



Site Address:
123 Street Name
Raleigh, NC 27613

Client:
Name Lastname
email@gmail.com

Inspection By:


Kevin Polonofsky - #6078
kevinp@relihi.com
919.805.3955

Inspection Date: 00.00.26 – 12p

Legend

Definition of Description(s) and Condition(s)

 **Satisfactory** - At the time of inspection, the component was observed to be performing its intended function, and no material defects were readily visible within the scope of a visual, non-invasive inspection as defined by the NCHILB Standards of Practice.

 **Not Inspected** - Indicates a component or system was not inspected due to inaccessibility, safety concerns, or because it is excluded from the scope of the NCHILB Standards of Practice. The reason will be documented in the report.

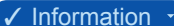
 **Deficiency** - Indicates a condition that, at the time of inspection, was observed to not perform its intended function, be significantly deficient or unsafe, consistent with the NCHILB Standards of Practice definition of a material defect. Correction is recommended.

 **Deficiency** - **Maintenance** - At the time of inspection, the component was observed to be generally functional; however, minor deficiencies related to routine maintenance were noted (such as sealing, tightening, or adjustment). These conditions do not rise to the level of a material defect as defined by the NCHILB Standards of Practice but should be addressed to help maintain proper performance and prevent future deterioration.

 **Deficiency** - **Safety Concern** - At the time of inspection, a condition was observed that, in the opinion of the inspector, may pose an increased risk of personal injury under normal use. Correction is recommended. Determination of code compliance and specific remediation methods is beyond the scope of this inspection.

 **Deficiency** - **Repair or Replace** - At the time of inspection, the component was observed to not perform its intended function or exhibited a condition requiring corrective action. Repair or replacement is recommended. The method, cost, and extent of repair should be determined by a qualified contractor.

 **Deficiency** - **Further Evaluation Required** - The component was not fully evaluated or exhibited conditions requiring additional assessment. Further evaluation by a qualified licensed professional is recommended to determine the presence or extent of any defects and appropriate corrective action. This inspection is limited to a visual, non-invasive evaluation.

 **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.

 **Information** - **Marginal** - At the time of inspection, the component was observed to be functioning as intended and did not meet the criteria for reporting as a defect under the NCHILB Standards of Practice. However, based on visible condition and professional judgment, the component may be approaching the end of its typical service life. Monitoring, maintenance, and budgeting for replacement is advised.

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.

Direction(s) for Important Context

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).

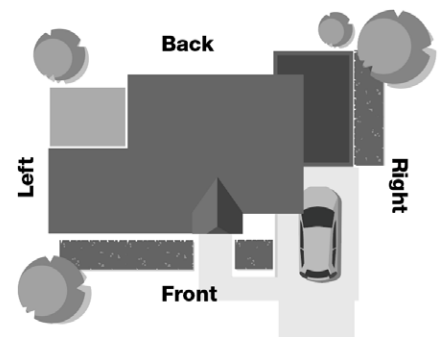


Table of Contents

Quick Links Below:

△ = Deficiency

☒ = Not Inspected

Legend.....	2
Table of Contents.....	3
Home Inspection Report.....	5
1. Exterior.....	6
1.1. Exterior: Views/Grading/Vegetation.....	6
1.2. Exterior: Driveway and Walkway(s).....	6
1.3. △ Exterior: Coverings/Siding and Trim.....	7
1.4. △ Exterior: Wall Penetration(s) and Vents.....	8
1.5. △ Exterior: Doors and Windows.....	9
1.6. Exterior: Front Deck/Porch/Stoop.....	10
1.7. Exterior: Rear Deck/Porch.....	11
1.8. Exterior: Rear Patio.....	12
2. Roofing.....	13
2.1. △ Roofing: Overview and Condition of Coverings and Flashing(s).....	13
2.2. ☒ Roofing: Penetration(s)/Vent(s)/Skylights.....	14
2.3. Roofing: Gutters and Downspouts.....	15
2.4. Roofing: Eaves, Soffit and Fascia.....	15
3. Garage.....	16
3.1. ☒ Garage: Overview (Ceilings, Walls, Floors/Slab, Foundation Walls and Sill Plates).....	16
3.2. Garage: Door(s) – Mechanical/Opener Components and Safety (Beams/Pressure Test).....	17
3.3. Garage: Doors and Windows.....	17
4. Attic Space.....	18
4.1. Attic: Overview and Access Cover.....	18
4.2. Attic: Ventilation and Vents.....	19
4.3. △ Attic: Ceiling/Sheathing and Structure/Support Systems.....	20
4.4. Attic: Subflooring/Landing Area(s).....	21
4.5. Attic: Insulation.....	21
5. Interior.....	22
5.1. Interior: Rooms Overview (Ceilings, Walls, Floors).....	22
5.2. Interior: General Observations.....	23
5.3. Interior: Stairs/Railings/Stairwells and Balconies/Railings.....	23
5.4. Interior: Counters and Built-in Cabinets.....	24
5.5. Interior: Doors and Windows.....	24
5.6. Interior: Built-in Appliances – Fridge.....	25
5.7. Interior: Built-in Appliances – Disposal.....	25
5.8. Interior: Built-in Appliances – Microwave.....	26
5.9. Interior: Built-in Appliances – Dishwasher.....	26
5.10. Interior: Built-in Appliances – Oven/Cooktop.....	27
5.11. Interior: Built-in Appliances – Vent Hood.....	27
5.12. Interior: Fireplace Overview (Mantle/Hearth/Blower, Fire Box, Ventilation/Flue).....	28
5.13. Interior: CO/Fire Detection.....	28
6. Electrical.....	29
6.1. Electrical: Main Service.....	29
6.2. Electrical: Service Panel.....	29
6.3. Electrical: Bonding.....	30

6.4. Electrical: Exterior Switches/Outlets/Lighting/Fans/Wiring.....	30
6.5.  Electrical: Interior Switches/Outlets/Lighting/Fans.....	31
6.6. Electrical: Interior GFCI Outlets.....	32
6.7. Electrical: Attic Switches/Outlets/Junction Boxes/Wiring.....	32
6.8. Electrical: Garage Switches/Outlets/Lighting/Fans/Wiring.....	33
7. Plumbing.....	34
7.1. Plumbing: Overview and Shutoff(s).....	34
7.2. Plumbing: Exterior Faucet(s).....	35
7.3.  Plumbing: Interior Faucet(s) and Fixtures/Visible Piping/Traps.....	36
7.4.  Plumbing: Main Supply Line/Distribution Line(s) and Waste Line(s).....	37
7.5. Plumbing: Gas Meter and Fuel Lines.....	37
7.6. Plumbing: Water Heater – Overview and Condition/Status.....	38
8. HVAC.....	39
8.1.  HVAC: Outdoor Unit – Condition/Status.....	39
8.2.  HVAC: Indoor Unit – Condition/Status.....	40
8.3.  HVAC: Duct(s) – Condition/Status.....	41
9. Structural and Framing Components.....	42
9.1. Structural and Framing Components: Visible Foundation Material/Condition.....	42
9.2.  Structural and Framing Components: Ceiling Joist(s)/Beam(s)/Header(s).....	43
9.3.  Structural and Framing Components: Wall Structure.....	43
9.4.  Structural and Framing Components: Floor Support Structure.....	43
9.5.  Structural and Framing Components: Insulation, Fire Blocking, and Draft Stopping.....	43

Home Inspection Report

Year Built: 2020

Age Based on: Internet Search ▾

Square Footage: 3,650

Property Type: Single Family ▾

Foundation Type: Slab on Grade ▾

Stories: 2

Bedrooms/Baths: 5/4

Furnished: Yes ▾

Occupied: Yes ▾

Weather: Sunny ▾ ▾

Temperature: Today was 88 degrees

Damage Risk: Low-temperature operation of Cooling Systems (Below 60°F) may damage equipment unless designed for low-ambient cooling. Cooling performance was not verified – if the weather is at or below 60°F.

Utilities on During Inspection:

Electric Services ▾ Gas Services ▾ Water Services ▾

People Present:

Client ▾ Buyer's Agent ▾ Owner ▾ Termite ▾

Section Quick Links:

[1. Exterior](#)

[2. Roofing](#)

[3. Garage](#)

[4. Attic Space](#)

[5. Interior](#)

[6. Electrical](#)

[7. Plumbing](#)

[8. HVAC](#)

[9. Structural and Framing Components](#)

1. Exterior 🏠

1.1. Exterior: Views/Grading/Vegetation



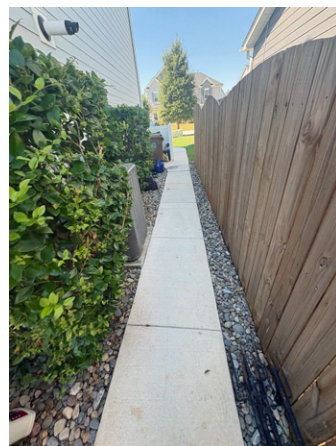
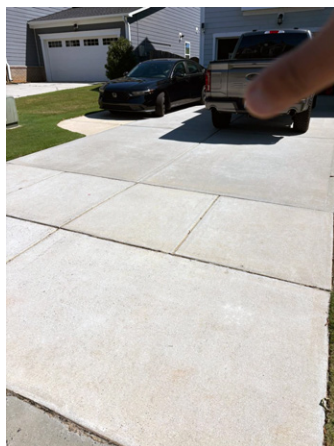
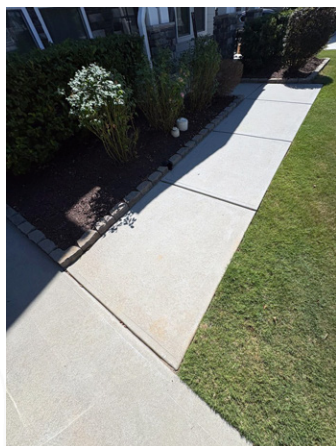
Description:

Visually Inspected ▾ Generally Maintained ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

1.2. Exterior: Driveway and Walkway(s)



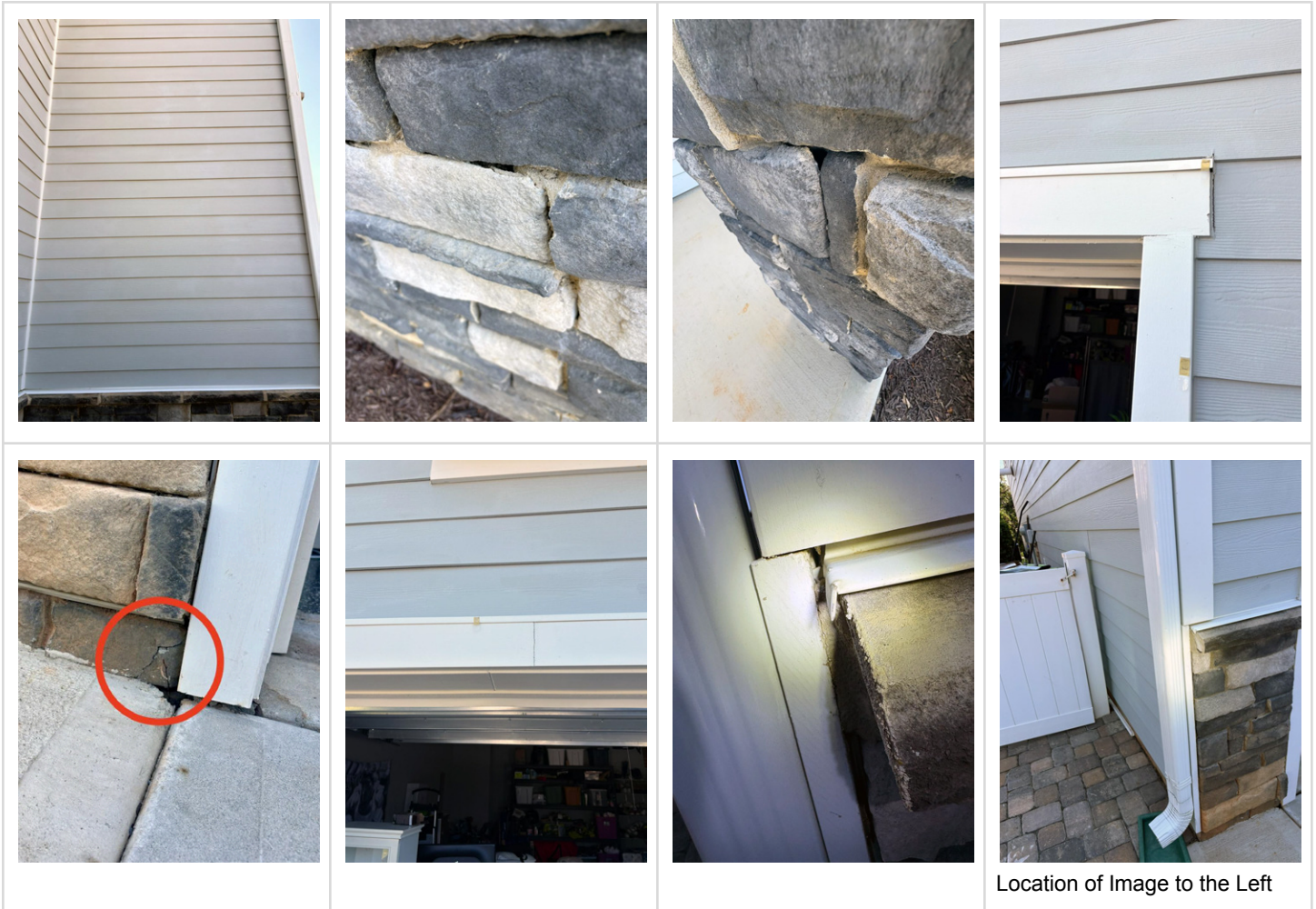
Description:

Visually Inspected ▾ Concrete ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

1.3. Exterior: Coverings/Siding and Trim



Description:

Visually Inspected ▾ Stone ▾ Hardie Board/Fiber Cement ▾

Condition:

 Deficiency ▾ Maintenance ▾  Information ▾

Maintenance ▾ Open gaps and localized areas of missing or deteriorated mortar were observed in the stone veneer. Open mortar joints can allow moisture to enter behind the veneer and may contribute to continued deterioration of the surrounding materials. Recommend repairing the affected mortar joints with an appropriate compatible material and maintaining proper drainage provisions behind the veneer.

Open gaps were observed along the right and left sides of the garage door where the trim meets the adjacent exterior materials. Missing or deteriorated sealant at these transitions can allow moisture and pests to enter behind the trim or adjoining wall materials. Recommend properly sealing the affected joints with an appropriate exterior-grade sealant.

A stone veneer unit at the lower-left side of the garage was observed to be cracked. A cracked veneer unit can continue to deteriorate and may allow moisture to enter adjoining joints or concealed materials. Recommend repair or replacement of the damaged stone by a qualified masonry contractor.

The center trim at the garage door had an open joint where trim boards connect, and sealant was also missing at the upper-left front corner where the stone veneer meets the adjacent trim board. Open joints at these transitions can allow moisture entry and contribute to deterioration of the surrounding materials. Recommend properly sealing the affected trim-to-trim and trim-to-stone transitions with an appropriate exterior-grade sealant.

Information ▾ *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.*

1.4. Exterior: Wall Penetration(s) and Vents

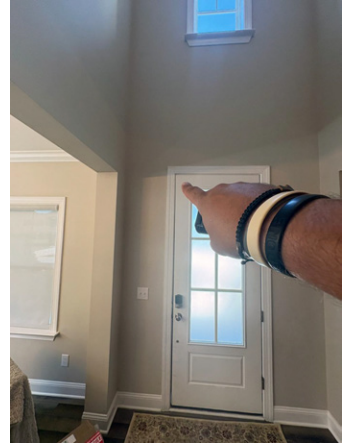
			

Description:

Condition:

Nesting activity was observed at the bathroom exhaust vent termination on the left side of the home. Nesting material can restrict airflow and may interfere with proper exhaust of moisture from the bathroom. Recommend removal of the nesting material and evaluation of the vent termination to confirm it is clear, functional, and fitted with an appropriate exterior hood or damper that discourages pest entry without restricting airflow.

1.5. Exterior: Doors and Windows



Description:

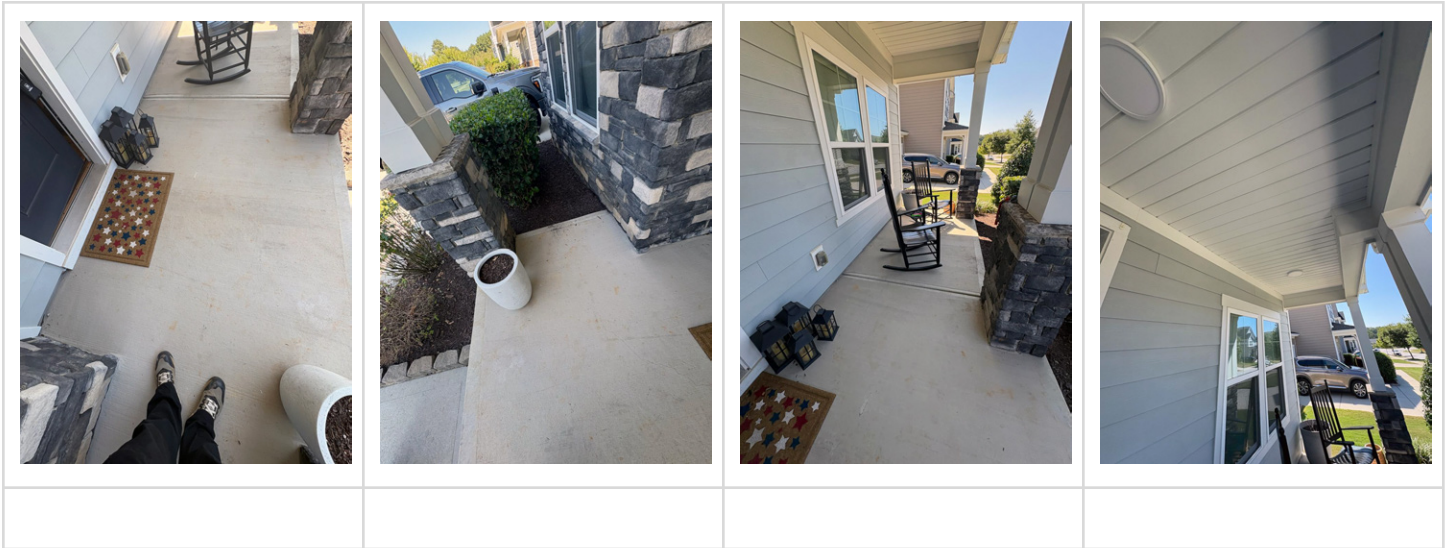
Visually Inspected  Weatherstripping Deterioration  

Condition:

 Deficiency  Maintenance 

Visible air gaps were observed at the upper-left and lower-left portions of the front door even when the door was fully closed and locked. Gaps at the door perimeter can allow air, moisture, and insects to enter and may reduce the effectiveness of the weather seal. Recommend adjustment of the door and/or replacement or repair of the weatherstripping as needed to improve the seal while maintaining proper door operation.

