Back to TOC

The ReliHI Premium Home Briefing™

This Premium Home Briefing™ is supplemental and optional. It *does not* replace, supersede, or modify the official home inspection report which strictly follows the North Carolina Home Inspector Licensure Board (NCHILB) Standards of Practice. This document provides general context, homeowner-oriented planning information, and a simplified overview of themes reflected in the official report. **All inspection findings must be taken from the formal report exactly as written.**

Back to TOC

The Bottom Line

This home presents as **well-maintained** for its age.

Overall, the report reflects a home that is functioning as expected, with a handful of items that are typical to address early—mostly targeted repairs, a few safety upgrades, and a couple of areas flagged for additional review to provide clarity and reassurance for now and the future.

Big-Picture Condition & Priority Map

Overall Condition Snapshot

General Condition Level: Low — appropriate for a 2011 home of this size and construction.

The themes below summarize how your inspector's findings group together. All references originate directly from the official inspection report, unchanged.

Theme 1: Exterior "fit-and-finish" repairs and sealing items

"Damage was observed at the bottom left trim near the garage door, consistent with impact from lawn maintenance equipment."

Theme 2: Doors/windows/screens needing small repairs for function and weather resistance

"The sliding screen at the rear door was observed to be damaged near the handle area at the time of inspection."

Theme 3: Roofing maintenance items observed at flashing areas

"Metal flashing was observed to be in place at the front of the home; however, the mastic or roof tar applied in these areas appeared to be deteriorating."

Theme 4: Interior "ownership-ready" adjustments (caulk/hardware)

"The rear sliding glass door lock was observed to be not operational at the time of inspection."

Theme 5: Simple plumbing usability item at a primary bathroom

"Debris and hair-catching stoppers were installed in the drains, which prevented the sink stoppers from operating as originally intended."

These themes reflect normal wear and system aging consistent with a home of this era, not defects beyond what's typical for its age.

What's Typical for a 2010s-Era North Carolina Home

Homes built during the 2010s represent a transitional generation of housing—newer in design and systems than early-2000s construction, yet old enough that ownership planning becomes more about maintenance strategy than discovery.

Across North Carolina, homes from this era commonly share the following characteristics:

1. **Modern construction methods and materials**, including engineered lumber, vinyl or fiber-cement siding, and slab or crawlspace foundations designed hearing into regional soil conditions.

2. **Original roofing systems** that are often still in service but benefit from routine observation as they move beyond the "new construction" phase and into normal aging.

3. **Mechanical systems**—especially HVAC equipment—that were sized and installed for efficiency standards of the time and may now be entering a phase where proactive maintenance and future replacement planning are appropriate.

4. **Interior finishes and fixtures** that reflect a decade of everyday use, where caulking, seals, and hardware adjustments are part of normal upkeep rather than signs of failure.

5. **Settlement-related characteristics**, such as minor cracking or cosmetic movement, that are typical as homes adjust to North Carolina's expansive soils and seasonal moisture changes.

6. **Evolving safety expectations**, where newer best practices (window safety devices, appliance restraints, enhanced ventilation standards) may be added by homeowners over time even if not standard at original construction.

Understanding these broad, age-related patterns helps buyers and homeowners set appropriate expectations. Homes from this era are typically well within their functional lifespan and benefit most from informed maintenance, long-term planning, and thoughtful upgrades rather than immediate or extensive corrective work.

Your Action-At-A-Glance Planning Map

A home of this age is similar to a **well-maintained older vehicle with reasonable mileage**—still fully functional, now benefiting from predictable maintenance. *Please keep in mind that this chart is a homeowner planning aid—not part of the NCHILB-compliant inspection report. Descriptions must come directly from the actual report, word-for-word.*

Legend:
🔴 Elevated | 🟡 Moderate | 🟢 Monitor & Maintain

🔴 **A localized area of roof sheathing, approximately fist-sized, was observed to exhibit moisture-related damage to the OSB sheathing, with the adjacent rafter showing visible staining consistent with past or ongoing water intrusion. Moisture readings in this area measured approximately 15–16%; however, the darkened portion of the sheathing was observed to be significantly soft and deteriorated, allowing a hand tool to easily penetrate through the material to the underside of the shingles.**

Who Commonly Addresses It: **Licensed roofing contractor**

🔴 **Several foundation cracks were observed, including hairline cracks at multiple locations and a wider crack at the left middle area measuring approximately ¼ inch.**

Who Commonly Addresses It: **Structural engineer or foundation professional**

🟡 **Multiple deficiencies were observed at exterior wall penetrations and vent terminations, including a clogged dryer vent, an unsealed opening around an HVAC condensate line penetration, a damaged bathroom exhaust vent casing, and a damaged and detached HVAC condensate line.**

