

**Site Address:**

123 Street Name
Raleigh, NC 27613

Client:

Name Lastname
email@gmail.com

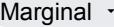
Inspection By:

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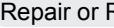
Inspection Date: 00.00.26 – 1p

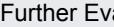
Legend

Definition of Description(s) and Condition(s)

 **Marginal** At the time of inspection, the component was functional and did not exhibit any conditions that require repair under the NCHILB Standards of Practice. However, based on the inspector's professional judgment, the component appears to be nearing the end of its typical service life, preventive maintenance is recommended, and/or replacement may be needed in the near future.

Note: "Marginal" is not a classification required or defined by the NCHILB SOP. It is included here solely for informational purposes to assist clients in planning for future maintenance or replacement. It does not indicate a defect or required corrective action under the SOP.

 **Repair or Replace** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

 **Further Evaluation Required** The component requires further technical or invasive evaluation by a qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost. Any item marked for 'Further Evaluation Required' should be reviewed by the appropriate qualified professional prior to closing.

 **Satisfactory** No visible material defects or safety hazards were observed at the time of inspection.

 **Deficiency** This icon means an inspected item needs to be repaired and is inhibiting the function of the system.

 **Information** This icon means the statement is for general information about the system. It can also represent an issue that is only cosmetic in nature and not inhibiting function or safety of the system.

 **Not Inspected** This icon means an inspected item that has not been inspected either because it was beyond the scope of the inspection or for some other reason that will be provided.

Direction(s)

All directional references in this report are based on standing at the front of the home, facing it. "Left" and "right" refer to the corresponding sides from this viewpoint, and "rear/back" refers to the side opposite the front. For example, a "rear left bedroom" indicates a room located at the back-left corner when the home is viewed from the front. An illustration is provided to the right for general reference (not specific to this property).

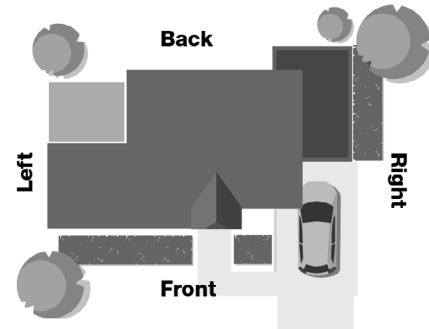


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Inspected

 = Deficiency = Not

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Home Inspection Report

Year Built: 2011

Age Based on: Internet Search

Square Footage: 1,836

Property Type: Single Family

Foundation Type: Slab on Grade

Stories: 2

Bedrooms/Baths: 4/2.5

Furnished: Yes

Occupied: Yes

Front Door Faces: South

Weather: Overcast Windy

Temperature: Today was 60 degrees

Damage Risk: *Operating an air conditioner in cooling mode at temperatures below 60°F may lead to damage to the compressor or other components unless equipped with low ambient controls. To avoid potential damage, we will not operate the AC if the weather is below 60°F.*

Utilities on During Inspection:

Electric Services Gas Services Water Services

People Present:

Buyer's Agent Client Radon Termite

Section Quick Links:

- [1. Exterior](#)
- [2. Roofing](#)
- [3. Attic Space](#)
- [4. Electrical](#)
- [5. Garage](#)
- [6. Interior](#)
- [7. Plumbing](#)
- [8. HVAC](#)
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1. Exterior

1.1. **Exterior:** Views/Grading/Vegetation

**Description:**

Visually Inspected  Mostly Level 
Sloped Away from Structure    

Condition:

 Satisfactory   Information

The grading around the home was mostly level, and the landscaping appeared well maintained at the time of inspection. The street-side lawn near the sidewalk contains the municipal water shutoff and main sewer cleanout. Care should be taken during lawn maintenance to avoid damaging or obstructing these components.

1.2. **Exterior:** Driveway

**Description:**

Visually Inspected  Concrete 
Crack(s) that Appear Typical   

Condition:

 Satisfactory 

1.3. ▼ Exterior: Walkway(s)

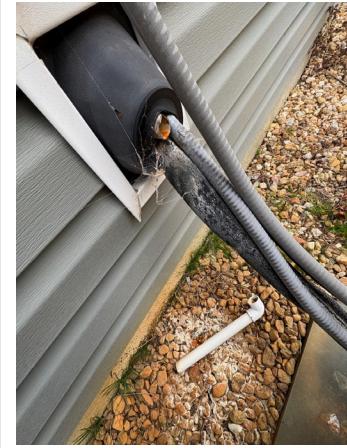
**Description:**Visually Inspected ▼ Concrete ▼ ▼ ▼ ▼ ▼**Condition:**Satisfactory ▼

1.4. ▼ Exterior: Coverings/Siding

**Description:**Visually Inspected ▼ Vinyl ▼ ▼ ▼ ▼ ▼**Condition:**Satisfactory ▼

The weather-resistant barrier was not visible due to finished siding and was not evaluated. No determination is made regarding its presence, continuity, or installation. If moisture intrusion concerns exist, consult a qualified contractor for further evaluation.

1.5. ⚠ **Exterior: Wall Penetration(s) and Vents**

			
Clogged Dryer Vent (Right, Top)	Non Sealed Opening Around Condensation Line (Right, Bottom)	Damaged Bathroom Vent Casing (Left, Top)	Damaged and Detached Condensation Line at HVAC (Left, Bottom)

Description:

Visually Inspected Plastic Large Gaps Detached Deficiency Repair or Replace
Damage Clog

Condition:

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. These conditions indicate compromised venting and wall sealing at the time of inspection. Improper vent terminations and unsealed penetrations can contribute to reduced appliance performance, moisture intrusion, pest entry, or improper condensate drainage. It is recommended that the dryer vent be cleaned, damaged components be repaired or replaced, and all wall penetrations be properly sealed to restore intended function and weather resistance.

1.6. **Exterior: Trim Material**



Description:

Visually Inspected - Vinyl - Damaged Area(s) - - - Deficiency - Repair or Replace -

Condition:

Damage was observed at the bottom left trim near the garage door, consistent with impact from lawn maintenance equipment. This condition indicates localized deterioration of the trim material. Damaged trim can allow moisture intrusion and may continue to deteriorate if left unaddressed. Repair or replacement of the affected trim is recommended to help maintain proper protection of the underlying materials.