1.6. Exterior: Front Deck/Porch/Stoop



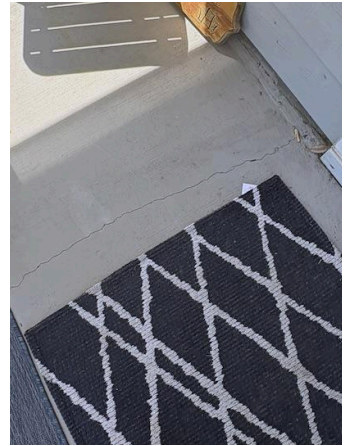
Description:

Visually Inspected

Condition:

Minor hairline cracks were observed in the concrete front porch slab. No significant displacement or other readily visible signs of movement were noted at the time of the inspection. Hairline cracking can occur from normal shrinkage or minor movement of concrete. Recommend routine sealing and monitoring for changes in width, displacement, or moisture intrusion.

1.7. Exterior: Rear Deck/Porch



Description:

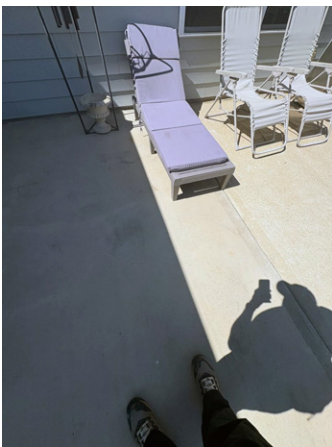
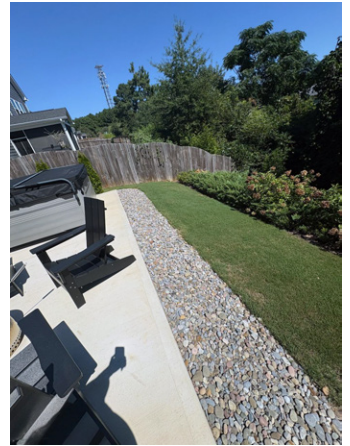
Visually Inspected ▾ Concrete ▾ Crack(s) ▾ ▾ ▾ ▾

Condition:

✓ Information ▾ Maintenance ▾

Minor hairline cracks were observed in the concrete rear porch slab. No significant displacement or other readily visible signs of movement were noted at the time of the inspection. Hairline cracking can occur from normal shrinkage or minor movement of concrete. Recommend routine sealing and monitoring for changes in width, displacement, or moisture intrusion.

1.8. Exterior: Rear Patio



Description:

Visually Inspected ▾ Concrete ▾ Crack(s) ▾ ▾ ▾ ▾ **✓ Information ▾** Maintenance ▾

Condition:

Minor hairline cracks were observed in the concrete patio slab. No significant displacement or other readily visible signs of movement were noted at the time of the inspection. Hairline cracking can occur from normal shrinkage or minor movement of concrete. Recommend routine sealing and monitoring for changes in width, displacement, or moisture intrusion.

2. Roofing

2.1. Roofing: Overview and Condition of Coverings and Flashing(s)

Inspection Method:

From Ground with Binoculars

Visibility/Limitations of Inspection:

Portions of the 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

Missing Area(s)

Condition:

 Deficiency

Maintenance

At the front roofline above the garage, a projecting bay-window area was observed without a gutter or other visible roof-runoff diverter to help direct water away from the projection below. Concentrated roof runoff at this location may increase moisture exposure to the bay-window roof, trim, siding, adjoining wall materials and driveway. A neighboring home was observed to have a runoff-diversion feature in a similar location; however, neighboring construction was used only as a visual reference and not as a determination of required installation. Recommend evaluation by a qualified roofing or gutter contractor and installation of appropriate drainage or water-diversion measures if needed to better manage roof runoff.

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

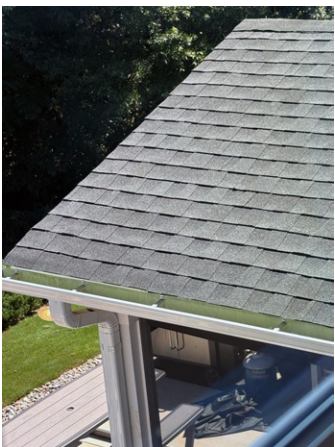
Description:

Visually Inspected ▾ Metal ▾ ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

2.3. Roofing: Gutters and Downspouts

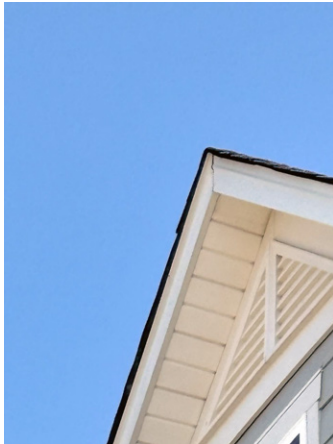
Description:

Visually Inspected ▾ Metal ▾ Buried Downspout ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

2.4. ▾ **Roofing:** Eaves, Soffit and Fascia

Description:

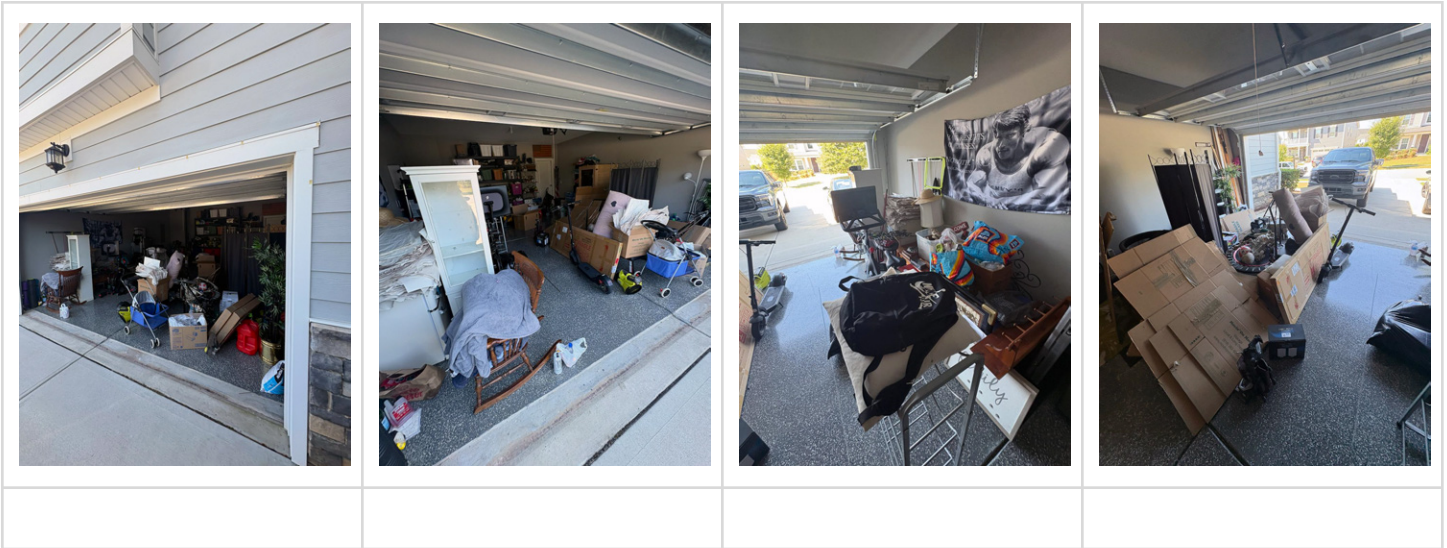
Visually Inspected ▾ Aluminum ▾ ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

3. Garage 🏠

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



Description:

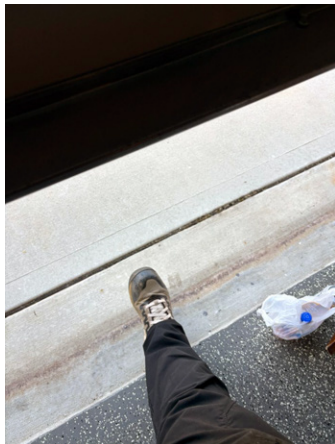
Partially Visible

Condition:

☒ Not Inspected (Reason(s) Below)

Stored belongings, packing materials, and homeowner debris limited visibility of portions of the garage walls, slab edges, foundation walls, and sill plate areas at the time of the inspection. The exposed floor surface also appeared to have an epoxy flake coating installed, which limited direct observation of the underlying concrete in covered areas. Readily visible and accessible portions were inspected; however, concealed areas behind stored items and beneath finished floor coatings could not be fully evaluated as part of this visual, non-invasive inspection.