Who Commonly Addresses It: **Licensed HVAC contractor / Capable contractor / Dryer vent cleaning service**

🟡 **The gas piping was observed to not be bonded at the time of inspection.**

Who Commonly Addresses It: **Licensed electrician**

🟢 **The HVAC system was observed to be original to the home. At the time of inspection, the system was operational; however, its overall condition was considered marginal due to age, indicating it may be approaching the end of its typical service life.**

Who Commonly Addresses It: **Licensed HVAC contractor (maintenance) / Homeowner budgeting and monitoring**

What This Means in Plain English

The Action-At-A-Glance Planning Map highlights a small group of items that could benefit from attention early in homeownership. For a home of this age, it is normal to see moisture-related observations, safety features needing adjustment, or components showing expected wear. None of the items listed suggest that the home is unusually problematic; rather, they reflect **typical, manageable maintenance themes** that help you begin ownership with clarity. Addressing the items noted in your report according to your priorities and timelines positions the home to continue performing as expected while giving you confidence in how to care for it moving forward.

Top 5 Home Inspector Takeaways

Electrical: Subpanel – Not Inspected / Further Evaluation Required

"The electrical subpanel cover could not be removed at the time of inspection, even after all fasteners were removed, as it appeared to be adhered or sealed to the wall surface."

Interior: Windows – Safety Consideration

"The window sills were observed to be relatively low to the finished floor, and window safety locks or fall-protection devices were not present."

Structure: Foundation Material/Condition – Further Evaluation Required

"Several foundation cracks were observed, including hairline cracks at multiple locations and a wider crack at the left middle area measuring approximately ¼ inch. While no signs of structural failure were observed at the time of inspection, further evaluation by a qualified structural engineer or foundation professional is recommended to assess conditions and provide written documentation regarding the foundation at the time of inspection, which may help provide clarity and reassurance regarding the foundation's condition."

Exterior: Windows

"The back right window was observed to have a broken trim piece, creating a noticeable gap at the window assembly, indicating the opening is not properly sealed."

Exterior: Rear Patio – Information

"The rear stepped patio was observed to have a noticeable step up at the time of inspection."

Top 5 Ancillary Report Highlights

WDI/Termite: No visible evidence of infestation from wood-destroying insects was observed.

Radon: The average indoor radon level during the testing period was 0.4 pCi/L (below the 4.0 pCi/L EPA Action Level). No further action is recommended at this time.

Cost Context & Planning

As part of your ReliHI Premium Home Briefing™, we will use your home inspection report to generate repair quotes from licensed contractors. ReliHI does not set pricing; this information is external reference material for budgeting. The third-party pricing we use is from ***QwikFix.*** Visit them at https://theqwikfix.com/ to learn more.

THE QWIKFIX®

Quote No: **XXXXXXXX**
Quote Created: **XXX, 2026**

QUOTE PREPARED FOR

Name Lastname

(919) 805-3955

email@gmail.com

PROPERTY:

123 Street Name, Raleigh, NC 27613

QwikFix, Inc.
2647 Gateway Rd
Ste 105-404
Carlsbad, CA 92009
(877) 930-5844
info@theqwikfix.com

TASK	QTY		RATE
#1 - WINDOWS **Licensed contractor to repair damaged window trim where noted in the report** SEE REFERENCE **1.10** IN PROVIDED INSPECTION REPORT *assumes parts are available	**4**	Labor Materials **Task Total**	864.50 133.00 **998.00**
#2 - REAR DECK Â(□ RAILINGS/STAIRS **Licensed contractor to secure loose railing/handrail where noted in the report** SEE REFERENCE **1.18** IN PROVIDED INSPECTION REPORT *Price may vary based on attachment point or any additional repairs needing to be completed.	**1**	Labor Materials **Task Total**	66.50 6.65 **74.00**
#3 - REAR DECK Â(□ DECKING/FLOOR **Licensed contractor to replace section (10 sf) of redwood decking boards where noted in the report** SEE REFERENCE **1.19** IN PROVIDED INSPECTION REPORT *decking boards only, additional repairs may be discovered and painting/staining are not included	**4**	Labor Materials **Task Total**	631.75 292.60 **925.00**
#4 - REAR PORCH Â(□ DOOR **Licensed contractor to adjust door to prevent rubbing where noted in the report** SEE REFERENCE **1.22** IN PROVIDED INSPECTION REPORT *price does not include replacement door if replacement is required	**1**	Labor Materials **Task Total**	133.00 19.95 **153.00**
#5 - REAR DECK/PORCH Â(□ WALL **Licensed contractor to replace sliding screen door where noted in the report** SEE REFERENCE **1.24** IN PROVIDED INSPECTION REPORT	**1**	Labor Materials **Task Total**	26.60 199.50 **227.00**
#6 - FLASHING **Licensed contractor to install five (5) linear feet of sidewall flashing where noted in the report** SEE REFERENCE **2.4** IN PROVIDED INSPECTION REPORT *Each quantity if for up to 5 linear feet. All roofing tasks must total at least $500 for approval	**2**	Labor Materials **Task Total**	1,529.50 266.00 **1,796.00**

