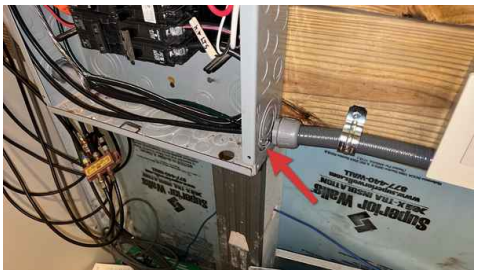
Major Defect

IMPROPER KNOCKOUT USE

Improper wire installation into the main panel was observed. The electrical conduit on the bottom right side of the main panel was installed by removing the outside knockout ring instead of using the inside smaller rings which are typically used for smaller sized conduits. This damaged some of the other rings at the “knockout” which formed an opening into the panel. This opening can allow pest or debris entry which can damage the internal components. Recommend further evaluation and correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.




6.3.1 Branch Wiring Circuits, Breakers & Fuses

Major Defect

EXPOSED "ROMEX" WIRING

Exposed NM (non-metallic) 'Romex' electrical wiring was discovered during the inspection. This type of wiring is only allowed to be exposed in areas that were it is not subject to physical damage like, unfinished basements, crawlspaces, attics and 7ft above the floor of unfinished garages. The current condition is a safety hazard as exposed electrical cables can lead to potential wire damage, electrical fires, or shock. Electrical wiring must be properly enclosed and protected to prevent accidental contact and reduce safety risks. Further evaluation and correction by a licensed electrical contractor is recommended to ensure electrical system safety.


Behind Basement Kitchen Oven

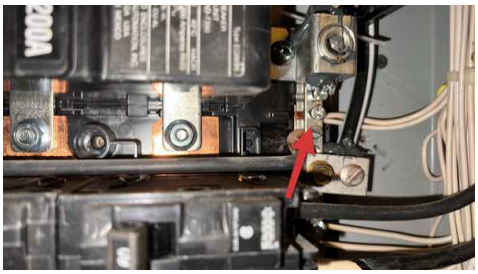
Recommendation

Contact a qualified electrical contractor.

6.3.2 Branch Wiring Circuits, Breakers & Fuses

Major Defect

DOUBLE TAPPED NEUTRALS



Double-tapped neutrals (multiple neutral [white] wires connected to a single terminal) were observed in the electrical panel. Each neutral wire should terminate individually on its own terminal to ensure a secure and proper connection. Improper wiring can lead to loose connections, which may cause overheating and pose a potential fire risk. Recommend evaluation and correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

6.4.1 Lighting Fixtures, Switches & Receptacles

Minor Defect

INOPERABLE LIGHT/FIXTURE

A light fixture was found to be non-functional during the inspection. This condition may be due to a faulty bulb, loose wiring connection, or a more complex electrical issue. The various nature of the defect can pose potential shock and safety hazards. Non-operational electrical components should be evaluated to ensure safe and proper functionality. If changing the light bulb does not resolve the issue, then further evaluation and correction by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.

Fans did not work either

Basement Bathroom

6.4.2 Lighting Fixtures, Switches & Receptacles

Major Defect

REVERSE POLARITY

Reverse polarity in electrical outlets occurs when hot and neutral wires are incorrectly connected. This wiring error was discovered during the electrical system inspection. Reversed polarity can lead to increased risk of electrical shock and potential damage to connected devices. Recommend further evaluation by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

1st Floor Bedroom

6.4.3 Lighting Fixtures, Switches & Receptacles

Major Defect

IMPROPER LIGHTING INSTALLATION OVER PLUMBING FIXTURE

A pendant light fixture was observed within 3 feet horizontally or 8 feet vertically from the edge of the shower. This type of light fixture is not rated for installation in this location and can present a shock hazard. Recommend further evaluation and correction by a licensed electrical contractor to ensure safe and proper installation.

Recommendation

Contact a qualified electrical contractor.