1.7. ⚠ **Exterior: Doors****Description:**Visually Inspected Damaged Area(s) **Condition:**⚠ Deficiency Repair or Replace

The sliding screen at the rear door was observed to be damaged near the handle area at the time of inspection. This condition indicates the screen is not fully intact. A damaged screen can reduce its intended function for ventilation and insect control and may continue to worsen with use. Repair or replacement of the damaged screen is recommended.

1.8. ⚠ **Exterior: Windows****Description:**

Visually Inspected Single Hung Damaged Area(s)

▼ ▼ ▼

Condition:

⚠ Deficiency Repair or Replace

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. Additionally, the lower right portion of the window screen was observed to be damaged. Gaps at window trim and damaged screens can allow water intrusion and pest entry, which may lead to moisture-related damage over time. Repair or replacement of the damaged trim and screen, along with proper sealing of the opening, is recommended to help maintain weather resistance and functionality.

1.9. ▼ Exterior: Front Deck/Porch/Stoop

**Description:**Visually Inspected ConcreteCrack(s) that Appear Typical Slab ▼ ▼**Condition:**Satisfactory ▼

1.10. ▼ Exterior: Rear Patio

**Description:**Visually Inspected Stamped Concrete ▼ ▼ ▼**Condition:**Satisfactory ▼ ✓ Information ▼

The rear stepped patio was observed to have a noticeable step up at the time of inspection. While no defect was noted, this change in elevation may pose a minor trip hazard if not anticipated. Occupants and visitors should use caution when transitioning onto the patio, especially in low-light conditions or when the surface is wet.

2. Roofing

2.1. Roofing: Overview and Condition

Inspection Method:

 From Ground with Binoculars  Drone  
Visibility/Limitations of Inspection:

 All Roof Coverings Were Visible 
Approximate Age: Likely Original Roof 
Roof Structure: Gable 
Roof Pitch: Varying Pitches 
Roof Materials: 1-2 Layers of Asphalt Shingle 

Description:

 Visually Inspected     
Condition:

 Satisfactory 

2.2. Roofing: Penetration(s)/Vent(s)


Description:

 Visually Inspected  Metal    
Condition:

 Satisfactory  ✓ Information 

The plumbing vent penetrations and the gas furnace vent were observed to have mastic or roof tar liberally applied around the flashing, which is not typical. No deficiencies were observed at the time of inspection. This condition may indicate a prior repair or an attempt to address a past leak. It is recommended to monitor these penetration points from the attic during routine inspections for any signs of moisture intrusion or deterioration.

2.3. △ **Roofing: Flashing**

**Description:**

Visually Inspected Metal Tar/Caulk Large Gaps
Rust/Corrosion

Condition:

△ Deficiency Repair or Replace

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. Noticeable gaps were also observed at the left and right side. While no active leaks were noted at the time of inspection, deteriorated sealant and gaps may reduce weather resistance over time. Monitoring and maintenance or repair as needed is recommended to help prevent moisture intrusion.

2.4. **Roofing: Gutters and Downspouts**

**Description:**Visually Inspected **Condition:**Satisfactory

2.5. **Roofing: Soffit, Fascia, Eaves**

**Description:**Visually Inspected **Condition:**Satisfactory

The soffit and fascia appeared to be in good condition, and the eaves showed no deficiencies at the time of inspection. At the front peak, near the highest point of the home, mastic was observed, suggesting a prior repair. No active issues were noted; however, monitoring this area over time for any changes or signs of moisture intrusion is recommended.

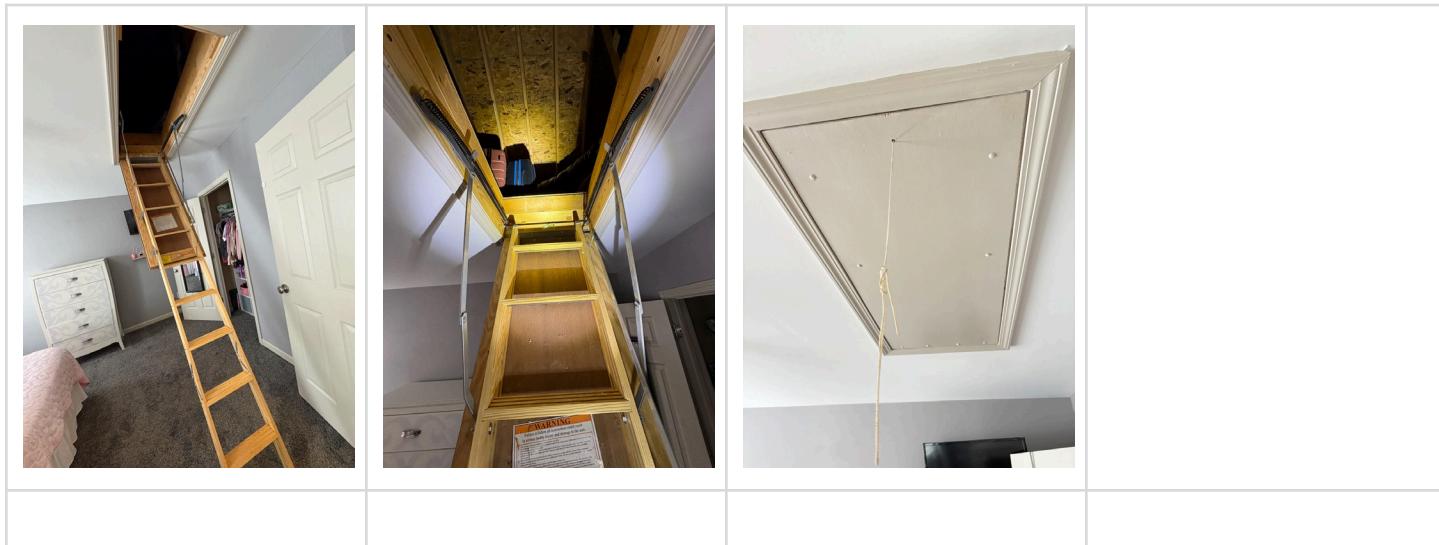
3. Attic Space

3.1. Attic: Overview and Access Cover

Location(s): Bedroom   

Inspection Method: Inside Attic   

Entry Method: Pulldown Ladder   



Description:

Visually Inspected  Operational at This Time   

Condition:

Satisfactory  

3.2. ⚠ Attic: Ceiling/Sheathing

**Description:**

Visually Inspected Oriented Strand Board (OSB)
Exposed Joist(s) Evidence of Moisture

Condition:

⚠ Deficiency Repair or Replace

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. This condition indicates advanced deterioration of the sheathing at this location and suggests that a roof leak may have occurred or may still be present. Further evaluation and repair by a qualified roofing contractor is recommended, including assessment of the roofing materials above this area and replacement of any damaged sheathing as needed to help prevent continued moisture intrusion and structural degradation.

