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704-542-6575 | info@hicarolina.com



INSPECTION REPORT

123 Sample Street

Anytown, NC

INSPECTION DATE 9/16/2026

INSPECTED BY

Dek Nance
(704) 542-6575
info@hicarolina.com
NC #1234

Home Inspection Carolina



A handwritten signature of Dek Nance in black ink.

PREPARED FOR

Sample Client

ADDRESS

123 Sample Street

CITY / STATE / ZIP

Anytown, NC

INSPECTION DATE

9/16/2026

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COMPLETE HOME INSPECTION REPORT

Exclusively for: Sample Client

Including: Limitations, Recommendations, Material Types, and Additional Photos

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

DATE	PROPERTY	BUYER'S AGENT	INSPECTOR
9/16/2026	123 Sample Street Anytown NC	Sample Agent	Dek Nance (704) 542-6575 info@hicarolina.com NC #1234 

People present at the time of inspection:

Home Owner(s), Listing Agent

Building Type:

Single Family.

Utilities Status:

All utilities on

Outside Temperature (F):

70-80 Degrees

Payment Type:

Credit Card Online

House Occupancy/Limitations:

The home was unoccupied but still furnished or partially furnished at the time of inspection. When a home is occupied with furniture, clothing, and other stored items, it can obstruct the view and access to walls, receptacle outlets, under sinks, etc. The time in which the home has been vacant is unknown.

Inspection Report Information

Your summary section is **NOT** the entire report.

IMPORTANT

A qualified licensed contractor who specializes in the respective fields of our findings or defects listed should be consulted to evaluate any and all findings or defects further. There may be other defects concealed and or otherwise unseen at the time of the initial inspection. Further evaluation is recommended before the closing or end of the due diligence period, whichever comes first.

The complete report may include additional information of great concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North or South Carolina real estate agent or an attorney.

Please understand that this is a visual inspection only. The report provided is intended only as a general guide to help you make your own evaluation of the overall condition of the home. This inspection is not intended to reflect the value of the premises nor make any representation as to the advisability of purchase.

Home Inspection Definitions

Home Inspection	A limited, non-invasive visual examination of the condition of a home, designed to identify material defects in essential components of a residential dwelling.
Direction	Our State requirements require us to direct our clients to consult with qualified licensed contractors for further evaluation of all defects identified within our report. It is essential that you thoroughly understand the extent of any problem before the closing of the property.
Ancillary Services	Services such as Mold Sampling, Radon Tests, etc., are not part of this home inspection and do not fall under NC or SC Standards of Practice. For more information visit homeinspectioncarolina.com/services
Material Defects	A specific issue with a system or component of a residential property that may have a significant, adverse impact on the property's value or pose an unreasonable risk to people.
Standards of Practice	This inspection has been completed according to the standards of practice and code of ethics within the states of North or South Carolina. NC SOP SC SOP

The following report reflects the visual conditions of the property at the time of the inspection only. The summary and main report are a list of items found to be defective, needing repair, or further evaluation. Hidden or concealed defects are not inspected and are not included in this report. No warranty is either expressed or implied. This report is not an insurance policy nor a warranty service.

The point of reference for this report is from the street looking at the front of the house.

✓ Results at a glance

74

✓ ITEMS INSPECTED
Total number in report.

41

📋 SUMMARY COMMENTS
Total number in report.

80

📷 PHOTOS
Total number in report.

🏠 1. Deck(s)/Patio(s)/Porches

☰ Description

DECK INFORMATION

Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. There is no inspection and/or evaluation or moving of landscape components such as but not limited to trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting.

🔧 Types & Descriptions: Deck(s)/Patio(s)/Porches

Deck Materials:

Wood Columns

Wood Framing

Wood Decking

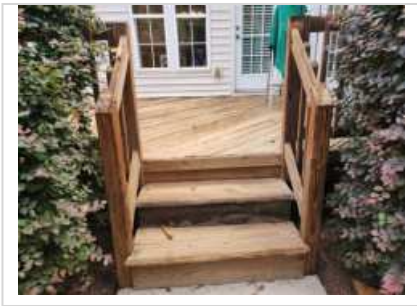
👁 Items: Deck(s)/Patio(s)/Porches

1.0 Deck/Patio/Porch Visual Findings

📋 Further evaluation is needed.