6.4.4 Lighting Fixtures, Switches & Receptacles

Major Defect

EXPOSED WIRING AT LIGHT FIXTURE

Exposed electrical wiring was discovered at a light fixture during inspection. This creates is a potential shock hazard. Recommend correction by a qualified electrical contractor to ensure safety.

Recommendation

Contact a qualified electrical contractor.

6.4.5 Lighting Fixtures, Switches & Receptacles

Major Defect

EXPOSED WIRING AT LIGHT FIXTURE 2

KNEE WALLKNEE WALL ACCESS ACCESS

The light fixture at the front porch was not properly secured and had electrical wire exposed. This is a shock hazard. Recommend correction by a qualified electrical contractor.

Knee wall

6.4.6 Lighting Fixtures, Switches & Receptacles

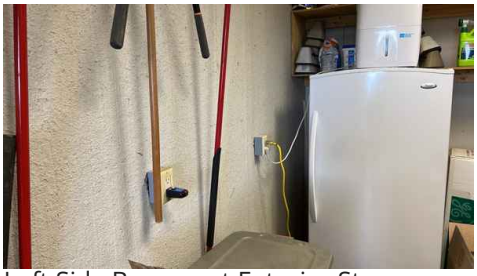
Major Defect

NO POWER AT RECEPTACLES

Electrical receptacles without power indicate a potential electrical system malfunction. During inspection, no electrical current was detected at multiple receptacle locations. This creates significant safety concerns and prevents normal electrical device operation. Recommend further evaluation and correction by a licensed electrical contractor. immediate electrical system evaluation by a licensed electrician to diagnose and resolve the underlying power distribution issue.

Recommendation

Contact a qualified electrical contractor.




Left Side Basement Exterior Storage Room

6.4.7 Lighting Fixtures, Switches & Receptacles

Major Defect

UNSAFE LIGHTING FIXTURE INSTALLATION

An incandescent light bulb was observed installed near combustible materials. Due to the heat they emit when in use, incandescent bulbs pose a fire hazard in such locations. Safer alternatives, such as LED or CFL bulbs, are recommended. Recommend correction and replacement by a licensed electrical contractor.


Loft Knee Wall Space

Recommendation

Contact a qualified electrical contractor.

6.5.1 GFCI & AFCI

Major Defect

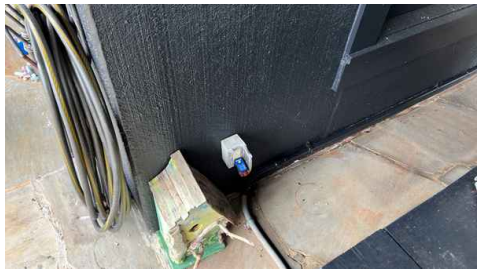
DID NOT RESET AFTER TEST

Multiple GFCI receptacles did not reset after being tested. This is a failed test and there could be further underlying electrical issues which are not able to be observed at this inspection. Recommend further evaluation and correction by a licensed electrical contractor.

Recommendation

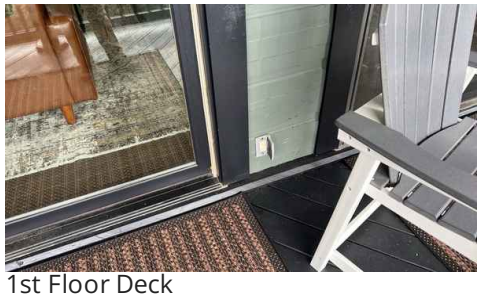
Contact a qualified electrical contractor.