#7 - SOFFIT AND FACIA

Licensed contractor to repair wood damaged under the eaves and fascia boards where noted in the report

SEE REFERENCE **2.6** IN PROVIDED INSPECTION REPORT

*painting is not included, quantity is based on 8 linear foot sections, assumes any rafter tails can be sistered no interior work, no sheathing repairs are included

2

Labor	798.00
Materials	332.50
Task Total	**1,131.00**

#8 - EXTERIOR SWITCHES/OUTLETS/LIGHTING/CEILING FANS

Licensed contractor to install GFCI with weatherproof cover where noted in the report

SEE REFERENCE **4.3** IN PROVIDED INSPECTION REPORT

1

Labor	99.75
Materials	46.55
Task Total	**147.00**

#9 - INTERIOR GFCI OUTLETS

Licensed contractor to install or replace GFCI receptacle where noted in the report

SEE REFERENCE **4.5** IN PROVIDED INSPECTION REPORT

*confirm quantity for most accurate quote, assumes no new wiring needs to be run to receptacle

2

Labor	199.50
Materials	61.18
Task Total	**261.00**

#10 - ATTIC SWITCHES/OUTLETS/JUNCTION BOXES

Licensed contractor to install appropriate cover where noted in the report

SEE REFERENCE **4.6** IN PROVIDED INSPECTION REPORT

2

Labor	19.95
Materials	9.31
Task Total	**29.00**

#11 - CRAWLSPACE SWITCHES/OUTLETS/JUNCTION BOXES

Licensed contractor to install junction box where splice exists where noted in the report

SEE REFERENCE **4.7** IN PROVIDED INSPECTION REPORT

1

Labor	66.50
Materials	6.65
Task Total	**74.00**

#12 - GARAGE DOOR

Licensed contractor to adjust the photo light sensor height to about 4-6 inches from the ground for safety where noted in the report

SEE REFERENCE **5.3** IN PROVIDED INSPECTION REPORT

*Replacement not included, additional charge may apply

1

Labor	19.95
Materials	0.00
Task Total	**20.00**

#13 - GARAGE DOOR

Licensed contractor to repair and reseal vehicle garage door trim where noted in the report

SEE REFERENCE **5.4** IN PROVIDED INSPECTION REPORT

1

Labor	332.50
Materials	66.50
Task Total	**400.00**

#14 - WINDOWS

Licensed contractor to repair inoperable window by servicing the track and latching mechanism where noted in the report

SEE REFERENCE **6.4** IN PROVIDED INSPECTION REPORT

*does not include new window, quote provided if necessary, confirm quantity for most accurate quote

2

Labor	166.25
Materials	39.90
Task Total	**206.00**

#15 - DOORS

Licensed contractor to install new door hardware where noted in the report

SEE REFERENCE **6.5** IN PROVIDED INSPECTION REPORT

3

Labor	199.50
Materials	199.50
Task Total	**400.00**

#16 - BUILT-IN APPLIANCES Â(□ OVEN/COOKTOP

Licensed contractor to install new anti-tip bracket for the range where noted in the report

SEE REFERENCE **6.8** IN PROVIDED INSPECTION REPORT

1

Labor	66.50
Materials	19.95
Task Total	**87.00**

#17 - SUBFLOORING

Licensed contractor to repair the leak in the crawlspace/basement where noted in the report

SEE REFERENCE **7.3** IN PROVIDED INSPECTION REPORT

*assumes the shower pan is not the issue, other repairs may be required and will be quoted if necessary

1

Labor	332.50
Materials	66.50
Task Total	**400.00**

#18 - INTERIOR FAUCET

Licensed contractor to replace the sink stopper and drain in the bathroom where noted in the report

SEE REFERENCE **8.3** IN PROVIDED INSPECTION REPORT

2

Labor	99.75
Materials	66.50
Task Total	**167.00**

#19 - WASTE LINE

Licensed contractor to repair the leaking drain under the sink where noted in the report