(1) There are loose railing(s) that need to be secured properly to prevent continual movement and/or a possible hazard at the Rear deck

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) Loose deck boards were noted at the rear deck. The boards need to be properly secured to prevent further movement and possible damage at multiple locations.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(3) Cracking, splitting and/or general deterioration was noted throughout the deck surface, railing and stairs. Further damage may occur.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



1.1 Deck/Patio Surroundings Limitations



 2. Exterior/Trim/Foundation

 Description

EXTERIOR INFORMATION

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified licensed engineer that specializes in residential dwellings. The inspection will certainly alert you to any suspicious cracks if they are clearly visible. We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, an engineer that specializes in residential dwellings, or a geologist, but this should not deter you from seeking the opinion of any such expert. It is also routinely recommended that inquiry is made with the seller about knowledge of any prior foundation or structural repairs.

All items that are freshly painted including, but not limited to, trim, exterior siding, fascia, and soffit cannot be fully or completely viewed to determine if wood rot exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before the close of escrow on the home.

 Types & Descriptions: Exterior/Trim/Foundation

Siding Types:

Vinyl Siding
Brick Veneer

Stories/Foundation:

2 Stories on a Crawlspace
Foundation

 Items: Exterior/Trim/Foundation

2.0 Exterior Visual Findings

 Further evaluation is needed.

Spacing or gaping was observed at the trim where it intersects with various materials at multiple locations around the home. It is important to address this issue by adequately sealing the trim to effectively safeguard against potential water penetration and associated damages within the home environment.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



2.1 Trim Visual Findings

📋 Further evaluation is needed.

Wood rot has been observed at the trim where it intersects the threshold of the sunroom rear exterior door. A more thorough assessment is required to ascertain the extent of repair or replacement necessary.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



2.2 Foundation Visual Findings

📋 Further evaluation is needed.

The crawl space vents were at or below grade and need to have a vent well(s) added. When vents are below grade, rain and runoff water are likely to enter the crawl space, which can attract wood destroying organisms or lead to fungal issues such as rot or organic growth. If vents are far enough below grade, the dirt can block the openings so air will not circulate and the vents will not ventilate. When foundation vent wells are installed, the grade should be dug a minimal of 2" below the foundation vent itself. Another issue is that often people block the vents in an unconditioned crawl space. This can lead to high moisture levels and it is recommended that the foundation vents be left open year round.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



2.3 Exterior Limitations



The foundation is not fully visible due to it being blocked by trees, shrubs, and/or tall grass along Multiple locations of the home. Because of this, no claims could be made as to the condition of the foundation, siding, and/or trim in these locations. It is recommended that the trees, shrubs, and/or tall grass be trimmed back and removed to fully view the foundation before closing of escrow on the home to determine if there is any hidden or concealed damage.

3. Grounds/Pavings

Description

GROUNDS INFORMATION

This inspection is not intended to address or include any geological conditions or site stability information. There are no comments or reporting on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed portions around the foundation or exterior walls. The inspection and/or evaluation are not made on any mechanical or remotely controlled components such as driveway gates.

Items: Grounds/Pavings

3.0 Ground Area Visual Findings:

 Further evaluation is needed.

Trees are touching or overhanging the roof at the Left side of the home. Continual maintenance is needed to prevent further or possible damage.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



4. Garage-Carport

Description

GARAGE INFORMATION

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. It is not uncommon for moisture to penetrate garages, particularly with slabs-on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. This inspection does not include the inspection of detached garages, however, if a detached garage was inspected without additional costs it was inspected as a courtesy and should not be considered a part of the home inspection as it is not attached to the main structural inspection of the home.

Types & Descriptions: Garage-Carport

Reverse Tension Tested:

No - Testing was not conducted due to a defect or at the inspector's discretion; please refer to the limitations for more details.