3.3. ▼ Attic: Ventilation



Soffit Vents



Ridgeline Vent

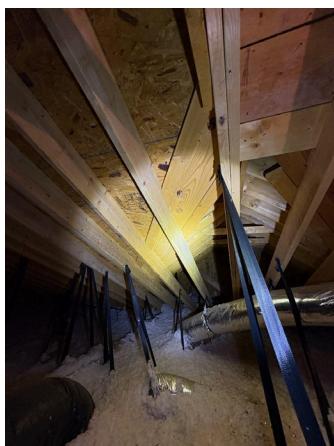
Description:

Visually Inspected ▼ ▼ ▼ ▼ ▼ ▼

Condition:

Satisfactory ▼

3.4. ▼ Attic: Structure/Support Systems

**Description:**

Visually Inspected ▼ Exposed Beam(s) ▼ Exposed Joist(s) ▼ Satisfactory ▼

Condition:

3.5. ▼ Attic: Wall Structure/Fire Walls

**Description:**Visually Inspected Plywood/OSB ▼ ▼ ▼ ▼ ▼**Condition:**Satisfactory ▼

3.6. ▼ Attic: Subflooring/Landing Area(s)

**Description:**Visually Inspected ▼ ▼ ▼ ▼ ▼ ▼**Condition:**Satisfactory ▼

3.7. Attic: Floor Support Structure

Description:

Not Visible

Condition:

Not Inspected (Reason(s) Below)

Further Evaluation Required

The attic floor support structure was not evaluated because it was concealed by insulation at the time of inspection. Areas that are not visible cannot be fully assessed. No further action is recommended unless concerns arise or the insulation is removed for future access or work.

3.8. ▾ Attic: Vents

**Description:**

Visually Inspected ▾

Condition:

Satisfactory ▾

3.9. ▾ Attic: Insulation

**Description:**

Visually Inspected ▾

Loose Fill ▾

Condition:

Satisfactory ▾

4. Electrical

4.1. Electrical: Main Service

Service Type:

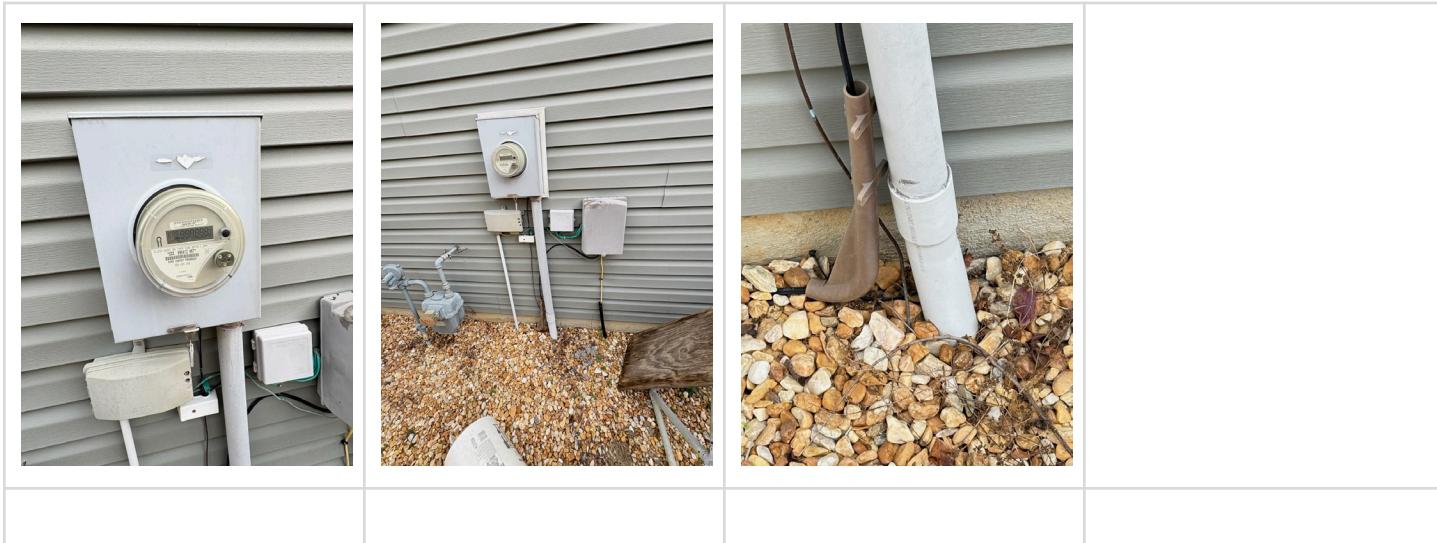
Service Location:

Service Ampacity:

Service Voltage:

Service Main Disconnect Location:

Service Panel Ground:



Description:

Condition:

4.2. **Electrical: Subpanel**

Subpanel Location: Garage Left

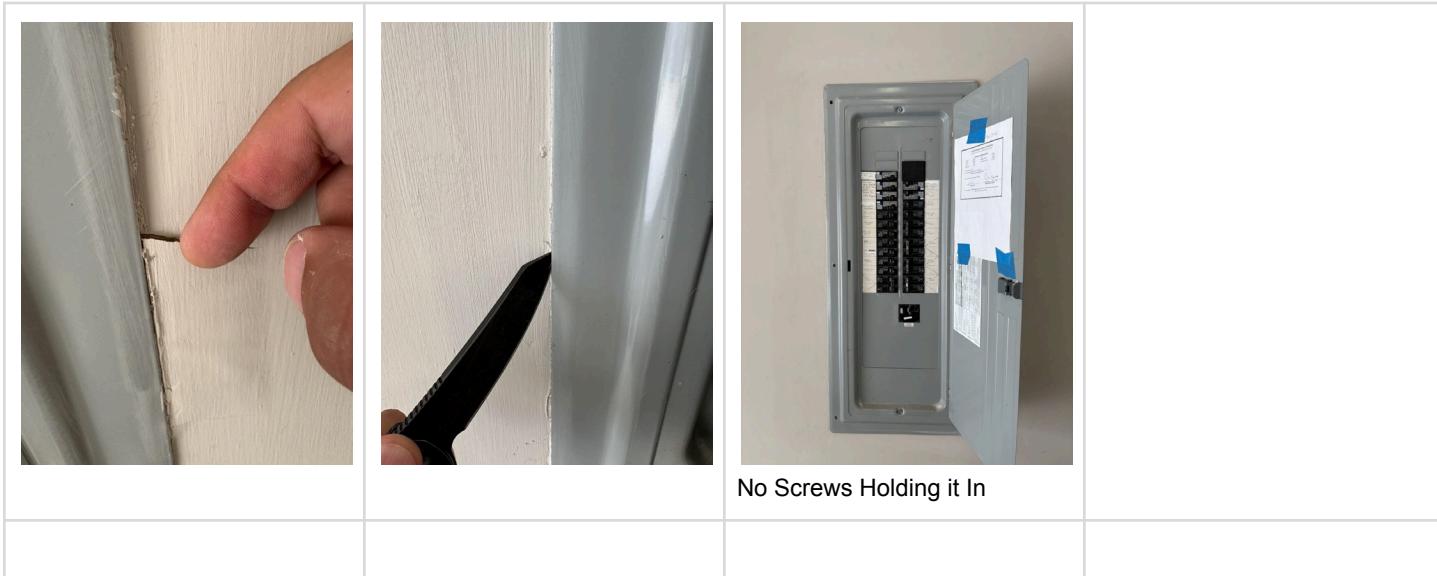
Service Line Wiring: Unknown

Panel Adequacy: Adequate

Branch Circuit Wiring: Unknown

Overcurrent Protection: Breakers

GFCI/AFCI Breakers: Yes



Description:

Not Visible Operational at This Time

Condition:

Not Inspected (Reason(s) Below)

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. Attempts to carefully score and gently pry the cover resulted in the surrounding paint and drywall beginning to detach, as shown in the referenced photo. The panel interior was therefore not accessible for inspection. The NCHILB Standards of Practice limit inspections to readily accessible components and do not require inspectors to cause damage to finishes or building materials to gain access. As a result, the internal components of the subpanel were not evaluated. If concerns exist, evaluation by a qualified electrician is recommended once safe, non-damaging access can be provided.

4.3. ⚠ **Electrical: Bonding**

**Description:**

Visually Inspected

Condition:

⚠ Deficiency Repair or Replace

The gas piping was observed to not be bonded at the time of inspection. This condition indicates the gas piping is not electrically connected to the grounding system as intended. Improper or missing bonding may increase the risk of electrical shock in the event of a fault. Correction by a qualified electrician, or another individual experienced and confident in performing the repair, is recommended to ensure the system is properly bonded.

4.4. ▼ Electrical: Exterior Switches/Outlets/Lighting/Fans/Wiring



GFCI Reset in Back of Garage
for all Exterior Receptacles

Description:

Visually Inspected Operational at This Time

Condition:

Satisfactory

4.5. ▼ Electrical: Interior Switches/Outlets/Lighting/Fans

**Description:**

Visually Inspected Operational at This Time

Condition:

Satisfactory

4.6. **Electrical: Interior GFCI Outlets (6ft. from plumbing fixtures)**



All Bathroom GFCI Reset
Found in First Floor ½
Bathroom

Description:

Visually Inspected Operational at This Time
GFCI Protected

Condition:

Satisfactory

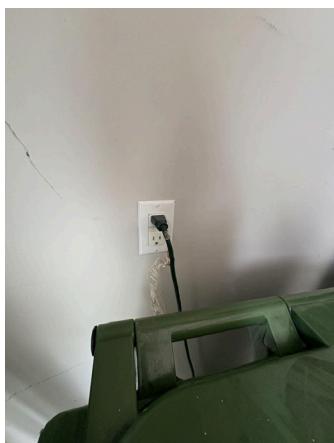
4.7. **Electrical: Attic Switches/Outlets/Junction Boxes/Wiring**

**Description:**

Visually Inspected Operational at This Time

Condition:

Satisfactory

4.8. **Electrical: Garage Switches/Outlets/Lighting/Fans/Wiring**

Garage GFCI Reset

Description:

Visually Inspected

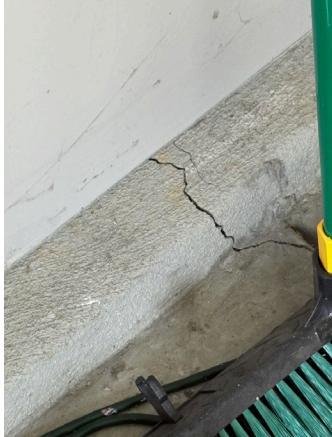
Operational at This Time

Condition:

Satisfactory

5. Garage

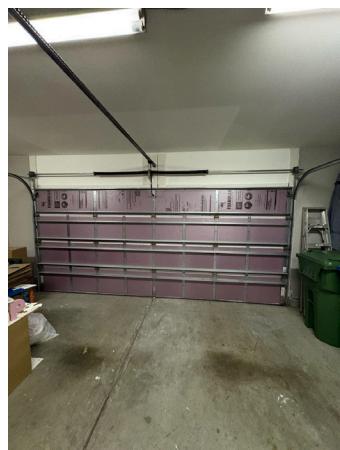
5.1. Garage: Overview (Ceilings, Walls, Floors/Slab, Foundation Walls and Sill Plates)

			
See Note in Structure: Foundation Material/Condition			

Description:Partially Visible      **Condition:** Not Inspected (Reason(s) Below)  Deficiency 
Further Evaluation Required 

The garage interior was only partially visible at the time of inspection, which limited the evaluation of the ceilings, walls, floor/slab, foundation walls, and sill plates. However, a crack was observed in the garage that appeared to correspond with cracking noted on the opposite side of the foundation. Due to limited access and visibility, the full extent and cause of this condition could not be determined. Cracks in foundation-related components may be associated with movement or stress and warrant further consideration. Further evaluation of the garage and foundation by a qualified professional is recommended – and reference should be made to the related note in the Structure: Foundation Material/Condition section of this report.