Exterior Basement


Loft Bathroom


1st Floor Bathroom


1st Floor Deck

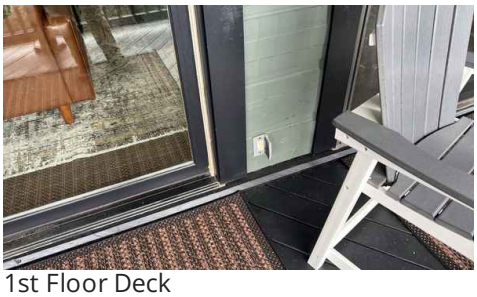

6.5.2 GFCI & AFCI

Major Defect

TRIPPED RECEPTACLE

1ST FLOOR DECK

This receptacle was tripped before any testing. The receptacle was able to be reset once but not a second time and remained tripped. This indicates a further electrical issues and can be a potential shock hazard. Recommend further evaluation and correction by a licensed electrical contractor.



1st Floor Deck

6.7.1 Carbon Monoxide Detectors

Major Defect

NO CO DETECTOR INSTALLED

No carbon monoxide (CO) detectors were found in the home at the time of inspection. CO detectors are essential safety devices that alert occupants to the presence of carbon monoxide—a colorless, odorless, and potentially deadly gas produced by fuel-burning appliances. The absence of these detectors presents a significant safety risk. Recommend installation of carbon monoxide detectors by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

7: HEATING

Information

Equipment: **Brand**
Carrier

Equipment: **Heating Energy Source**
Electricity, Propane

Distribution Systems: **Ductwork Distribution System**
Rigid Metal Ducts, Flexible Ducts

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Equipment: **Heat Type**
Heat Pump, Radiant Heat


Basement Utility Room


1st Floor Living Room


Basement Living Room

Limitations

Equipment
TEMPERATURE RESTRICTION

Normal Operating Controls
TEMPERATURE RESTRICTION
During the inspections the outside temperature was above 65°F. Outside temperatures exceeding 65°F restrict the evaluation of heating system due to causing potential equipment damage. Recommend checking for functionality when temperatures are 65°F or below.

Deficiencies

7.1.1 Equipment

Maintenance

NEAR END OF LIFE EXPECTANCY

The heating system is close to being older than the typical 15–20 year life expectancy. Older systems can be less reliable, less efficient, and more likely to need repairs. Recommend monitoring and planning for replacement when needed.


Built in 2007

8: COOLING

Information

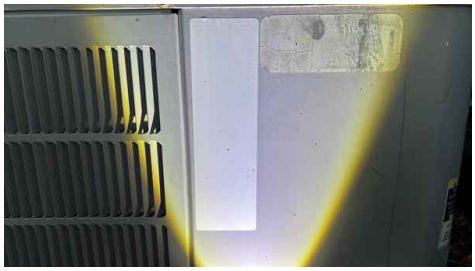
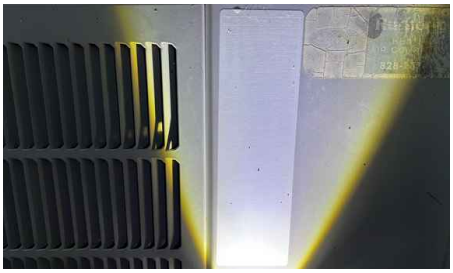
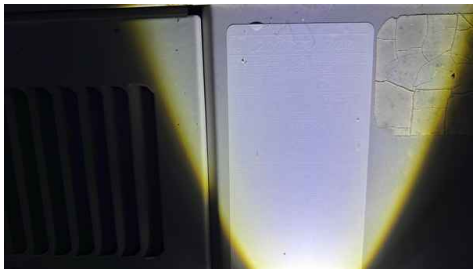
Cooling Equipment: Cooling System Energy Source
Electricity

Distribution System: Distribution System Configuration
Split System

Distribution System: Ductwork Distribution System
Rigid Metal Ducts, Flexible Ducts

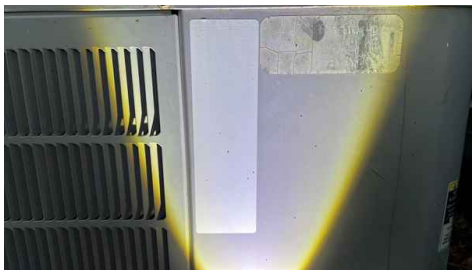
Cooling Equipment: Brand
Carrier




Cooling Equipment: Cooling Type
Heat Pump, Central Air (Split System)