Garage Sensors

(photoelectric safety devices):

Tested and present at the time of inspection

Items: Garage-Carport

4.0 Garage Visual Findings

 Further evaluation is needed.

Stains were noted on the ceiling in the garage. Unable to determine if an active leak exists at the time of inspection. Ask the seller the history of the stains and if repairs have been made to correct any leaks that may have caused the stain. If the sellers aren't aware of the stain or the home is vacant, then the stain should be treated as active. Water penetration into the ceiling can lead to problems if left unattended.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



4.1 Garage Limitations



The reverse tension on garage doors that have garage door opener(s) installed were not tested at the time of inspection. Testing the reverse tension on the garage door opener may result in damage to the door and/or unit if the settings are not properly set. Without being able to determine if the setting are correct before testing the garage door opener, the opener could not be tested. To ensure that the garage door reverse tension is set properly, ask the seller for any disclosure to any repairs or adjustments that have been made to the unit, any paperwork provided from any service, builder, and/or installation company. The reversing tension needs to be properly set to prevent possible damage to property, the garage door, and/or the garage door opener.

The garage walls, foundation and/or floor were not fully visible due to stored items along the walls and floor in the garage. Due to the stored items obstructing the viewing of the walls, floor and foundation within the garage, the inspector cannot determine if there is hidden or concealed damage or defects in the garage that may have been obstructed at the time of inspection. The conditions in the obstructed areas are unknown at the time of inspection. It is recommended that all of the stored items be removed from the garage so that a qualified professional can further evaluate the conditions within the garage before the closing or due diligence date as there may be hidden or concealed damage.

 5. Roof Systems

 Description

ROOF INFORMATION

Although not required, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, the number of layers, quality of material, the method of application, exposure to weather conditions, and the regularity of its maintenance. The inspection provided is visual only and the opinion of the general quality and condition of the roofing material can be subjective. Any and all additional concerns should be addressed by a qualified licensed roofing contractor.

Every roof is inspected conscientiously; the remaining life expectancy, or guarantee that it will not leak, cannot and will not be provided by the inspector. It is recommended that you ask the sellers to disclose any information pertaining to repairs, leaks, and/or any additional information. Attached accessories including, but not limited to, solar systems, antennae, and lightning arrestors are not inspected. It is at the discretion of the inspector to climb and/or walk on the roof as it is not a requirement to do so.

 Types & Descriptions: Roof Systems

Roof Covering Materials:

- Asphalt Shingles
- Metal

Roof Access:

Due to the pitch, height, or the discretion of the inspector, the roof was viewed from the ground with binoculars. It is at the discretion of the inspector to climb and/or walk on the roof as it is not a requirement to do so.

Viewed the roof from a window.

 Items: Roof Systems

5.0 Roof Visual Finding(s)

-  Further evaluation is needed.

Loose drip edge flashing and or shingles were noted at the fireplace bump out roof. Repair is needed. Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



5.1 Gutter Visual Finding(s)

📋 Further evaluation is needed.

(1) A splash block is needed to properly direct water away from the foundation of the home under multiple gutter down spouts around the home.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The gutter at the rear right corner of the home needs to be redirected away from the foundation of the home and prevent water from pooling under the rear deck.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



5.2 Flashing Visual Finding(s)

🕒 This area or system was visually inspected

5.3 Fascia/Soffits/Eave Visual Finding(s)

📋 Further evaluation is needed.

There are loose piece(s) of fascia and/or soffit that need to be re-installed and/or secured properly to prevent water penetration and/or possible damage at the Rear and left side of the home.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



5.4 Roof Limitations/Restrictions

☑ .

Due to the complex designs, not all areas of the roof shingles or flashing could be viewed. Valleys of connecting roof lines, dormers and bump outs hide some areas of the roof and siding from being able to be seen during a home inspection. (These areas were not inspected and no claims can be made to their condition as they were not viewed at the time of inspection).

Due to the height of the home, the gutters could not be viewed from the top. Underground drainage from gutters or a drainage system is not inspected at the time of inspection, as this is beyond the scope of a normal home inspection.

Unable to view in the gutters and/or determine if there is standing water due to gutter guards being installed and obstructing the view of the interior of the gutters.