SEE REFERENCE **8.6** IN PROVIDED INSPECTION REPORT

1

Labor	66.50
Materials	33.25
Task Total	**100.00**

#20 - WATER HEATER Â(□ OVERVIEW AND CONDITION/STATUS

Licensed contractor to adjust water heater temperature to 120 degrees where noted in the report

SEE REFERENCE **8.8** IN PROVIDED INSPECTION REPORT

*assumes no underlying defects, adjustment only

1

Labor	19.95
Materials	0.00
Task Total	**20.00**

#21 - JUNCTION BOXES

Licensed contractor to install junction box where splice exists where noted in the report

SEE REFERENCE **4.3** IN PROVIDED INSPECTION REPORT

1

Labor	66.50
Materials	6.65
Task Total	**74.00**

#22 - CONNECTED DEVICES AND FIXTURES

Licensed contractor to replace burned out light bulb and troubleshoot fixture if necessary where noted in the report

SEE REFERENCE **4.7** IN PROVIDED INSPECTION REPORT

*troubleshooting requires additional fee of $75

4

Labor	25.27
Materials	21.28
Task Total	**46.00**

Quote Total: **7,735.00**

TheQwikFix turns home inspection reports into quotes for repairs from licensed contractors who can get the job done before or shortly after closing.

www.theqwikfix.com

Quote is based on limited information from the reports submitted. In rare cases the estimate needs to be adjusted to compensate for different issues or worksite conditions. Minimum charge of $500 is required. Work is being completed by licensed contractors that are part of the QwikFix network. If you need specific information regarding the contractors please email support@theqwikfix.com.

Back to TOC

Ownership Planning Overview

This section provides general lifespan awareness, not predictions of failure or performance.

System / Appliance	Installed	Typical Lifespan	Planning Window	Notes
Water Heater	2023	10–12 yrs	~2033–2035	Check TPR valve and discharge piping periodically
HVAC	2011	12–15 yrs	~2023–2026	Bi-annual servicing can extend performance
Roof	Likely Original	20–25 yrs	~2031–2036	Weather exposure varies lifespan
Plumbing Supply/Drain	Varies	40–60+ yrs	Monitor	Lifespan heavily depends on materials
Plumbing Fixtures	Varies	15–25 yrs	Monitor	Wear is gradual and service-based
Refrigerator	2022	10–15 yrs	~2032–2037	Ice maker and water line components may age sooner
Oven / Range	Unknown	13–20 yrs	Monitor	Gas/electric similar ranges
Dishwasher	Unknown	8–12 yrs	Monitor	Pump/seal wear varies
Microwave	2019	8–12 yrs	~2027–2031	Venting and internal components benefit from periodic monitoring

Live Support & Q&A

Reliable Office Hours

Monday–Friday, 4–5 PM (excluding holidays)
We can help clarify comments, find report references, and explain typical next-step trade categories.

Email Support

Email vanessap@relihi.com to coordinate.

Back to TOC

NC Homeowner Maintenance Guide

Practical Ways to Protect Your Home, Year After Year

Welcome to Your North Carolina Home

Congratulations on your home! Whether this is your first purchase or your tenth, every home offers the opportunity to build comfort, stability, and long-term value.

Homes in North Carolina Experience:

High Humidity – Can contribute to condensation, wood movement, swelling, and mold-like growth.
Heavy Rainfall & Storms – Can affect roofs, gutters, siding, windows, drainage, and crawlspaces.
Freeze/Thaw Cycles – Can stress plumbing, concrete, and exterior materials.
Termite Activity – NC is a high-risk termite zone; annual inspections are strongly recommended.
Crawlspace Moisture – Standing water, high humidity, and improper ventilation can impact home performance.

This Homeowner Maintenance Guide:

Provided by **ReliHI** and as a **general educational resource** to support homeowners in understanding routine home maintenance considerations commonly associated with North Carolina homes.

It is Designed to help you stay ahead of these common NC conditions through **simple, homeowner-friendly routines** that support the long-term health of your home. This guide is **not technical**, is **not meant for repair instructions**, and should not replace the guidance of licensed contractors. Instead, it gives you a framework for understanding and managing day-to-day care.