Left Built 2025, Right Built 2007

Normal Operating Controls: Thermostat
Multiple LocationsMultiple Locations


Loft


1st Floor


Basement

Limitations

Cooling Equipment

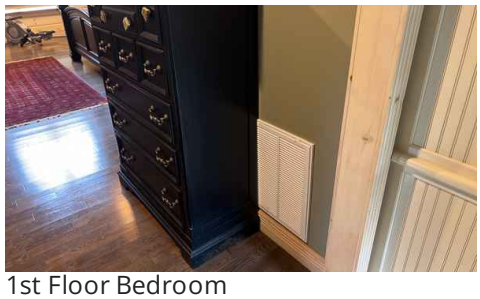
LOW TEMPERATURE LIMITATION

The cooling mode of the heat pump was not operated during the inspection because the outdoor temperature was below 65°F. Operating a heat pump in cooling mode at low outdoor temperatures can cause damage to the system. This limitation prevented a full evaluation of the cooling performance.

Distribution System

FILTER ACCESS BLOCKED

Access to the filter was obstructed by homeowners furniture. This restricted the inspection of the filter and restricts basic homeowner maintance. Filters should be changed every 1-3 months.


1st Floor Bedroom

Deficiencies

8.1.1 Cooling Equipment

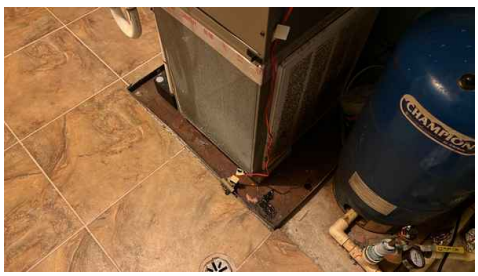
Minor Defect

RUSTED CONDENSATE DRAIN PAN

Rust was observed in the condensate pan beneath the cooling system. This condition indicates corrosion from prolonged moisture exposure and can weaken the pan, increasing the risk of leaks and water damage to surrounding areas. Rust may also be a sign of improper drainage or standing water in the pan. Recommend evaluation and repair or replacement of the condensate pan by a qualified HVAC professional to ensure proper operation and prevent potential water damage.

Recommendation

Contact a qualified HVAC professional.

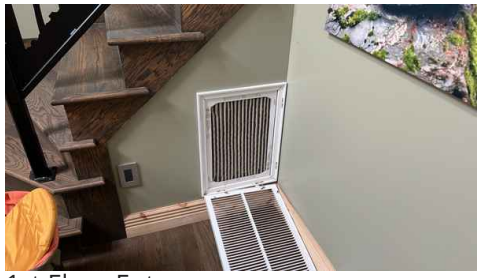


8.3.1 Distribution System

Minor Defect

DIRTY AIR FILTER

The HVAC air filter was dirty. A clogged filter can reduce system efficiency, restrict airflow, and place unnecessary strain on equipment. Replacement is recommended, followed by regular filter changes as part of routine maintenance.



1st Floor Entryway

9: PLUMBING

Information

Water Source
Well

Main Water Shut-off Device: Water Shut Off Location
Basement, Utility Room

Drain, Waste, & Vent Systems: Drain, Waste, & Vent Systems Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Distribution Material
CPVC

Hot Water Systems, Controls, Flues & Vents: Capacity
119 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Basement, Bedroom Closet

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Fuel Storage & Distribution Systems: Gas Distribution Material
Corrugated Stainless Steel Tubing (CSST)

Hot Tub: Not Inspected

Hot Water Systems, Controls, Flues & Vents: Manufacturer
AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Exterior

The main gas shut-off valve is a critical safety component in residential plumbing systems. It allows homeowners to quickly stop the flow of natural gas or propane to the entire property in case of emergencies, gas leaks, or during maintenance. Knowing its precise location and ensuring easy access is crucial for home safety.