5.2. - Garage: Garage Door(s) – Mechanical/Opener Components

**Description:**

Visually Inspected

Condition:

5.3. - Garage: Garage Door(s) – Safety (Beams/Pressure Test)

**Description:**

Visually Inspected

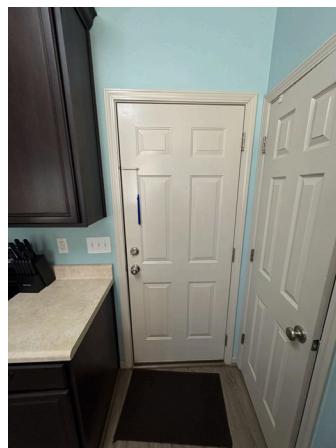
Condition:

5.4. - Garage: Garage Door(s) – Trim/Header

**Description:**Visually Inspected **Condition:**Satisfactory ✓ Information

The vinyl siding appeared to be in good condition at the time of inspection. A prior repair was noted at the garage trim area; no deficiencies were observed. It is recommended to monitor this repair over time for any changes or signs of deterioration.

5.5. - Garage: Entry Door(s)/Railings/Stair(s)

**Description:**Visually Inspected Operational at This Time **Condition:**Satisfactory

6. Interior

6.1. - Interior: Rooms Overview 1 (Ceilings, Walls, Floors)

- Foyer/Entryway

Description: Visually Inspected

Condition: Satisfactory

- Living Room

Description: Visually Inspected

Condition: Satisfactory

- Dining Room

Description: Visually Inspected

Condition: Satisfactory

- Kitchen

Description: Visually Inspected

Condition: Satisfactory

- Pantry

Description: Visually Inspected

Condition: Satisfactory

- Hallway(s)

Description: Visually Inspected

Condition: Satisfactory

- Closet(s)

Description: Visually Inspected

Condition: Satisfactory

- Master Bedroom and Closet(s)

Description: Visually Inspected

Condition: Satisfactory

- Master Bathroom

Description: Visually Inspected

Condition:  Deficiency

- Bedroom(s)

Description: Visually Inspected

Condition: Satisfactory

- Bathroom(s)

Description: Visually Inspected

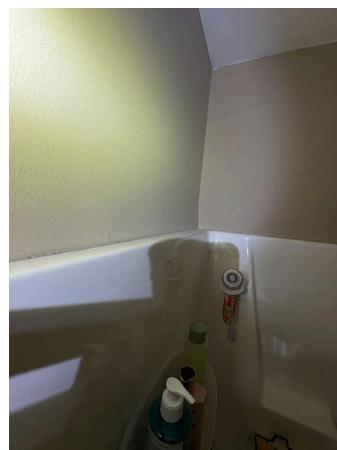
Condition: Satisfactory

- Utility/Laundry Room(s)

Description: Visually Inspected

Condition: Satisfactory

6.2. ⚠ Interior: Master Bathroom Shower

**Description:**

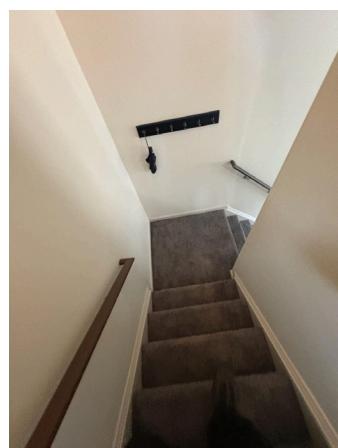
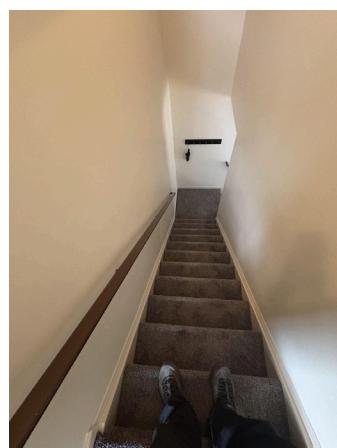
Visually Inspected Appears to Need Caulk Deficiency Repair or Replace

Condition:

⚠ Deficiency Repair or Replace

The master bathroom shower stall and faucet area were observed to have missing caulk, with small gaps present at the time of inspection. These gaps indicate the area is not fully sealed. Unsealed joints can allow water intrusion, which may lead to moisture-related damage over time. Sealing the affected areas with appropriate bathroom-grade caulk is recommended to help prevent water intrusion.

6.3. ▼ Interior: Stairs/Railings/Stairwells

**Description:**

Visually Inspected

**Condition:**

Satisfactory



6.4. ▼ Interior: Counters and Built-in Cabinets

**Description:**

Visually Inspected

**Condition:**

Satisfactory



6.5. ⚠ **Interior: Windows**

**Description:**

Visually Inspected Operational at This Time

Condition:

⚠ Deficiency Repair or Replace

The upstairs interior windows were observed to be operational and in serviceable condition at the time of inspection. The window sills were observed to be relatively low to the finished floor, and window safety locks or fall-protection devices were not present. Low window sill heights may present a fall risk, particularly for children. Consideration should be given to installing window safety devices to help reduce the risk of injury.

6.6. ⚠ **Interior: Doors**

**Description:**

Visually Inspected Not Operational at This Time
Will Not Latch ▼ ▼ ▼ ▼

Condition:

⚠ Deficiency Repair or Replace

The rear sliding glass door lock was observed to be not operational at the time of inspection. This condition indicates the door does not provide its intended level of security. Repair or replacement of the lock mechanism is recommended to restore proper operation and security.