 6. Attic Interior System

 Description

ATTIC INFORMATION

In accordance with our standards, attics that have less than thirty-six inches of headroom are not inspected, area restricted by ducts are not inspected, or in which the insulation obscures the joists and thereby makes mobility hazardous are not inspected, in which case the attic is inspected to the best of the inspectors ability from the access point. In regard to evaluating the type of insulation in the attic and on the attic floor, we do not sample or test the material for specific identification. Also, insulation is not disturbed or moved which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and/or other components.

Due to pitch and/or height of the outer edges and corners cannot be viewed within the attic areas, These areas could not be fully viewed or inspected at the time of inspection and no claims could be made to the conditions and/or structure of these areas. The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas.

 Types & Descriptions: Attic Interior System

Framing and Component

Types:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Unfinished Area Insulation

Type(s):

Blown Fiberglass
Fiberglass Batts or Rolled
Batts

Attic Location(s):

Main Attic above the majority
or entire home.
Bonus room wall

 Items: Attic Interior System

6.0 Attic Visual Findings

 Further evaluation is needed.

(1) There is damaged insulation installed on the back of the attic stairs. This can result in a large source of heating and air loss, installation of new insulation and weather stripping is needed to prevent heating and air loss.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) Stains were noted along the fascia boards in areas through the attic. Water penetration into the attic can lead to problems if left unattended. Water stains in a dry attic may or may not indicate active leaks. Stains will remain after leaks have been repaired, making it almost impossible to determine whether or not a leak is active. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. Because of this ask the seller to disclose the history of any stains and if repairs have been made to correct them and continue to monitor the attic conditions.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(3) Insulation is compacted in several areas throughout the attic and the true R-factor at this point may be substantially less than that originally installed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(4) The attic access door(s) are hollow-core door(s) and there is not any insulation installed on the back of them. Insulation is needed behind the attic access door(s) to prevent heating and air loss. As the attic access doors are hollow core doors and have a very low R-Value.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



6.1 Recommendations/Information



There is evidence of rodent droppings noted throughout the attic.

6.2 Attic Limitations



Due to framing, truss designs, and/or no flooring, the inspection of the attic was limited to the scuttle hole or floored area only by flash light. The structure condition could not be fully viewed and the conditions are unknown. Ask the seller for full disclosure as to any repairs or defects that may have occurred in the past and if corrections have been made to correct them.

 7. Plumbing System

 Description

PLUMBING INFORMATION

Water quality or hazardous materials testing is available however is not included with this inspection unless added as an additional service. Underground piping related to water supply, waste, sprinkler, as well as drainage systems is excluded from this inspection. The presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume cannot be inspected.

The water main shut off valve, and shut off valves under sinks and behind toilets is not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this, shut off valves are not turned, tested, or operated.

The inspection does not assure that the plumbing systems of the home will meet the demands of a family when in use.

 Types & Descriptions: Plumbing System

Visible Plumbing Materials:

PEX
PVC

Plumbing Vent Pipe Material

Type(s):
PVC

Water Heater Power Source:

Gas

Water Heater Ventilation

Type:
Flue Vented

Water Heater Capacity:

50 Gallons

Water Temperature:

110 Degrees

Water Heater Location:

Garage

Main Water Shut Off

Location:
The garage wall

 Items: Plumbing System

7.0 Plumbing Conditions/Visual Findings

 Further evaluation is needed.

(1) There was a leak noted at the exterior hose faucet(s) that needs repair and/or replacement to prevent continual leaking located at Front of the home.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The visible plumbing lines in this home are plastic PEX with brass metal fittings. Evidence of fitting deterioration was noted during the inspection in a few/several locations. The deterioration could be the result of a known problem referred to as “dezincification”. Dezincification occurs when brass fittings that are considered a high-zinc copper alloy are exposed to water and the zinc is leached from the fitting or component leaving the fitting in a weakened state. This process also leads to a build-up inside the fitting, restricting water flow and ultimately leaving the plumbing system prone to breakage and leaking. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the general condition of the plumbing distribution and supply lines, the significance of this concern, and make necessary repairs.

Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.

7.1 Water Heater Conditions/Visual Findings

📋 Further evaluation is needed.

The water heater did not have an expansion tank installed at the time of the inspection. Expansion tanks are used to prevent possible leaks from the hot water heater. When the hot water heater turns on, the water within the piping system begins to expand. Without the expansion tank, the expanding water can create too much pressure on the heater and potentially fail or leak. With the expansion tank, the expanding water enters the expansion tank preventing possible damage.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



7.2 Water Temperature Information

☑ This area or system was visually inspected

During the inspection, it was observed that the temperature was below the recommended level of 120 degrees. Setting your water heater temperature too low can lead to risks. When the temperature is below 120 degrees, it creates an environment where bacteria can thrive and stagnant water can accumulate inside the heater. To prevent this, it's advisable to maintain the water heater temperature above 120 degrees but below 125 to avoid scalding. To ensure optimal performance, adjust the temperature to 120 degrees. [Click here](#) to discover how to set your water heater to a safe and efficient temperature level.



7.3 Plumbing Recommendations/Information

☑ .

The home was vacant or new at the time of the inspection. Since the home is not being tested under everyday regular use, it is difficult to determine if any plumbing system leaks may occur. If a leak occurs after moving in, contact the builder (for new construction) or a plumber to evaluate further and make the necessary repairs.

The lifespan of a water heater can vary depending on various factors? Typically, an electric water heater lasts around 10-15 years, while a gas water heater can last 15-18 years. However, factors such as water condition, maintenance, and the location of the water heater can all impact its lifespan. Keep in mind that it's impossible to determine the exact lifespan of your current water heater or how many additional years it has left.

8. Laundry Area

Description

LAUNDRY INFORMATION

Washer and dryers are not tested at the time of inspection as this is beyond the scope of a home inspection. The 220v electric dryer hookup, if so equipped is not tested during a normal home inspection. If washer and dryers are installed in the laundry room viewing of the wall and/or inspect the washer and dryer hookups cannot be completed due to the washer and dryer blocking the wall and hookups. No claims can be made regarding the condition of the wall and hookups.

Items: Laundry Area

8.0 Laundry Area Visual Findings

 This area or system was visually inspected

8.1 Laundry Area Limitations

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Unable to view the walls, flooring, and piping at the time of inspection due to the washing machine and/or dryer being installed obstructing viewing of these areas. No claims can be made to the condition of these areas at the time of inspection.

A dryer vent is provided. Note: The dryer vent is not tested for air flow or to determine if there are clogs in the line. There is only a visual inspection performed of what can be seen at the exterior vent.

 9. Electrical System

 Description

ELECTRICAL INFORMATION

Load-calculations are not performed to determine if the supply meets the demand. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors and tested regularly.

 Types & Descriptions: Electrical System

Panel Location(s):

Garage

Panel Cover:

Removed and interior inspected

Main Power Panel Size:

200 amp service

Service Entry Conductor Type:

Aluminum

Service Voltage:

The incoming electrical service to the structure is 120/240 volts, with circuit breakers.

Branching Circuit Wiring Type:

Branching Copper Wiring with Aluminum on (220) appliances.

Service Type:

Underground

 Items: Electrical System

9.0 Electrical Visual Findings

 Further evaluation is needed.

(1) There are lights noted within the home that had missing bulb(s) and/or a bulb that did not function when tested. Due to the height or disassembly required the bulb could not be replaced and tested at the time of inspection.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The living room ceiling fan is missing multiple fan blades. Replacement is needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(3) The master closet light fixture is unusually dim. This may be an indication of a bad ballast. Repair or replacement is needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(4) The hot and neutral wires are reversed at certain outlets within the home, creating a condition known as reverse polarity. This issue occurs when the electrical system's hot and neutral wires are improperly connected to the outlet. While devices plugged into an outlet with reverse polarity may still function, the on/off switch will control the neutral wire instead of the hot wire. This significantly increases the risk of electric shock for anyone using the device. If one outlet is found to have reversed polarity, it's possible that other outlets in the home are

similarly affected. A thorough evaluation of all outlets is recommended, as some may have been inaccessible or obstructed during the initial inspection. Below is a list of outlets that were identified at the time of the inspection: Upstairs hall bathroom outlet to the right of the sinks.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(5) There are ceiling fan(s) that are not balanced within the home and need to be properly balanced, adjusted, repaired, and/or replaced.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