Right Side of Structure

Fuel Storage & Distribution Systems: Underground Propane Tank

Right Side of StructureRight Side of Structure

Deficiencies

9.2.1 Drain, Waste, & Vent Systems

Minor Defect

LOOSE TOILET

BASEMENT BATHROOM

The toilet is unstable and not securely fastened to the floor. This was discovered during the plumbing system inspection. An unsecured toilet can cause water leakage, potential floor damage, and create a safety risk for users. Further evaluation and correction by a qualified plumbing contractor is recommended ensuring a stable and watertight installation.

Recommendation

Contact a qualified plumbing contractor.

Basement Bathroom

9.3.1 Water Supply, Distribution Systems & Fixtures

Minor Defect

INADEQUATE SHOWER INSTALLATION

BASEMENT BATHROOM

The shower enclosure was not properly installed to contain water within the designated shower area. This condition may allow water to escape outside the shower during use, which can lead to moisture damage, mold growth, and deterioration of surrounding materials. Shower assemblies should be properly sealed and sloped to ensure all water is directed into the drain and contained within the shower perimeter. Recommend further evaluation and correction by a qualified contractor experienced in shower enclosure or waterproofing installations.

Recommendation

Contact a qualified professional.

9.3.2 Water Supply, Distribution Systems & Fixtures

Minor Defect

NO WATER AT PLUMBING FIXTURE

DETACHED GARAGE

No water was detected at a plumbing fixture during the inspection. This indicates a potential interruption in the water supply that could have multiple causes, such as a closed main water valve, pipe blockage, or broader water system issues. This condition impacts the functionality of the fixture and may indicate a more widespread plumbing system problem. Recommend further evaluation by a qualified plumbing contractor to diagnose and resolve the problem.

Recommendation

Contact a qualified plumbing contractor.

9.3.3 Water Supply, Distribution Systems & Fixtures

Minor Defect

LOOSE FIXTURE

BASEMENT BATHROOM

A bathroom fixture was observed to be loose and had some movement. This condition can place stress on plumbing connections and may lead to leaks or damage if not corrected. Securing or repair by a qualified contractor is recommended.

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Hot Water Systems, Controls, Flues & Vents

Minor Defect

BEYOND EXPECTED SERVICE LIFE

The hot water system has exceeded its typical expected operational lifespan. During inspection, components were found to be aging beyond manufacturer and industry standard recommendations. This indicates potential increased risk of system failure, reduced efficiency, and potential water damage from potential leaks or sudden breakdown. Recommend professional evaluation by a plumbing contractor to assess current system condition and develop a replacement or comprehensive maintenance strategy.

Built in 2006

9.4.2 Hot Water Systems, Controls, Flues & Vents

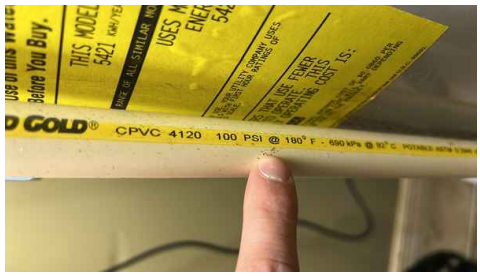
Major Defect

IMPROPER PIPE USED AS TPR DISCHARGE PIPE

The temperature and pressure relief (TPR) valve discharge piping was found to be incorrectly installed with a pipe not rated to sustain the heat and presssure released by the TPR valve. This can cause the pipe to fail if used and is a scalding hazard. Recommend further evaluation and correction by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 Fuel Storage & Distribution Systems

Minor Defect

CORROSION

Corrosion is the gradual deterioration of metal components caused by chemical reactions with environmental factors such as moisture, oxygen, and other substances. Over time, this process can weaken the structural integrity and functionality of metal systems, potentially leading to leaks, reduced performance, and eventual system failure. Recommend further evaluation by a qualified plumbing contractor to determine the extent of the damage caused by corrosion and advise on necessary repairs.