1. **Is not a warranty, guarantee, or insurance policy**
2. **Does not replace professional advice, servicing, or repair**
3. **Does not alter or expand the scope or limitations of your ReliHI home inspection**
4. **Does not describe technical repair procedures**
5. **Cannot prevent all issues from occurring**
6. **Does not obligate ReliHI to perform, verify, or oversee any maintenance tasks**

Homeowners are Solely Responsible for:

- Routine maintenance
- Monitoring the home for changes
- Hiring licensed professionals for evaluation and repairs
- Following all manufacturer instructions and safety guidelines

How This Guide Relates to Your ReliHI Inspection

Your home inspection provides a **snapshot of the home's visible condition on the day of the inspection**, performed according to the **North Carolina Home Inspector Licensure Board (NCHILB) Standards of Practice**.
Your inspection:

- Was **visual and non-invasive**
- Included **readily accessible areas only**
- Did **not** involve dismantling components
- Did **not** predict future performance
- Did **not** guarantee that components would remain functional after the inspection
- Reflected **conditions only at the time of inspection**

Because homes naturally age and conditions change, issues can appear after closing even when nothing was visible during the inspection. This guide helps you understand how routine maintenance can reduce the risk of preventable problems—but it **cannot eliminate all risks**. We recommend ongoing maintenance and monitoring of your largest investment – your home. If any task in this guide feels unclear, unsafe, or beyond your ability, please stop and consult a **qualified, licensed professional**.

Back to TOC

Your first 90 Days in the Home

These steps help you understand how your home responds to weather and usage.

Within the First Week

- Identify and become familiar with your **main water shut-off valve**
- Identify and become familiar with your **electrical panel and main breaker**
- Identify and become familiar with your **gas shut-off** (if applicable)
- Test smoke alarms and carbon monoxide detectors
- Replace HVAC filters (starting fresh ensures a known baseline)

Within the First Month

- Walk the exterior after a rainfall to observe water flow
- Check for areas where water collects near the foundation
- Confirm gutters and downspouts are clear and functioning
- Review home warranties, appliance manuals, and service records

Within 90 Days

- Schedule HVAC servicing if the previous service date is unknown
- Establish a routine for moisture management (ventilation, humidity control)
- Schedule a termite inspection or renew an existing service plan for pests and termites

Take Note

1. **Main Water Shut-Off Location:** Garage

2. **Electrical Panel Location:** Exterior Left (Main Service); Garage Left (Subpanel)

3. **Gas Shut-Off (if applicable):** Attic

Why Ongoing and Routine Maintenance Matters

All homes, new or old—require routine care. Maintenance does **not** guarantee that issues will never occur, but it strengthens your ability to respond proactively – helping:

- Reduce the likelihood of moisture-related issues
- Support system performance (HVAC, plumbing, roofing)
- Preserve long-term property value
- Identify early signs of changes that require professional evaluation
- Support insurance and warranty claims with proper documentation

.

Seasonal Maintenance Calendar (Non-Technical)

These are general homeowner reminders, not repair instructions.

SPRING (March–May)

1. Clean gutters and downspouts to support proper water flow
2. Confirm downspouts direct water away from the foundation
3. Observe the yard after rain for pooling water
4. Check exterior caulking around windows and doors
5. Schedule HVAC servicing for the cooling season
6. Look into the attic for signs of moisture or pests
7. Walk the crawlspace access area (if applicable) and look for standing water

SUMMER (June–August)

1. Monitor indoor humidity (ideal range often recommended: 40–55%)
2. Trim vegetation away from the structure
3. Verify irrigation systems are not spraying the home
4. Inspect for signs of moisture around windows
5. Replace HVAC filters more frequently during heavy cooling use
6. Observe the crawlspace occasionally after storms for moisture changes
7. Clean dryer vent exhaust openings (exterior)

FALL (September–November)

1. Remove leaves from gutters and downspouts
2. Disconnect garden hoses for winter protection
3. Inspect weatherstripping around doors and windows
4. Schedule HVAC servicing for the heating season
5. Test smoke and CO alarms; replace batteries if needed
6. Look for gaps in exterior caulk and seal as appropriate
7. Walk around the home after high winds to check for loose exterior materials

WINTER (December–February)

1. Maintain indoor heat above 55°F to help reduce pipe-freeze risks
2. Open cabinet doors under sinks on exterior walls during extreme cold
3. Observe ceilings after winter storms for signs of water intrusion
4. Avoid piling snow or mulch against the foundation
5. Replace HVAC filters as needed

Monthly, Semi-Annual & Annual Tasks

These tasks are **general homeowner-friendly observations**, not repair procedures.

Monthly

1. Check HVAC filter
2. Test smoke alarms
3. Look under sinks for signs of moisture
4. Check for condensation on windows
5. Walk the home for unusual smells, stains, or changes
6. Ensure bathroom and kitchen exhaust fans are working

Every 6 Months

1. Schedule HVAC servicing (cooling in spring, heating in fall)
2. Test GFCI outlets
3. Inspect caulking around tubs and showers
4. Check washing machine hoses for wear
5. Observe attic and crawlspace for moisture or pest concerns

Once Per Year

1. Renew or schedule termite inspection
2. Have the roof inspected by a qualified roofing professional
3. Clean dryer vent ductwork
4. Review insurance coverage and take updated inventory photos
5. Walk the property for drainage changes

System-by-System General Guidance

These summaries help homeowners understand **what to watch for** and **when to call a professional**.