3.2. **Garage:** Door(s) – Mechanical/Opener Components and Safety (Beams/Pressure Test)

Description:

Visually Inspected ▾ Operational at This Time ▾
Chain Drive ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

3.3. **Garage:** Doors and Windows

Description:

Visually Inspected ▾ ▾ ▾ ▾ ▾ ▾

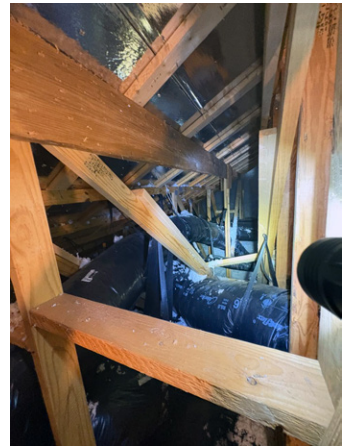
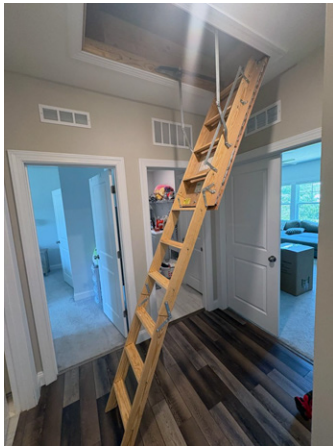
Condition:

Satisfactory ▾ ▾

4. Attic Space

4.1. Attic: Overview and Access Cover

Location(s): Hallway
Inspection Method: Inside Attic
Entry Method: Pulldown Ladder
Accessibility: Inaccessible Areas Present



Description:

Partially Visible

Condition:

Satisfactory

The front and right portions of the attic were not traversed because blown-in insulation concealed the truss bearing/footing areas and numerous HVAC ducts limited safe access. Traversing these areas could have disturbed or compressed the insulation and damaged or displaced ductwork. The inspector evaluated the readily visible and safely accessible portions of the attic from available access points, and no readily visible deficiencies were observed that warranted disturbing these systems. Areas that could not be safely accessed or viewed remained limited from inspection.

4.2. ▾ Attic: Ventilation and Vents



Ridge Vents



Soffit Vents



HVAC Gas Vent



Plumbing Vents

Description:

Visually Inspected ▾ ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

4.3. Attic: Ceiling/Sheathing and Structure/Support Systems



Description:

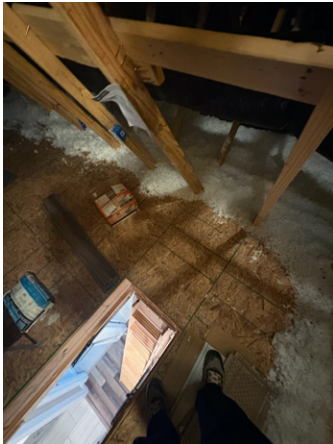
Visually Inspected ▾ Truss System ▾ ▾ ▾ ▾ ▾

Condition:

 Deficiency ▾ Further Evaluation Required ▾

In the attic, to the right of the stairs just beyond the landing area, a purlin spanning across the upper roof-framing system was observed to be cracked near the front portion of the member. The first truss chord connected at this location was also visibly split near the top and exhibited additional cracking near the lower portion where supporting members had been fastened. These conditions affect multiple connected roof-framing components, and the extent and structural significance of the damage could not be determined during this visual inspection. Recommend evaluation by a licensed structural engineer to determine whether repair or reinforcement is needed and to provide repair recommendations as appropriate.

4.4. ▾ Attic: Subflooring/Landing Area(s)

Description:

Visually Inspected ▾ Oriented Strand Board (OSB) ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

4.5. ▾ Attic: Insulation

Description:

Visually Inspected ▾ Loose Fill ▾ ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾ ▾

5. Interior

5.1. Interior: Rooms Overview (Ceilings, Walls, Floors)

▾ Foyer/Entryway

Description: Visually Inspected ▾

Condition: Satisfactory ▾

▾ Formal Living Room

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Dining Room

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Kitchen

Description: Visually Inspected ▾

Condition: Satisfactory ▾

▾ Pantry

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Kitchen Dining Area

Description: Visually Inspected ▾

Condition: Satisfactory ▾

▾ Living Room

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Hallway(s)

Description: Visually Inspected ▾

Condition: Satisfactory ▾

▾ Closet(s)

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Master Bedroom and Closet(s)

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Master Bathroom

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Bedroom(s)

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Bathroom(s)

Description: Partially Visible ▾

Condition: Satisfactory ▾

▾ Utility/Laundry Room(s)

Description: Partially Visible ▾

Condition: Satisfactory ▾

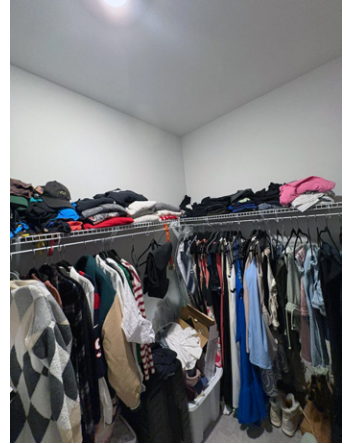
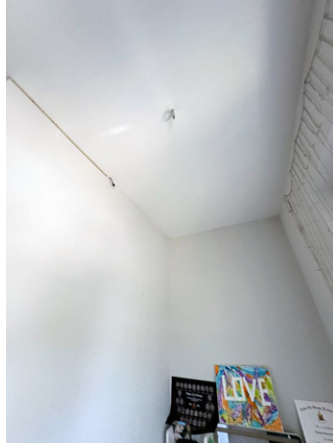
▾ Loft/Great Room

Description: Partially Visible ▾

Condition: Satisfactory ▾

 **Information** ▾ The home was occupied at the time of the inspection and contained substantial personal belongings and packing materials throughout the interior as the occupants were beginning to move. Furniture, area rugs, tables, desks, clothing, stored items, and belongings within cabinets and closets limited visibility of portions of the walls, floors, interior finishes, cabinet interiors, and closet areas. Readily visible and accessible components were inspected where possible; however, concealed areas behind or beneath stored belongings and furnishings could not be fully evaluated as part of this visual, non-invasive inspection.

5.2. Interior: General Observations



Description:

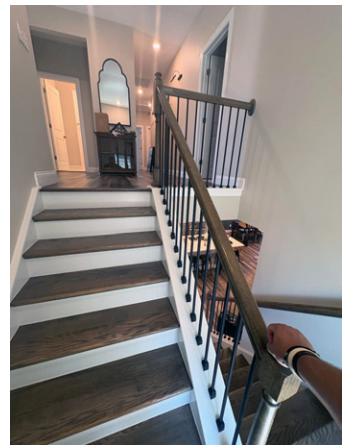
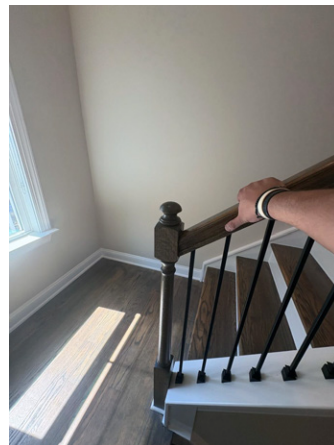
Visually Inspected

Condition:

✓ Information Maintenance

Minor cosmetic conditions were observed throughout the home, including scuff marks on walls and ceilings, rub marks near door hinges, hooks and light fixtures attached to finished surfaces, minor drywall imperfections, and isolated nail pops. These conditions appeared cosmetic in nature and were not observed to affect the intended function of the associated components at the time of the inspection. No corrective action is required as part of the home inspection; repair or touch-up may be performed as desired.

5.3. Interior: Stairs/Railings/Stairwells and Balconies/Railings



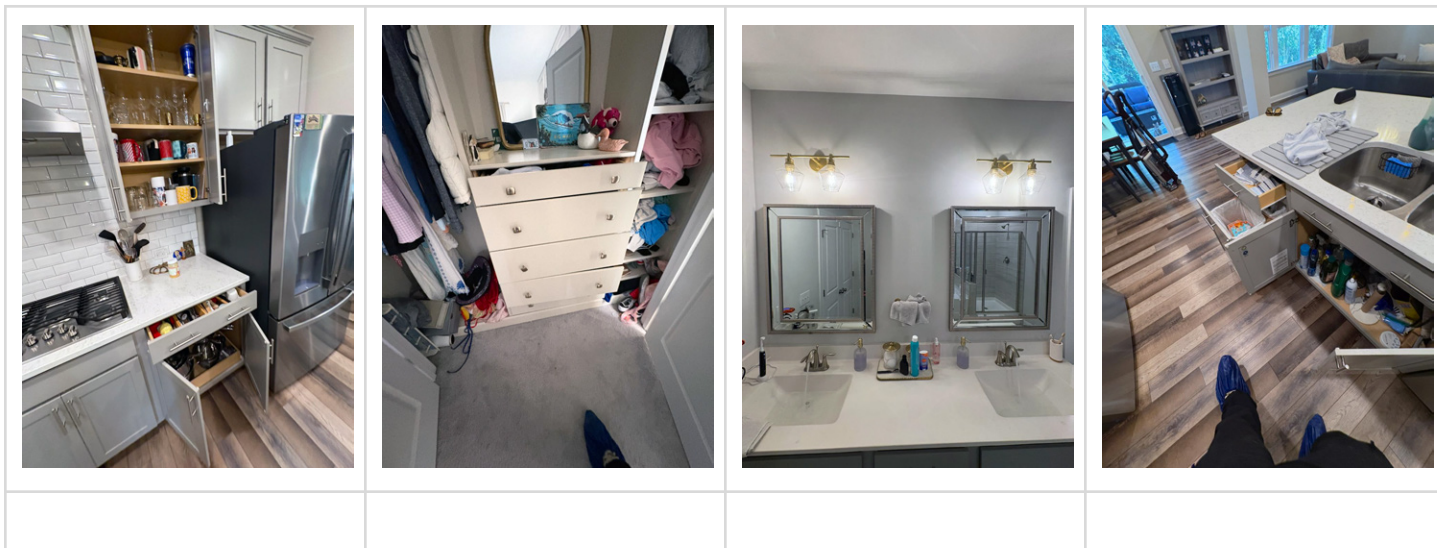
Description:

Visually Inspected

Condition:

Satisfactory

5.4. Interior: Counters and Built-in Cabinets



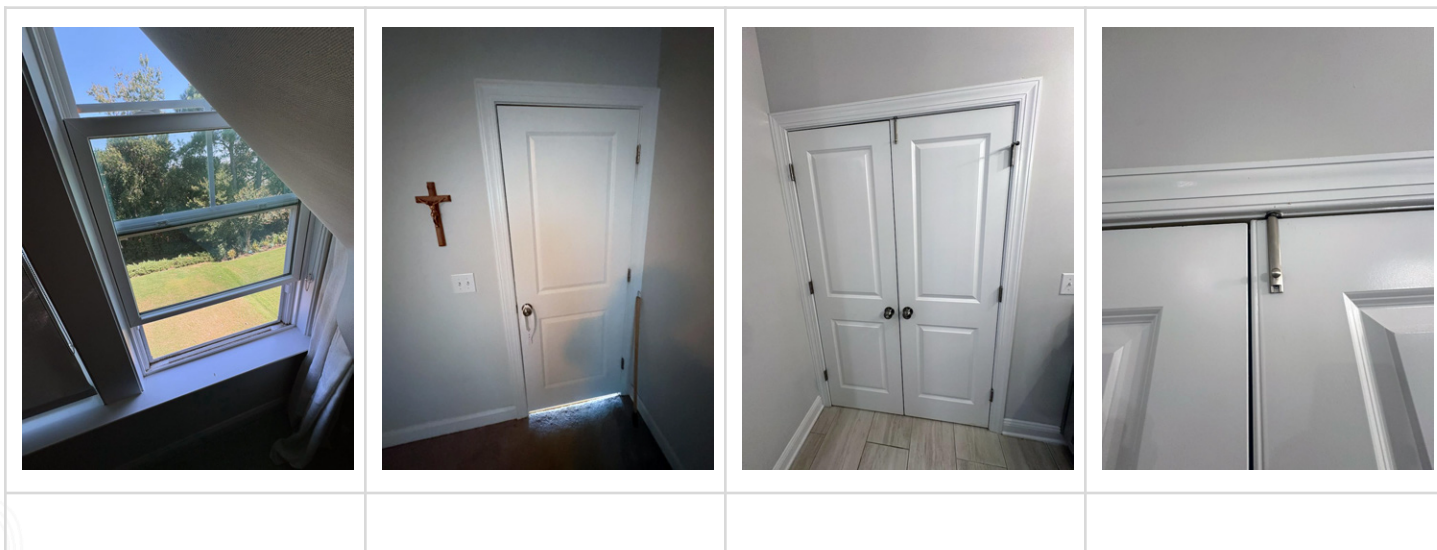
Description:

Partially Visible ▾ ▾ ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾

5.5. Interior: Doors and Windows



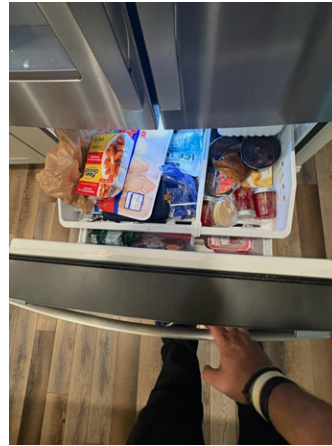
Description:

Visually Inspected ▾ Operational at This Time ▾
Single Hung ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾

5.6. Interior: Built-in Appliances – Fridge



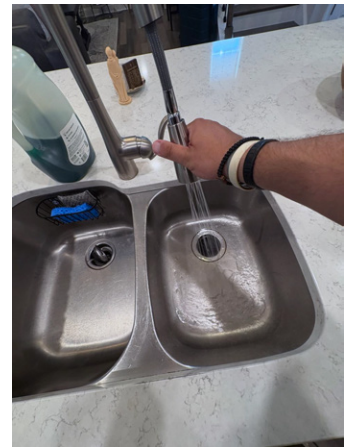
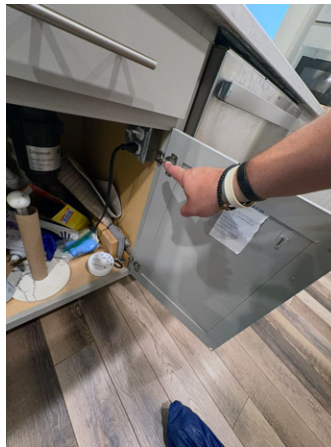
Description:

Visually Inspected

Condition:

Satisfactory

5.7. Interior: Built-in Appliances – Disposal



Description:

Visually Inspected

Condition:

Satisfactory

5.8. Interior: Built-in Appliances – Microwave



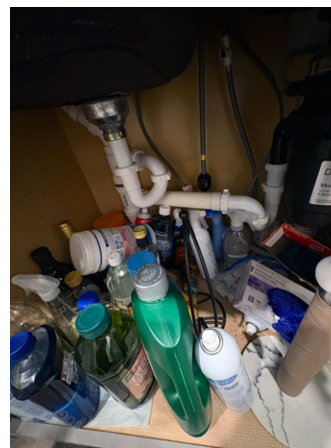
Description:

Visually Inspected

Condition:

Satisfactory

5.9. Interior: Built-in Appliances – Dishwasher



Description:

Visually Inspected

Condition:

Information

The dishwasher was not operated at the time of the inspection because homeowner belongings were stored inside the unit. To avoid disturbing or damaging personal property, the dishwasher was not functionally tested. The readily visible exterior portions of the appliance were observed where accessible; however, its operating condition could not be determined during this inspection.

5.10. Interior: Built-in Appliances – Oven/Cooktop

Description:

Visually Inspected

Condition:

Satisfactory

5.11. Interior: Built-in Appliances – Vent Hood

Description:

Visually Inspected

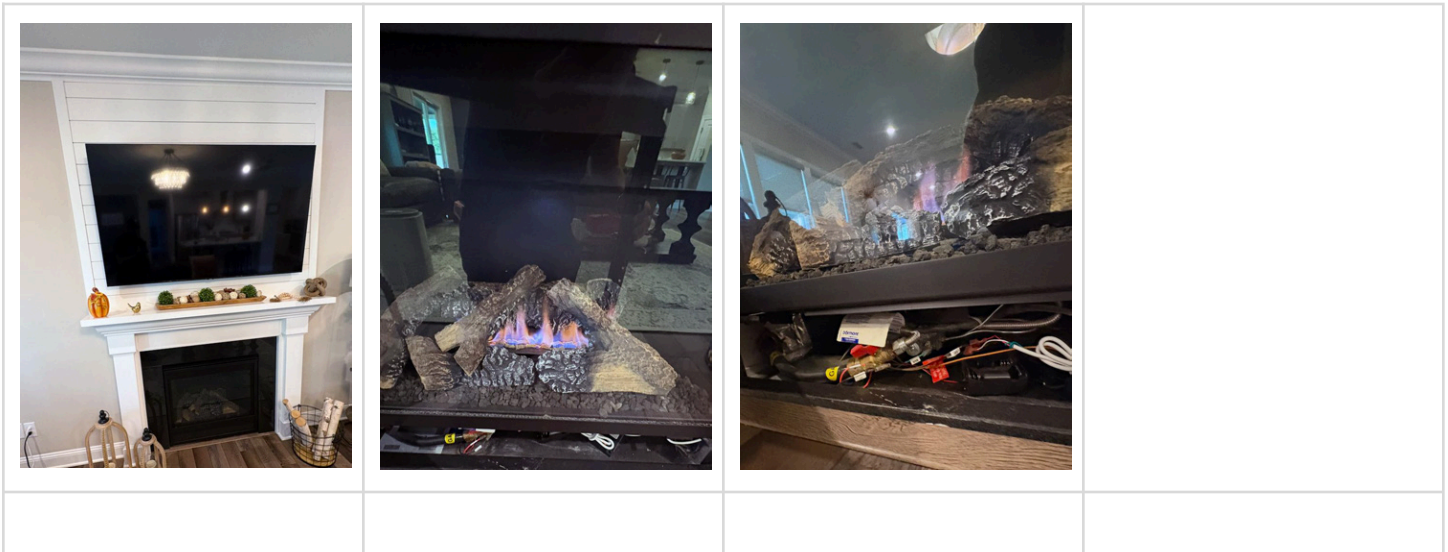
Condition:

Satisfactory

5.12. Interior: Fireplace Overview (Mantle/Hearth/Blower, Fire Box, Ventilation/Flue)

Location(s): Living Room

Fuel Source: Gas



Description:

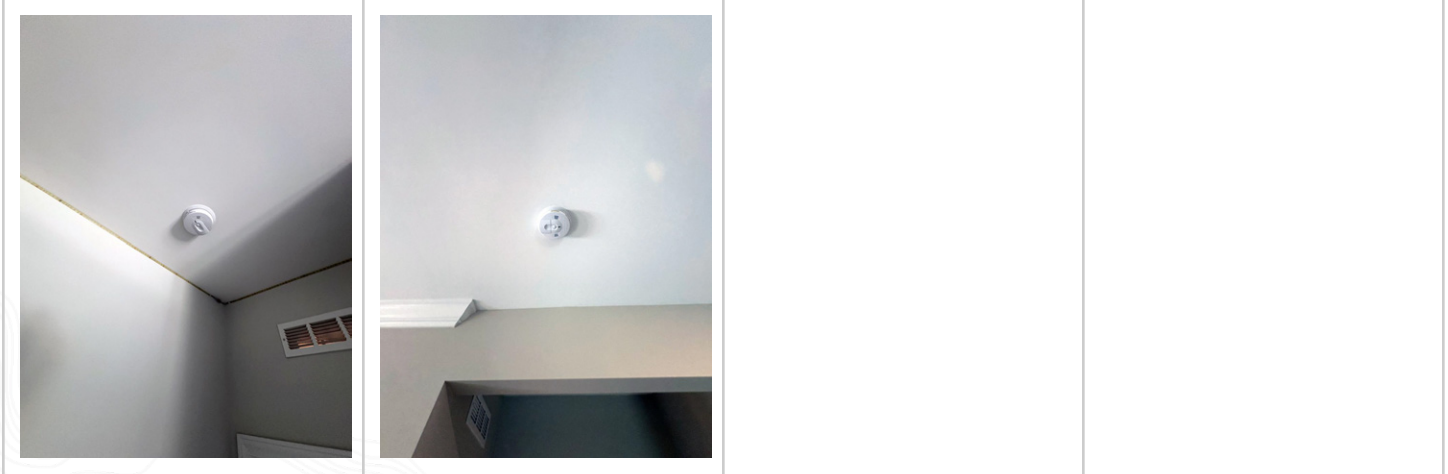
Visually Inspected Operational at This Time

Condition:

Satisfactory Information

Gas fireplace inserts are fuel-burning appliances and should be periodically inspected and maintained by a qualified fireplace or gas-appliance professional. Routine service can help verify proper operation of the burner, ignition system, venting, seals, controls, and other accessible components. Recommend following the manufacturer's maintenance guidance and having the unit professionally serviced at appropriate intervals.

5.13. Interior: CO/Fire Detection



Description:

Visually Inspected Present

Condition:

Satisfactory Information

Smoke and carbon monoxide (CO) detectors were inspected for presence, function testing, and general location as required by the NCHILB Standards of Practice. 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.

6. Electrical

6.1. Electrical: Main Service

Service Type: **Underground**

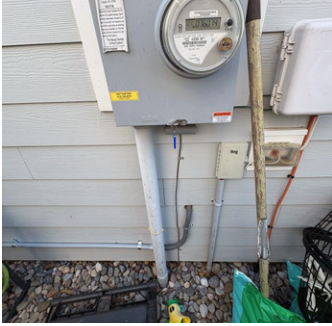
Service Location: **Exterior Left**

Service Ampacity: **200 amps**

Service Voltage: **240 Volts**

Service Main Disconnect Location: **Service Panel**

Service Panel Ground: **Grounding Rod**



Description:

Visually Inspected **Operational at This Time**

Condition:

Satisfactory

6.2. Electrical: Service Panel

Subpanel Location: **Garage Left**

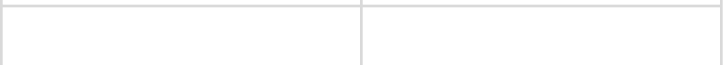
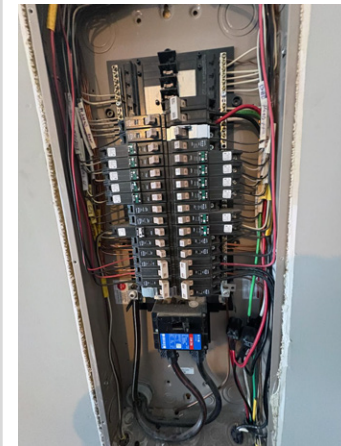
Panel Condition: **Adequate**

Overcurrent Protection: **Breakers**

Service Line Wiring: **Aluminum**

Branch Circuit Wiring: **Non-Metallic Sheathed Copper**

GFCI/AFCI Breakers: **Yes**



Description:

Visually Inspected **Operational at This Time**

Condition:

Satisfactory

6.3. Electrical: Bonding



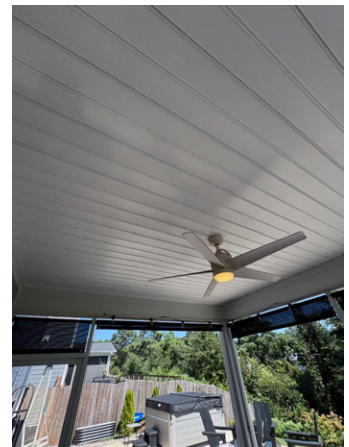
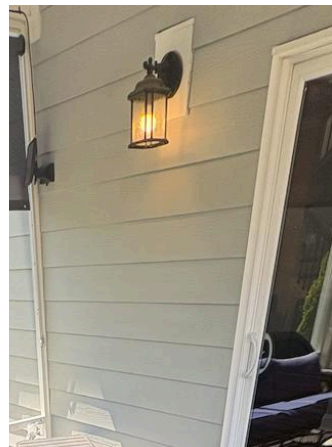
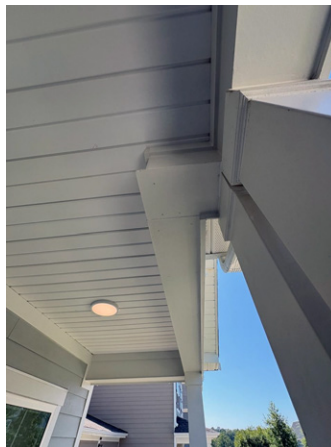
Description:

Visually Inspected ▾ Present ▾ ▾ ▾ ▾ ▾

Condition:

Satisfactory ▾

6.4. Electrical: Exterior Switches/Outlets/Lighting/Fans/Wiring



Description:

Visually Inspected ▾ ▾ ▾ ▾ ▾ ▾

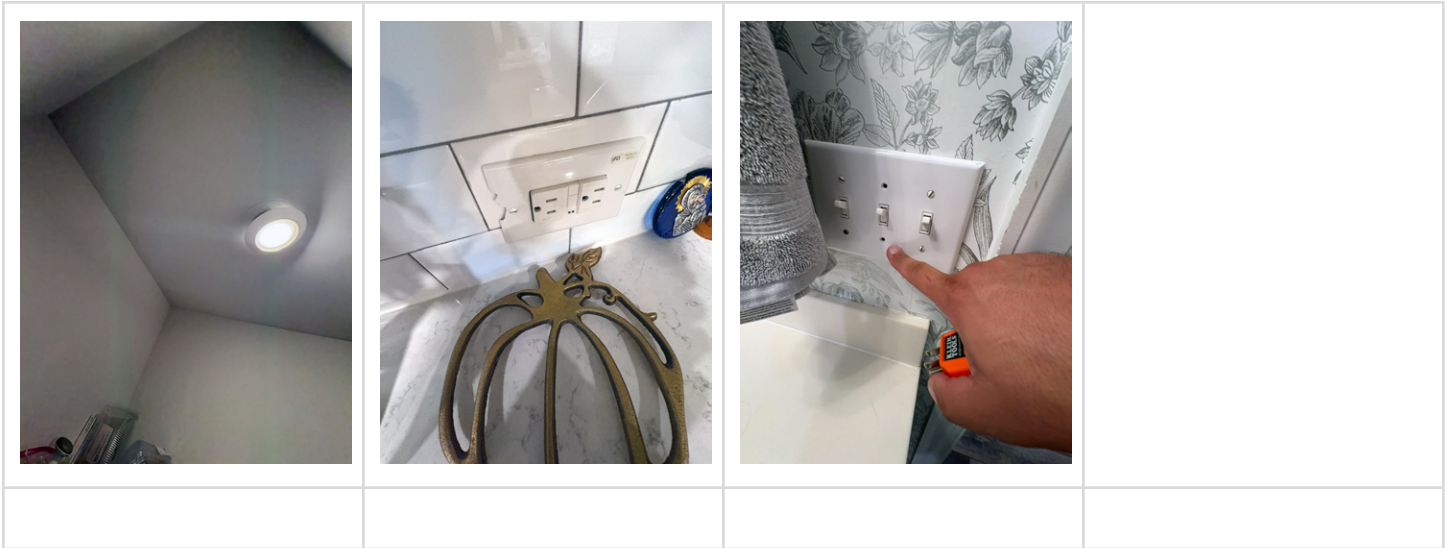
Condition:

Satisfactory ▾ ✓ Information ▾

The readily accessible installed lights and ceiling/exhaust fans operated using their normal controls at the time of the inspection, and the representative receptacles tested were energized and operational. Testing reflects the condition of the readily accessible components at the time of the inspection and does not represent testing of every electrical device or receptacle in the home.

GFCI-protected receptacles/circuits were not functionally tripped during the inspection because portions of the home and garage contained substantial homeowner belongings, and some reset locations could not be readily confirmed or accessed. The homeowner also had appliances and equipment in use, including a refrigerator/freezer and sauna, that the inspector did not want to unintentionally de-energize without being able to promptly restore power. Readily accessible electrical components were otherwise inspected and tested where possible; however, functional trip-and-reset operation of the GFCI protection was not verified.