Recommendation

Contact a qualified plumbing contractor.

10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type
Fixed, Single-hung

Ceilings: Ceiling Material
Wood, Ceiling Tiles

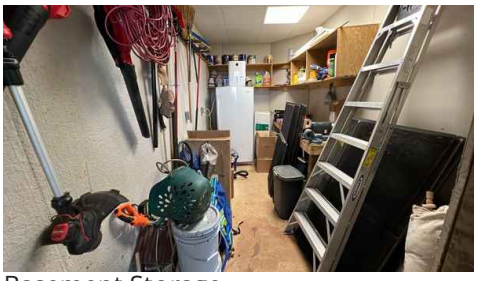
Countertops & Cabinets: Cabinetry
Plastic

Countertops & Cabinets: Countertop Material
Laminate, Granite

Limitations

Walls

LIMITED VISIBILITY



Basement Storage

Loft With Knee Wall Access

Deficiencies

10.2.1 Windows

Maintenance

DID NOT OPEN

Window experienced operational difficulty during inspection, preventing opening. This indicates potential mechanical issues with window hardware, frame alignment or that it was painted shut. Restricted window movement can impact ventilation, emergency egress, and overall window functionality. Recommend professional window repair to evaluate and correct the window opening problem.

Recommendation

Contact a qualified general contractor.

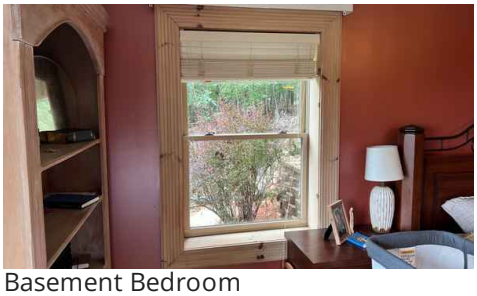

Loft


1st Floor Kitchen


1st Floor Dining Room


1st Floor Bedroom


Basement Living Room


Basement Bedroom

10.2.2 Windows

Minor Defect

CRACKED WINDOW

A cracked window was observed during the inspection. Cracks reduce the structural integrity of the glass, increasing the risk of breakage and creating a potential safety hazard. This condition may also contribute to energy loss and allow water intrusion, leading to possible damage. Recommend evaluation and repair or replacement of the cracked glass by a qualified window contractor.


Loft

Recommendation

Contact a qualified general contractor.

10.4.1 Walls

Minor Defect

MINOR CORNER CRACKS

Wall corner cracks were observed at drywall joints. These are common in residential construction and often result from normal settling or minor structural movement; however, in some cases they may indicate underlying structural stress or foundation settlement. Recommend repair of the cracks by a qualified contractor and monitoring for recurrence, with further evaluation if cracks continue to develop.


1st Floor Living Room

Recommendation

Contact a qualified professional.

10.4.2 Walls

DAMAGED WALL

Minor Defect

BASEMENT STORAGE ROOM

Damage was observed on the unfinished drywall surface in the basement storage room. This condition may have resulted from impact, moisture exposure, or general wear and tear. While primarily cosmetic, damaged drywall can leave the material vulnerable to further deterioration and may affect the finish if the area is later completed. Repair by a qualified contractor is recommended as needed.

10.5.1 Ceilings

STAIN(S) ON CEILING

Minor Defect

BASEMENT LIVING ROOM

A stain was observed on the ceiling, which may be the result of prior or ongoing moisture intrusion. While the area was dry at the time of inspection, stains are indicators of past water entry and possible concealed damage to the ceiling material, insulation, or framing. Further evaluation by a qualified contractor is recommended to determine the source, confirm that the issue has been corrected, and perform any necessary repairs.