HVAC Systems

HVAC systems in NC often work hard due to humidity and seasonal swings.

Homeowner-level monitoring:

1. Replace filters regularly
2. Keep vents unblocked
3. Maintain good clearance around outdoor units (Including vegetation)
4. Watch for unusual noises or reduced airflow

Call a licensed HVAC professional for:

1. System servicing
2. Refrigerant issues
3. Electrical problems
4. Water around the unit
5. Reduced performance

Plumbing

Water management is essential for protecting your new home.

Homeowner-level monitoring:

1. Look under sinks monthly
2. Monitor water heater area for moisture
3. Watch for changes in water pressure
4. Observe toilets and faucets for leaks

Call a licensed plumber for:

1. Active leaks
2. Repeated drain issues
3. Water pressure concerns
4. Water heater servicing or replacement

Electrical

Electrical systems should be handled with care.

Homeowner-level monitoring:

1. Test GFCI outlets
2. Replace damaged outlet covers
3. Note any flickering lights

Call a licensed electrician for:

1. Warm outlets
2. Burning smells
3. Frequent breaker trips
4. Any wiring concerns

Roof & Exterior

Weather is a major factor in NC roof performance.

Homeowner-level monitoring:

1. Observe roof from the ground
2. Watch for loose shingles after storms
3. Keep gutters clear
4. Look for moisture stains indoors

Call a licensed roofer for:

1. Any roof repairs
2. Storm damage
3. Leaks or suspected leaks

Attics & Crawlspaces

These areas are key to moisture control.

Homeowner-level monitoring:

1. Look occasionally for moisture or pests
2. Ensure ventilation openings are not blocked

Call a licensed professional for:

1. Microbial-like growth
2. Standing water
3. Structural concerns
4. Insulation issues

Back to TOC

Additional Recommendations

Here are some tips you may want to consider as you live in your home.

Know When to Call a Professional

Immediately contact a licensed professional if you notice:

- Water staining on ceilings or walls
- Burning or electrical odors
- Gas odors (leave the home and call the gas company)
- Standing water in a crawlspace
- Visible deterioration of structural components
- Unusual HVAC noises, smells, or performance issues
- Signs of termites or wood-destroying insects

Keep Records and Contacts

Good documentation helps with resale, warranties, and insurance claims.

- Receipts from contractors
- Dates of HVAC servicing
- Termite inspection reports
- Notes on maintenance tasks you complete
- Before/after photos of improvements

Contacts for Quick Access:

1. **HVAC Contractor:** _____
2. **Plumber:** _____
3. **Electrician:** _____
4. **Termite/Pest Company:** _____
5. **Insurance Agent:** _____
6. **Realtor:** **TO BE FILLED IN**
7. **Home Inspection: ReliHI, 919-805-3955**, **relihi.com, info@relihi.com**

Final Note From ReliHI

Thank you again for trusting ReliHI with your home inspection.

Owning a home is a rewarding experience, and routine maintenance helps protect that investment. This guide is here to give you **general awareness** and **practical reminders**, but it is not a substitute for qualified professional care.
If you ever have questions about your **inspection report**, or if you would like to schedule a **new inspection** in the future, we are always here to support you.

Welcome home! **Enjoy this next chapter with confidence.**

Common Homeowner Glossary

A clear, friendly guide to common home terms you'll see during inspection reports, contractor visits, and general maintenance.

A–C

Above-Grade
Any part of the home above ground level, such as the main floors and living areas.

Access Panel
A removable panel that allows entry to plumbing, electrical, or mechanical components for inspection or service.

AFCI (Arc-Fault Circuit Interrupter)
An outlet or breaker that protects against electrical arcs, helping prevent electrical fires. Required in many living spaces.

Air Gap (Plumbing)
A physical space between a faucet or appliance discharge and the drain to prevent contaminated water from flowing backward.

Air Handler
Indoor component of an HVAC system that moves heated or cooled air throughout the home.

Anti-Tip Bracket
A safety device installed behind ranges/ovens to prevent them from tipping forward when weight is applied to the open door.

Attic Baffles (Ridge or Soffit Baffles)
Plastic or foam channels installed in the attic to keep insulation from blocking airflow at roof edges.

Backdrafting
When exhaust gases from gas appliances move backward into the home instead of venting outside.

Baluster / Guardrail
Railing system that prevents falls along stairs, decks, balconies, or raised floors.