6.5. Electrical: Interior Switches/Outlets/Lighting/Fans



Description:

Visually Inspected ▾ Operational at This Time ▾ ▾ ▾

Condition:

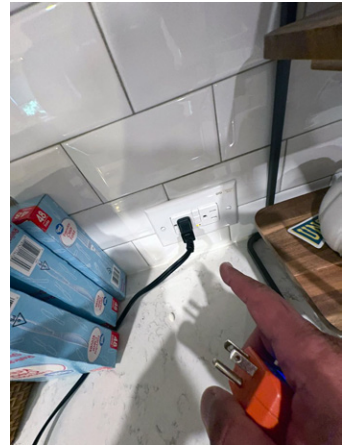
 Deficiency ▾ Repair or Replace ▾

The recessed light fixture in the pantry appeared to be loose and not securely seated within the ceiling opening. A loose fixture can shift from its intended position and may place stress on the trim, housing, or associated wiring. Recommend properly securing the fixture and having it evaluated by a qualified licensed electrical contractor if the housing or mounting components are damaged.

The receptacle cover plate located to the left of the refrigerator was observed to be damaged. A damaged cover plate can leave portions of the electrical device or box more exposed to accidental contact or physical damage. Recommend replacement of the damaged cover plate and repair of the receptacle assembly as needed by a qualified licensed electrical contractor.

The light-switch cover plate in the downstairs bathroom was missing securing screws at the time of the inspection. Missing fasteners can allow the cover plate to become loose or shift from its intended position. Recommend installing the appropriate cover-plate screws and verifying that the switch and cover remain securely mounted.

6.6. Electrical: Interior GFCI Outlets



Laundry GFCI Reset

All Bathroom GFCI Reset in
Upstairs, Front Left Bathroom

Description:

Visually Inspected Operational at This Time
GFCI Protected

Condition:

Satisfactory

6.7. Electrical: Attic Switches/Outlets/Junction Boxes/Wiring



Light at back of Entryway

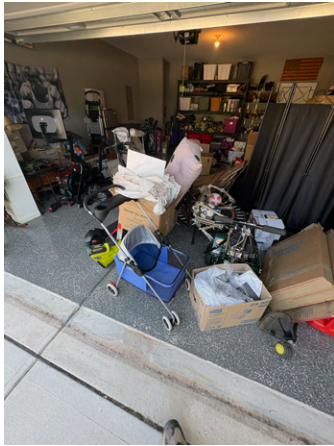
Description:

Visually Inspected Operational at This Time

Condition:

Satisfactory

6.8. Electrical: Garage Switches/Outlets/Lighting/Fans/Wiring



Description:

Partially Visible

Condition:

✓ Information

The garage receptacles were not functionally tested because stored homeowner belongings limited access to several receptacles and potential GFCI reset locations. The inspector could not readily reach all associated devices to confirm that power could be restored if a GFCI circuit was tripped. To avoid unintentionally de-energizing homeowner equipment or leaving receptacles without power, functional trip-and-reset testing of the garage receptacles/GFCI protection was not performed.

7. Plumbing

7.1. Plumbing: Overview and Shutoff(s)

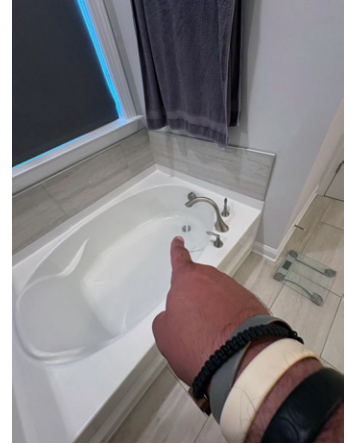
Main Water Shutoff Location: Garage ▾

Water Service: Public ▾

Main Gas Shutoff Location: Attic ▾

Visible Supply Piping Material: PEX ▾

Visible Waste Piping Material: PVC ▾



Description:

Visually Inspected ▾ ▾ ▾ ▾ ▾ ▾

Condition:

✓ Information ▾ Repair or Replace ▾

A noticeable reduction in water flow was observed when three or more plumbing fixtures were operated simultaneously. The plumbing system remained functional during testing; however, if stronger simultaneous flow is desired, the client may wish to have a qualified licensed plumbing contractor evaluate the system for possible improvements to water pressure or distribution performance.

The main water shutoff and exterior hose bib shutoff valves were located at the back-left area of the garage. The main gas shutoff was located in the attic, to the left of the attic stairs and across from the HVAC equipment. These locations are documented for homeowner reference.

7.2. Plumbing: Exterior Faucet(s)



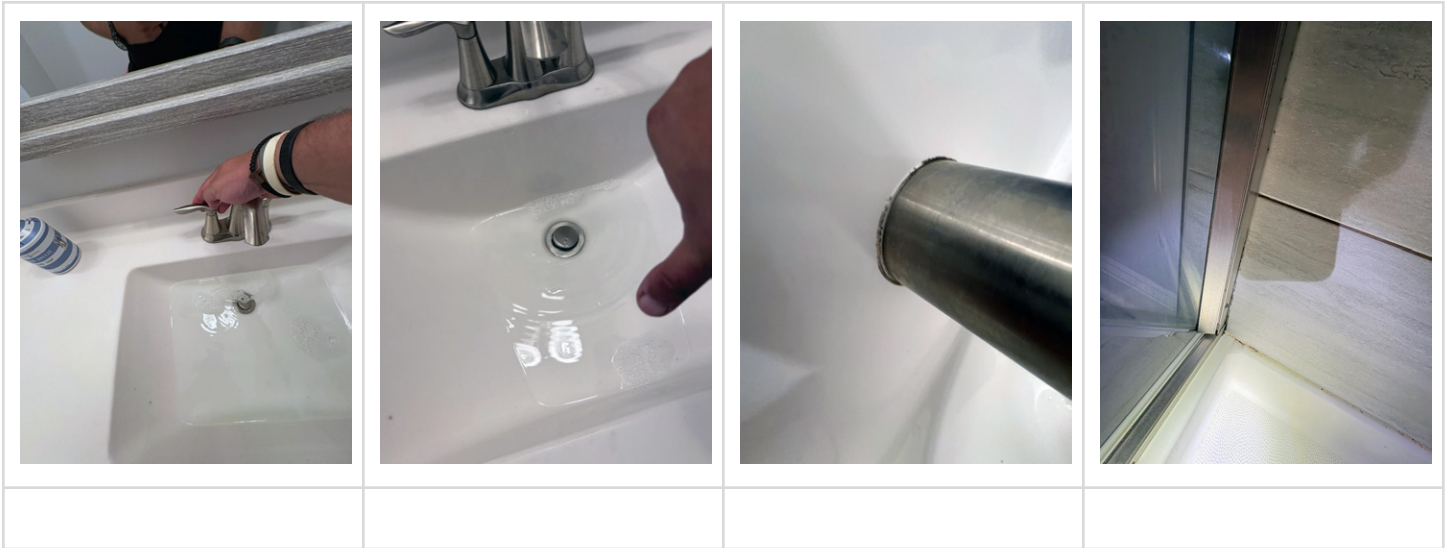
Description:

Visually Inspected

Condition:

Satisfactory

7.3. Plumbing: Interior Faucet(s) and Fixtures/Visible Piping/Traps



Description:

Visually Inspected

Condition:

 **Deficiency**

At the upstairs bathroom with the double sink, the hot-water handle at the right-side sink was difficult to operate, and the sink drained slowly when tested. Stiff faucet operation and slow drainage can affect normal use and may be related to fixture wear, buildup, or a partial drainage restriction. Recommend adjustment or repair of the faucet and cleaning or servicing of the drain as needed.

The bathtub faucet/trim in the upstairs bathroom lacked adequate sealant where it meets the finished wall surface. An open or deteriorated joint at a wet-area plumbing penetration can allow moisture to enter adjoining finishes or concealed materials over time. Recommend properly sealing the faucet/trim penetration with an appropriate moisture-resistant sealant.

The primary shower exhibited visible buildup, wear, and areas of sealant that appeared aged or in need of maintenance. These conditions appeared primarily related to routine use and maintenance; however, deteriorated sealant in a wet area can allow moisture to reach adjoining materials over time. Recommend thorough cleaning and renewal of deteriorated sealant as needed to maintain the shower enclosure and surrounding finishes.

7.4. ☒ Plumbing: Main Supply Line/Distribution Line(s) and Waste Line(s)

Description:

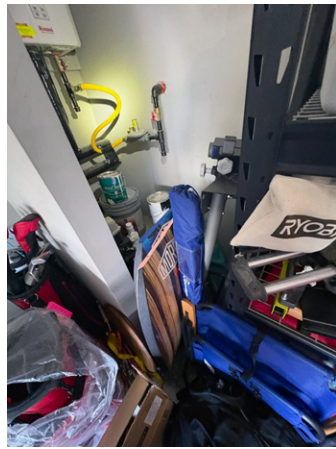
Not Visible

Condition:

☒ Not Inspected (Reason(s) Below)

Much of the water supply/distribution piping and drain, waste, and vent piping was concealed by finished interior surfaces and the slab-on-grade construction and was not readily visible at the time of the inspection. Readily visible and accessible plumbing components were inspected where present. Concealed piping within walls, ceilings, floors, or below the slab could not be visually evaluated as part of this non-invasive inspection.