6.7. ▼ Interior: Built-in Appliances – Fridge

**Description:**

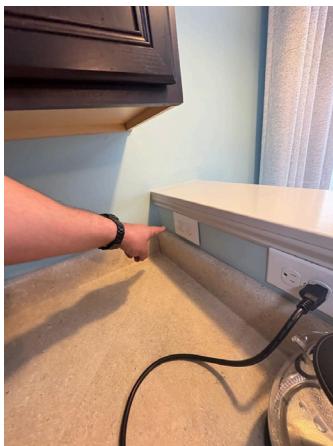
Visually Inspected

Operational at This Time

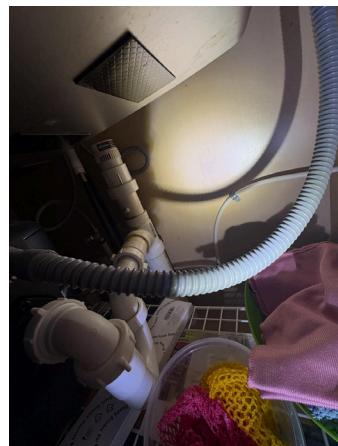
Condition:

Satisfactory

6.8. ▼ Interior: Built-in Appliances – Disposal



Disposal Switch

**Description:**

Visually Inspected

Operational at This Time

Condition:

Satisfactory

6.9. ▼ Interior: Built-in Appliances – Microwave

**Description:**

Visually Inspected

Operational at This Time

Condition:

Satisfactory

6.10. ▼ Interior: Built-in Appliances – Dishwasher

**Description:**

Visually Inspected

Operational at This Time

Condition:

Satisfactory

6.11. △ **Interior: Built-in Appliances – Oven/Cooktop****Supco Anti-Tip Bracket****RP10254****\$12.36** Home Depot & more

Free delivery

5.0  (1)**Description:**

Visually Inspected

**Condition:**△ Deficiency

Repair or Replace

An anti-tip device for the range was not observed at the time of inspection. Anti-tip protection is intended to help reduce the risk of the appliance tipping during use. Verification of proper anti-tip hardware and installation or repair as needed by a qualified contractor or appliance installer is recommended. In addition, the range was observed to be operating approximately 50°F hotter than the selected temperature setting, indicating the appliance may be out of calibration. Many ranges can be programmed or calibrated to correct temperature variance. These items are often addressed by homeowners who research and follow manufacturer guidance; however, evaluation and adjustment by a qualified individual or appliance service technician may be considered to help ensure proper operation and safety.

6.12. ▼ Interior: CO/Fire Detection

**Description:**Visually Inspected Present ▼ ▼ ▼ ▼ ▼**Condition:**Satisfactory ✓ Information

Smoke and carbon monoxide (CO) detectors were inspected only for presence and general location as required by the NCHILB Standards of Practice (21 NCAC 08 .1100). This inspection does not determine code compliance, NFPA compliance, or manufacturer-specific installation requirements. The information below is provided simply as general home-safety guidance, not as an evaluation of this home's installation or performance.

General Smoke Alarm Safety Guidelines (Informational Only)

Many national fire-safety organizations, including NFPA, commonly recommend the following practices for improved household safety:

- Install smoke alarms in every bedroom.
- Install them outside each sleeping area, such as hallways.
- Place alarms on each level of the home, including basements.
- Install them near the top of stairways.
- Mount alarms on the ceiling or high on a wall, as smoke rises.
- Keep them at least 10 feet from cooking appliances to reduce nuisance alarms.
- Interconnected alarms provide the quickest whole-home notification.

General CO Alarm Safety Guidelines (Informational Only)

For homes with fuel-burning appliances, attached garages, or fireplaces, organizations such as NFPA recommend:

- A CO alarm on every level of the home.
- A CO alarm outside sleeping areas, such as hallways.
- Following the manufacturer's instructions for height and placement.
- Keeping CO alarms a reasonable distance from appliances to avoid nuisance alarms.

Simple Maintenance Tips (Informational Only)

Regular care helps ensure alarms operate as intended:

- Test alarms monthly.
- Replace batteries annually or when a low-battery chirp occurs
- Replace alarms every 5–10 years, depending on the model and manufacturer.

These recommendations are general safety guidelines only. They are not used to evaluate this specific home and may vary by manufacturer instructions or local requirements.

7. Plumbing

7.1. Plumbing: Overview and Shutoff(s)

Main Water Shutoff Location: Garage 

Water Service: Public 

Main Gas Shutoff Location: Attic 

Piping Material: PEX – Was Partially Visible 

Description:

Visually Inspected  Operational at This Time   

Condition:

Satisfactory 

7.2. Plumbing: Exterior Faucet(s)

Description:

Visually Inspected  Operational at This Time   

Condition:

Satisfactory 

7.3. ⚠ **Plumbing: Interior Faucet(s)/Visible Piping/Traps****Description:**Visually Inspected **Condition:**⚠ Deficiency Repair or Replace

The master bathroom sink faucets were observed to be operational at the time of inspection. Debris and hair-catching stoppers were installed in the drains, which prevented the sink stoppers from operating as originally intended. As a result, the sink stoppers did not function at the time of inspection. This condition is noted as a functional deficiency; **however, the installed stoppers may be a homeowner preference**. Adjustment or replacement is recommended.

7.4. **Plumbing:** Main Supply Line/Distribution Line(s)

7.5. **Plumbing:** Waste Line(s)

Description:

Not Visible

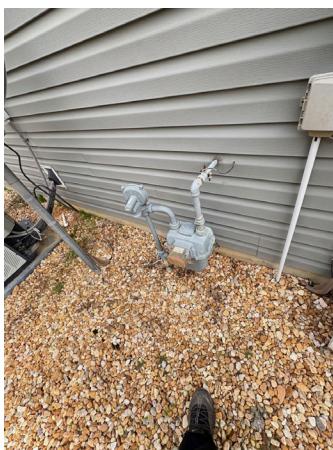
Condition:

Not Inspected (Reason(s) Below)

Further Evaluation Required

The main plumbing supply lines and waste lines were not visible at the time of inspection due to finished walls and ceilings. Components that are concealed by finishes cannot be fully evaluated. If concerns arise, further evaluation by a qualified plumbing professional is recommended once access can be provided.