Beam
A major structural component that supports load from joists or walls above.

Breaker (Circuit Breaker)
A switch in your electrical panel that automatically stops electrical flow if a circuit overloads.

Carbon Monoxide (CO) Detector
A device that alerts occupants to dangerous CO levels. Required near sleeping areas when fuel-burning appliances or attached garages are present.

Caulking
Flexible sealant used around windows, tubs, siding, etc., to prevent water intrusion. Needs periodic replacement.

Cladding
Exterior covering material such as vinyl, fiber cement, brick veneer, or wood siding.

Cold Air Return (Return Vent)
Part of the HVAC system that pulls air back to the unit for heating or cooling.

Combustion Air
Fresh air is required for gas appliances to burn fuel safely.

Condensation
Moisture forming when humid air meets a cooler surface — common on windows in humid NC summers.

Conductors (Wiring)
Electrical wires that carry current throughout the home.

Counterflashing
Upper layer of flashing that helps shed water away from joints or chimney surfaces.

Crawl Space
Unfinished space beneath the home housing mechanical systems. Often requires moisture control measures.

Curing (Concrete)
Hardening process of concrete. Minor cracking during this stage is common.

D–F

Damper (HVAC or Fireplace)
A movable plate that regulates airflow through ductwork or chimneys.

Dielectric Union
A connector used to prevent corrosion between two different types of metal pipes.

Dishwasher High Loop / Air Gap
A required loop in the dishwasher drain line to prevent contamination from the sink.

Downspout Extensions
Add-on pieces that direct water farther away from the foundation.

Drywall (Sheetrock)
Interior wall material. Minor cracks or nail pops can occur as the home settles.

Drip Edge
Metal flashing installed at roof edges to guide water into gutters and protect the roof decking.

Efflorescence
White, powdery residue on masonry from evaporating moisture.

Electrical Bonding
Connecting metal plumbing or components to reduce shock risk.

Electrical Grounding
A path for electrical current to safely return to the earth during a fault.

Expansion Tank
A small tank installed near the water heater that absorbs pressure increases. Should be properly supported or strapped.

Expansion & Contraction
Material movement due to humidity and temperature changes.

Exhaust Vent (Dryer or Bath Fan)
A duct that removes moisture or air from the home. Must vent outdoors—not into attics or crawl spaces.

Fascia
Horizontal trim board behind the gutters.

Fire Blocking / Fire Stopping
Material that slows the movement of fire and smoke within wall cavities.

Flashing
Metal or waterproof material preventing water intrusion at roofs, chimneys, windows, and siding.

Floor Trusses / Joists
Horizontal structural members supporting floors or ceilings.

Foundation Wall
Concrete or masonry wall supporting the home.

Freeze-Proof Faucet (Hose Bib)
An exterior faucet designed to reduce freeze risk when hoses are removed.

G–L

GFCI (Ground Fault Circuit Interrupter)
Outlet or breaker designed to quickly shut off power in wet areas (bathrooms, kitchens, exterior, garage).

Girder / Beam
A major support beam beneath floors.

Grade / Grading
Slope of soil directing water away from the foundation.

Hose Bib Vacuum Breaker
A device preventing water from being siphoned back into your home's plumbing.

HVAC Disconnect
A required safety shutoff switch near exterior AC units or heat pumps.

HVAC Plenum
Air distribution box attached to the HVAC system. Not designed for storage.

Insulation (Batt, Blown-In, Spray Foam)
Material that improves comfort and energy efficiency.

Jack Stud / King Stud
Framing components supporting door or window openings.

Joist Hanger
Metal bracket that securely connects joists to beams or ledger boards.

Lintel
Support above windows or doors, often steel in brick homes.

Loose Fill Insulation
Blown-in material commonly used in attics.

M–P

Main Shutoff Valve (Water)
Primary valve controlling water entering the home.

Moisture Barrier / Vapor Barrier
Plastic material installed under crawl spaces or floors to reduce humidity.

Mold-Like Growth
Discoloration found in damp areas. Home inspectors cannot identify mold but may document conditions conducive to it.

Neutral / Hot / Ground Wires
Different electrical conductors carrying or returning electrical current.

Over-Current Protection
Devices such as breakers or fuses that protect wiring from excessive current.

Overhang (Roof Eave)
Portion of the roof extending beyond walls, often ventilated.

Panning (Window or Door Flashing)
Waterproof membrane directing water away from openings.

Panel (Electrical Panel)
Main housing for breakers and circuits. Must remain accessible.

Pressure-Reducing Valve (PRV)
Reduces high incoming water pressure.

P-Trap
U-shaped drain pipe preventing sewer gases from entering the home.