Recommendation

Contact a qualified professional.

10.5.2 Ceilings

UNSEALED OPENING

Minor Defect

An unsealed opening was observed in the ceiling, which may allow the passage of air, moisture, or pests between interior spaces and concealed areas. This condition can reduce energy efficiency. Correction by a qualified contractor is recommended to properly seal the opening.

Recommendation

Contact a qualified handyman.

10.6.1 Steps, Stairways & Railings

SPACE BETWEEN STEPS AND HANDRAIL TOO LARGE

Minor Defect

The space between the bottom of the handrail and the stair riser is too large. The space is not supposed to be larger than 6 inches in diameter for child safety. The space observed at the entrance way staircase is larger than 6 inches in diameter. This is a fall hazard, especially for small children. Recommend correction by a qualified general contractor.

Recommendation

Contact a qualified general contractor.

11: BUILT-IN APPLIANCES

Information

Dishwasher: **Brand**
Bosch

Range/Oven/Cooktop: **Exhaust Hood Type**
1st floor Hood Direct Vent, Basement Hood Re-circulated

Range/Oven/Cooktop: **Range/Oven Brand**
Jenn-Air, Whirlpool

Range/Oven/Cooktop: **Range/Oven Energy Source**
Electric

Garbage Disposal: **Operated**


1st Floor Kitchen


Basement Kitchen

12: GARAGE

Information

Detached Garage—Not Inspected

Detached garages are not part of a standard home inspection. Additional fee for detached garage inspections available upon request.

13: NORTH CAROLINA GENERAL LIMITATIONS AND EXCLUSIONS

Information

North Carolina General Limitations and Exclusions

1104 GENERAL LIMITATIONS

(a) Home inspections done in accordance with this Section are not technically exhaustive.

(b) This Section applies to buildings with four or fewer dwelling units, and individually owned residential units within multi-family buildings, and their attached garages or carports.

.1105 GENERAL EXCLUSIONS:

(a) Home inspectors are not required to report on:

(1) life expectancy of any component or system;

(2) the causes of the need for a repair;

(3) the methods, materials, and costs of corrections

(4) the suitability of the property for any specialized use;

(5) compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions;

(6) the market value of the property or its marketability;

(7) the advisability or inadvisability of purchase of the property;

(8) any component or system that was not inspected;

(9) the presence or absence of pests such as wood damaging organisms,rodents, or insects; or

(10) cosmetic damage, underground items, or items not installed; or

(11) the presence or absence of systems installed to control or remove suspected hazardous substances listed in Subparagraph (b)(7) of this Rule.

(b) Home inspectors are not required to:

(1) offer warranties or guarantees of any kind;

(2) calculate the strength, adequacy, or efficiency of any system or component;

(3) enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons;

(4) operate any system or component that is shut down or otherwise inoperable;

(5) operate any system or component that does not respond to normal operating controls;

(6) move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;

(7) determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;

(8) determine the effectiveness of any system installed to control or remove suspected hazardous substances;

(9) determine House Energy Ratings (HER), insulation R values, system or component efficiencies;

(10) inspect heat recovery and similar whole house ventilation systems;

(11) predict future condition, including failure of components;

(12) project operating costs of components;

(13) evaluate acoustical characteristics of any system or component;

(14) inspect equipment or accessories that are not listed as components to be inspected in this Section; or

(15) disturb insulation, except as required in Rule .1114 of this Section.

(16) inspect elevators or related equipment meant to transport occupants or materials between elevations; or

(17) inspect 240V receptacles or outlets.

(c) Home inspectors shall not:

(1) offer or perform any act or service contrary to law; or

(2) offer or perform engineering, architectural, plumbing, electrical, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license. In that case the home inspector shall inform the client that the home inspector is so licensed, and therefore qualified to go beyond this Section and perform additional inspections beyond those within the scope of the Standards of Practice.