7.6. ▾ Plumbing: Gas Meter

**Description:**

Visually Inspected

Operational at This Time

Condition:

Satisfactory

7.7. ▾ Plumbing: Gas/Fuel Lines

**Description:**

Visually Inspected

Operational at This Time

Condition:

Satisfactory

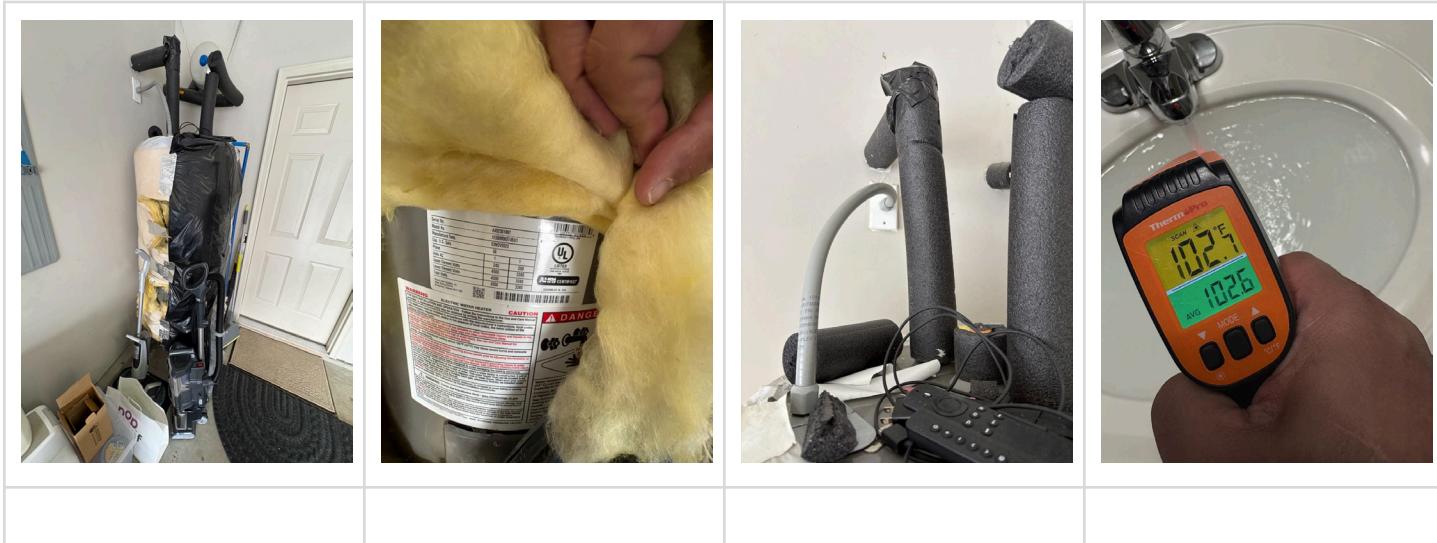
7.8. **Plumbing: Water Heater – Overview and Condition/Status**

Fuel Type: Electric

Location: Garage Left

Manufacturer: Rheem

Manufacturing Year: 2023
Capacity: 50 Gal

**Description:**

Visually Inspected Operational at This Time

Condition:

Satisfactory

7.9. **Plumbing: Water Heater – Temperature Pressure Relief Valve/Extension & Expansion Tank**

**Description:**

Visually Inspected

Condition:

Satisfactory

8. HVAC

8.1. HVAC: Outdoor Unit – Condition/Status

HVAC: Outdoor Unit Type: Heat Pump

HVAC: Outdoor Unit Location: Exterior Right

HVAC: Outdoor Unit Manufacturer: American Standard

HVAC: Outdoor Unit Manufacturer Year: 2011

HVAC: Outdoor Unit Energy Source: Electric

Damage Risk: Operating an air conditioner in cooling mode at temperatures below 60°F may lead to damage to the compressor or other components unless equipped with low ambient controls. To avoid potential damage, we will not operate the AC if the weather is below 60°F.



Description:

Visually Inspected

Condition:

Satisfactory

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. While no immediate deficiencies were noted, increased maintenance needs or replacement should be anticipated. Continued monitoring and budgeting for future repair or replacement is recommended.

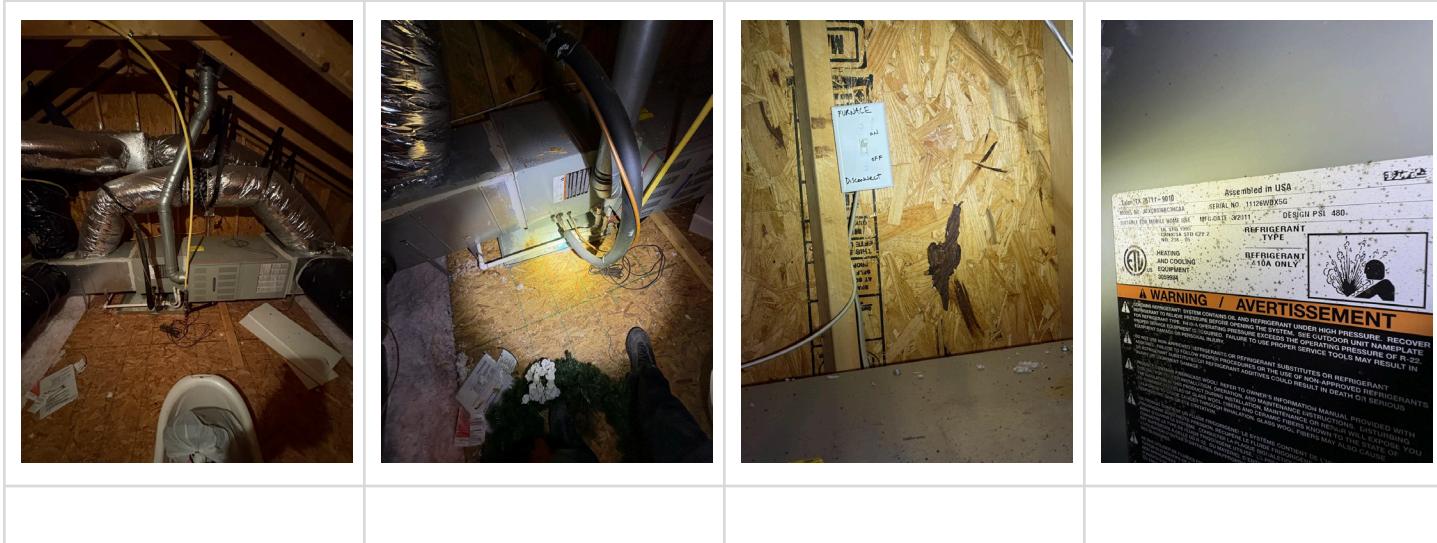
8.2. ▼ HVAC: Indoor Unit – Condition/Status