PVC / CPVC / Pex
Common plumbing pipe types.

Pilot Light
A small flame used to ignite gas appliances.

Positive Drainage
Sloped soil that directs rainwater away from the foundation.

Power Vent Water Heater
Water heater requiring mechanical venting.

Q–S

R-Value
Measure of insulation effectiveness.

Ridge Vent
Ventilation installed along the roof peak to promote attic airflow.

Sash (Window)
Moveable part of a window that opens and closes.

Sealant
Material used to seal gaps where water or air could enter.

Seismic / Storm Strapping
Anchors or straps securing water heaters or structural components.

Service Drop / Service Entrance (Electrical)
Wires bringing electricity from the utility to your home.

Settlement
Normal movement of the structure that can cause minor cracking.

Siding (Vinyl, Brick Veneer, Fiber Cement, Wood)
Exterior wall covering.

Sill Plate
Wood framing member attached to the foundation.

Slope (Roof Pitch)
Angle of the roof surface.

Soffit / Soffit Vent
Underside of roof overhang. Helps ventilate the attic.

Spalling
Chipping or flaking of masonry or concrete surfaces.

Splash Block
Material used beneath downspouts to direct water away from the foundation.

Stud
Vertical framing member inside walls.

S-Trap (Outdated Plumbing)
Older drain configuration prone to siphoning — often recommended for correction.

T–Z

Tempered Safety Glass
Stronger, shatter-resistant glass required in certain hazardous locations (baths, near floors, stairs).

Thermal Imaging (Inspector Tool)
Camera used to detect temperature differences that may indicate leaks, insulation gaps, or electrical issues.

Thermostat
HVAC control device.

Threshold
Bottom of an exterior door that provides weather-resistance.

TPR Valve (Temperature & Pressure Relief Valve)
Safety valve on water heaters that releases water if pressure or temperature becomes unsafe.

Trap Primer
A device that supplies water to a floor drain to maintain the P-trap seal.

Truss
Engineered structural component supporting the roof.

Vapor Drive
Movement of moisture through materials — important in NC's humid climate.

Vent Stack
Vertical plumbing pipe venting sewer gases and helping drains flow.

Weep Hole (Brick or Window)
Small opening that allows water to escape from walls or window frames.

Wye (Plumbing Fitting)
Y-shaped pipe connector directing water smoothly into a drain line.

Zoning (HVAC)
Multiple thermostats controlling different areas of the home.

What is covered under the InterNACHI Inspection Warranty Pro Plan?

InterNACHI® Inspection Warranty	Included	Not Included
HVAC	main central, heating/central, cooling/heat pumps, & water heaters	other heating sources or accessories (fireplaces, wood-burning stoves, thermostats, humidifiers, sensors, etc.), solar systems, window units, condensate lines, and pumps, & other systems not specifically listed
Plumbing	primary interior water, drain & vent piping	all secondary or distribution piping, fixtures, faucets, shower pans, sump pumps, & other systems not specifically listed
Electrical	interior electrical panel(s) & wiring	exterior service, alarm or security, any utility service, smart home, electronic devices, & other systems not specifically listed
Appliances	built-in kitchen appliances (stove, cooktop, oven, dishwasher, & microwave)	washer/dryers, refrigerators, water filtration systems, disposals, commercial grade appliances, wine coolers/beverage units, & any appliance/component not specifically listed
Structural Elements	foundation or structural repairs affecting the support of the block, poured foundation walls & floor joists	foundation repairs resulting from water intrusion, foundation or structural repairs associated with conditions reported in the home inspection report
Mold Remediation	approved mold remediation costs due to verified presence of mold by a certified lab at the client's expense	elevated spore levels in air samples do not qualify a house for mold remediation under this Program. The Program reserves the right to arrange for mold remediation services
Roof Moisture Intrusion	repair expenses to the roof due to water penetration	any conditions, or repairs unrelated to water intrusion at the roof

Any element, system, or component reported in the home inspection report as malfunctioning, deficient, or needing repair, or not functioning as intended or not reported at all is excluded. *The program provides reimbursement for eligible repair expenses associated with the failure of covered appliances or systems, mold remediation, roof leak repairs, or foundation structural claims as specified in the terms and conditions. Reimbursements range from $1,000 to $2,250 per claim, with a maximum aggregate policy limit of $3,000 per client. This means that regardless of the number of claims submitted, the total reimbursement to any one client will not exceed $3,000. If we determine, after investigation, that repairing an appliance, system, or major component is not feasible, the program will compensate the client with up to $500 toward a replacement.*

For a copy of the full terms and conditions, https://eliteconsumerwarranty.com/internachi/pro