7.5. ☒ Plumbing: Gas Meter and Fuel Lines

Description:

Partially Visible

Operational at This Time

Condition:

Satisfactory

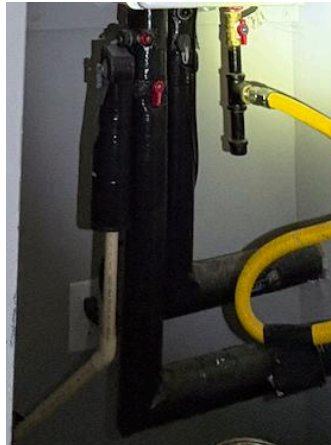
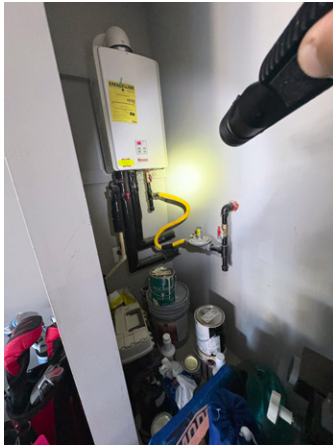
☒ Information

The readily visible and readily accessible portions of the fuel distribution system were inspected at the time of the inspection. No gas odor was noted, and no indication of gas leakage was detected at the locations tested. Concealed or inaccessible portions of the fuel distribution system were not evaluated.

7.6. Plumbing: Water Heater – Overview and Condition/Status

Fuel Type: Natural Gas
Location: Garage Left
Manufacturer: Rinnai
Manufacturing Year: Unknown

Gas Disconnect Location: Within Sight of Equipment
Capacity: On Demand
Temperature Pressure Relief Valve:
 Present With Blow Off Leg



Description:

Partially Visible Operational at This Time

Condition:

Satisfactory Information

Homeowner belongings stored in the garage limited access to the water heater and prevented a clear view of the manufacturer data tag. The readily visible portions of the unit were observed where accessible. The water heater appeared to be vented to the exterior, a gas shutoff valve was visible nearby, a sediment trap/drip leg was present, and visible piping was insulated. The model, serial number, and age could not be confirmed due to the limited access. Hot water temperature measured at the fixtures was approximately 116°F at the time of the inspection. This temperature is documented for informational purposes and reflects conditions present at the time tested.

8. HVAC

8.1. HVAC: Outdoor Unit – Condition/Status

HVAC: Outdoor Unit Inspection Method:

No Homeowner-Accessible Panel Present ▾

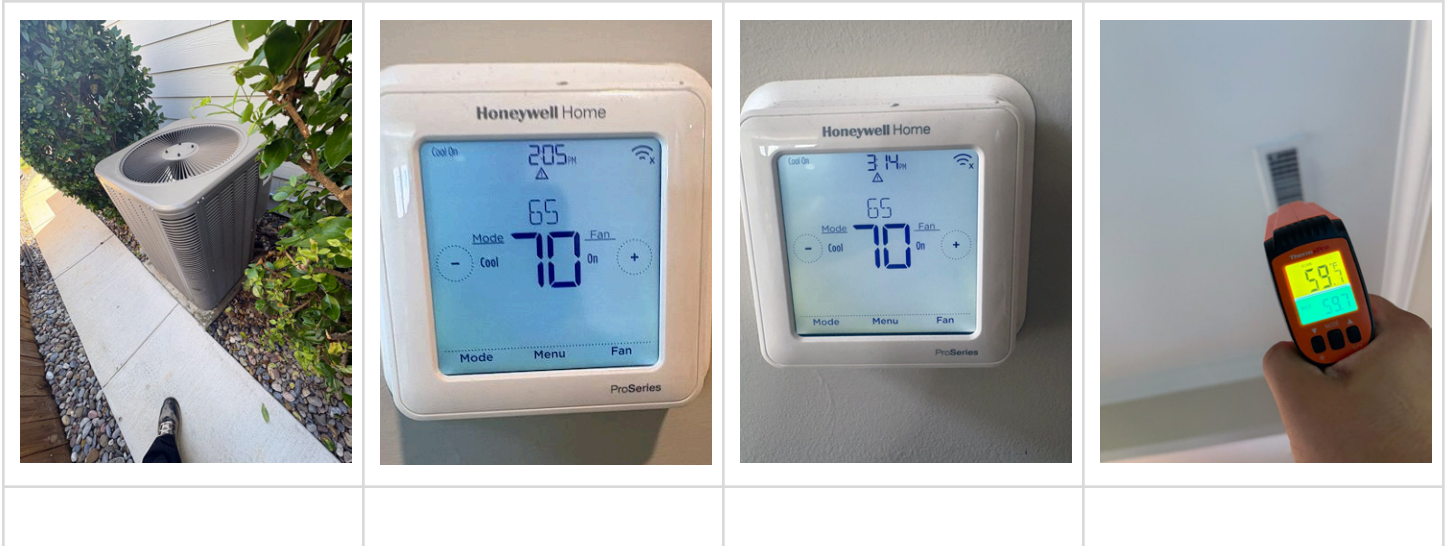
HVAC: Outdoor Unit Type: Central Split, Condenser ▾

HVAC: Outdoor Unit Location: Exterior Left ▾

HVAC: Outdoor Unit Manufacturer, Year: Lennox, 2020

HVAC: Outdoor Unit Energy Source: Electric ▾

Damage Risk: Low-temperature operation of Cooling Systems (Below 60°F) may damage equipment unless designed for low-ambient cooling. Cooling performance was not verified – if the weather is at or below 60°F.



Description:

Visually Inspected ▾ Operational at This Time ▾ ▾ ▾

Condition:

 Deficiency ▾ Further Evaluation Required ▾

The air-conditioning system was operated using the installed normal operating controls at the time of the inspection. The system responded to the controls and cool air was observed discharging from the supply registers; however, after the thermostat was lowered to approximately 65°F, the interior temperature did not appreciably decrease during the inspection period. Supply air was measured at approximately 10°F cooler than the thermostat setting at the locations tested. While the system was operating and producing cooled air, overall cooling performance could not be confirmed as satisfactory based on the observed temperature response. Recommend evaluation and servicing by a qualified licensed HVAC contractor to determine whether the system is cooling and distributing conditioned air as intended.

8.2. ☒ HVAC: Indoor Unit – Condition/Status

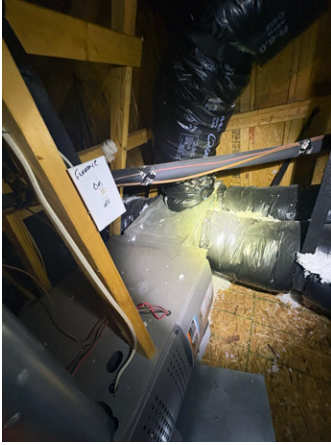
HVAC: Indoor Unit Inspection Method: Limited Inspection Visibility ▾

HVAC: Indoor Unit Type: Furnace ▾

HVAC: Indoor Unit Location: Attic ▾

HVAC: Indoor Unit Manufacturer, Year: Lennox, 2020

HVAC: Indoor Unit Source: Natural Gas ▾



Description:

Partially Visible ▾ ▾ ▾ ▾ ▾ ▾

Condition:

☒ Not Inspected (Reason(s) Below) ▾ ▾

The furnace cabinet could not be fully opened at the time of the inspection because the lower securing screw was missing and the upper screw was overtightened and could not be safely removed without risking damage to the equipment. As a result, the readily accessible internal furnace components could not be visually evaluated. Because the furnace could not be adequately accessed for inspection, the heating system was not operated by the home inspector. Recommend evaluation and servicing by a qualified licensed HVAC contractor, including correction of the cabinet fasteners and confirmation of proper heating operation.

8.3. HVAC: Duct(s) – Condition/Status



Description:

Visually Inspected

Condition:

The far-left duct connection at the HVAC unit was observed to be improperly fitted and was actively leaking conditioned air into the attic at the time of the inspection. Air leakage at a duct connection can reduce system efficiency and may affect proper distribution of conditioned air to the home. Recommend evaluation and repair by a qualified licensed HVAC contractor, including properly securing and sealing the affected duct connection.

9. Structural and Framing Components

9.1. Structural and Framing Components: Visible Foundation Material/Condition



Description:

Visually Inspected ▾ Crack(s) ▾ ▾ ▾ ▾

Condition:

✓ Information ▾ ▾

An insulation layer limited visibility of portions of the slab; however, a crack measuring approximately 1/8 inch or less was observed near the middle-right side of the home and was also visible in the slab beneath the stairs. The crack diminished as it extended away from the observed area, and no other readily visible signs of significant movement or related distress were noted throughout the home at the time of the inspection. Recommend sealing the visible crack as appropriate and monitoring for changes in width, displacement, or associated movement over time. If movement progresses or additional signs of structural distress develop, further evaluation by a licensed structural engineer is recommended.

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

Description:

Not Visible

Condition:

☒ Not Inspected (Reason(s) Below)

The ceiling joists, beams, and headers were not fully visible at the time of inspection because these components were concealed by finished ceilings, walls, insulation, and other building materials. Readily visible portions were inspected where accessible; however, concealed portions could not be evaluated during this visual, non-invasive inspection.

The wall framing was not fully visible at the time of inspection because it was concealed behind finished wall surfaces and other building materials. Readily visible portions were inspected where accessible; however, concealed framing and connections could not be evaluated during this visual, non-invasive inspection.

Portions of the floor support structure were not fully visible at the time of inspection because framing components were concealed by finished surfaces, insulation, flooring, and other building materials. Readily visible and accessible components were inspected where possible; however, concealed portions could not be evaluated during this visual, non-invasive inspection.

Insulation, fire blocking, and draft stopping were not fully visible at the time of inspection because portions were concealed within finished wall, floor, and ceiling assemblies or otherwise obstructed from view. Readily visible portions were inspected where accessible; however, concealed materials and installation details could not be evaluated during this visual, non-invasive inspection.

This inspection was visual and non-invasive, conducted in accordance with the North Carolina Home Inspector Licensure Board (NCHILB) Standards of Practice. 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/home-inspector-licensure-act-and-board-rules-effective-june-1-2026/open>