HVAC: Indoor Unit Location: Attic ▼

HVAC: Indoor Unit Manufacturer: American Standard

HVAC: Indoor Unit Manufacturer Year: 2011

HVAC: Indoor Unit Source: Natural Gas ▼



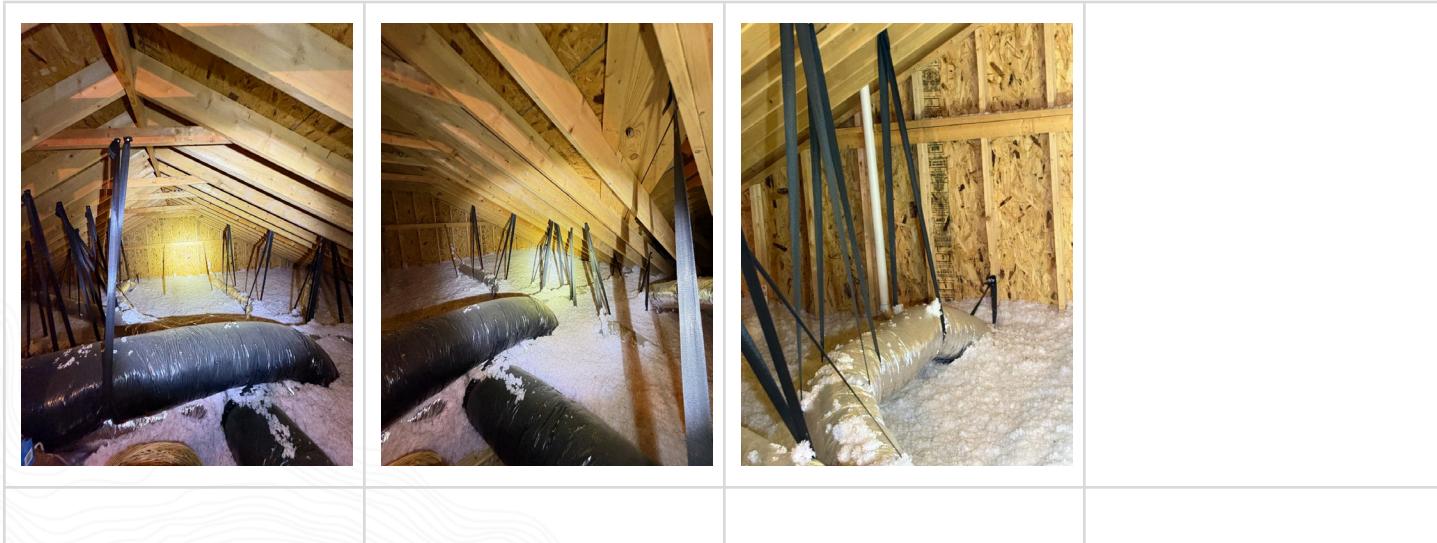
Description:

Visually Inspected ▼ Operational at This Time ▼ ▼ ▼

Condition:

Satisfactory ▼ Marginal ▼

8.3. ▼ HVAC: Duct(s) – Condition/Status



Description:

Visually Inspected ▼ Operational at This Time ▼ ▼ ▼

Condition:

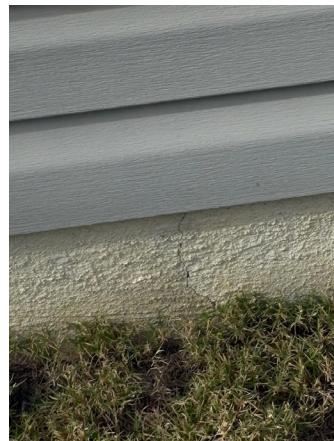
Satisfactory ▼

9. Structural Components

9.1. **Structure: Foundation Material/Condition**



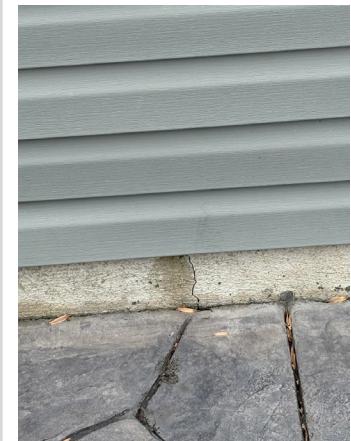
Hairline Crack – Right, Front



Hairline Crack – Right, Middle



Hairline Crack – Right, Back



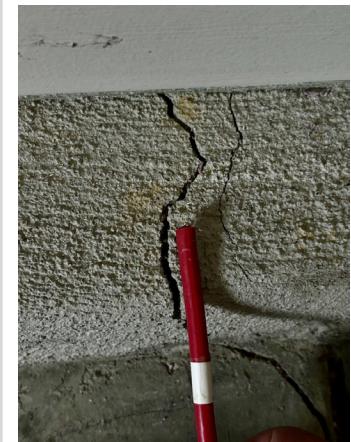
Hairline Crack – Back, Middle



Crack – Left, Middle (Close to 1/4 inch)



Crack – Left, Middle
(Corresponds to Garage Foundation Crack)



Crack – Garage Left, Middle
(Corresponds to Exterior Foundation Crack)

Description:

Visually Inspected  Concrete Slab on Grade  Crack(s) 



Condition:

 Deficiency  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 1/4 inch. Cracking at this location was also observed to correspond with cracking at the garage foundation wall. Hairline cracking can be associated with normal curing and typical settlement; however, the presence, width, and alignment of the larger crack warrant further consideration. 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.

- 9.2. **Structure:** Ceiling Joist(s)/Beam(s)/Header(s)
- 9.3. **Structure:** Wall Structure
- 9.4. **Structure:** Floor Support Structure
- 9.5. **Structure:** Insulation, Fire Blocking, and Draft Stopping

Description:

Not Visible

Condition:

Not Inspected (Reason(s) Below)
Further Evaluation Required

Comment:

The ceiling joists, beams, headers, wall framing, floor support structure, and insulation/Fire Blocking/Draft Stopping were not visible at the time of inspection, as these components were concealed behind finished surfaces or covered by insulation. Because they were not readily accessible for visual evaluation, their condition could not be assessed. If there are concerns regarding the integrity or adequacy of any of these structural components, I recommend consulting a qualified licensed contractor and/or a structural engineer for clarification and, if needed, perform further evaluation. This may require invasive inspection methods to access concealed areas.

This inspection was visual and non-invasive, conducted in accordance with the North Carolina Home Inspector Licensure Board (NCHILB) Standards of Practice (21 NCAC 08 .1100). This report reflects conditions observed on the date of inspection only and is not a warranty or guarantee of future performance. For a complete list of the NCHILB Standards of Practice, visit: <https://www.ncosfm.gov/administrative/nchilb-standards-practice-effective-oct-1-2024/open>