9.1 Recommendations



The GFCI(s) outlet were tested and responded to the test button and or a testing device at the time of inspection. It is recommended that GFCI(s) outlets are tested monthly to ensure that they are responding and or functioning. To test the breakers simply press the button on the front of the outlets located at "wet location" to ensure that the outlet trips and then resets properly. Check the following locations to test your GFCI outlets: (Exterior and Garage, Kitchen, Bathrooms).

9.2 Electrical Limitations



Storage items and/or large furniture is not moved to check outlets or switches. If a receptacle is not working check a control switch. It is common for homes to have receptacles installed that are controlled by a control (light) switch. All switches that can be accessed are tested for what they control. Often some switches will be on

a 3 or 4 way light switch. It is impossible during the time frame of a home inspection to test all switches in all their possible on/off combinations. Wiring inside walls, conduit, underground, or and any concealed areas that cannot be viewed are not inspected at the time of inspection.

10. HVAC System(s) Information

Description

HVAC System(s) Information and Limitations

The interior AC coil(s) are not inspected as they could not be viewed at the time of inspection due to being taped sealed/closed. The fan units operated when testing (if temperature permits), but the interior was not visually observed. No claims could be made to the condition of the interior of the unit as this would require a complete invasive inspection of the unit, which is beyond the scope of a home inspection.

During this inspection, it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly.

The interior heat unit portion of the heating system(s) is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection as disassembly is required. It is recommended that the unit is serviced yearly to ensure the unit operates and functions efficiently.

The home inspector does not determine the age of the HVAC unit. If the unit(s) are older than 10 years or if the age or the age is unknown, it is recommended that the unit(s) have a complete invasive inspection of the entire unit by a licensed HVAC contractor. Ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing. If the home is vacant or in foreclosure, a complete invasive inspection of the entire unit by a licensed HVAC contractor is recommended before the closing of escrow on the home.

Types & Descriptions: HVAC System(s) Information

Air Conditioning Type(s):

Central Split System(s)

Power Source:

Electric 220 Volt

Heating Type(s):

Forced Air Unit(s)

Fuel/Power Source(s):

Natural Gas

Ducts/Air Supply Types:

Fiberglass Duct Board:
Flexible round duct work

Access Panel(s) Removed during visual inspection?:

Yes

Items: HVAC System(s) Information

10.0 Air Temp Drop Differential

 This area or system was visually inspected

Primary unit differential - The Primary unit is producing an adequate air temperature drop. The temperature differentials when tested should be between 14 and 24 degrees. The differentials at the time of inspection were at 18 degrees.

Primary Unit :

Main Return Air Temperature- 70 degrees.

Main Supply Air Temperature- 52 degrees.



10.1 Gas Heat

☑ Component/item was not inspected due to limitation

Please note the home has a gas appliance due to the home having a gas appliance that is recommended having a gas leak detector installed before moving into the home or shortly thereafter. Gaslight detectors can detect potential gas leaks, ensuring safety for you and your family.

During this inspection, it is impossible to determine the condition of the interior of the ductwork or vent systems. The interior of the ductwork or vent systems may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly. Please also Note: During the home inspection the home is not inspected for organic growth, organic growth, or other organic growth. We are not organic growth inspectors and are not certified in identifying types of organic growth within the home.

Some types of organic growth are common and/or natural to see within the home, however, dirty ductwork and high moisture levels around the duct work this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have excessive growth within or under a home and/or within duct systems. If organic growth, organic growth, or other organic growth is a concern have a licensed or certified organic growth specialist further evaluate to determine if the type of organic growth within the ductwork is dangerous and determine if removal is needed.

11. Cooling System(s)

Description

HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 will no longer be produced or imported. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. If repair is needed, you may want to consider a replacement if the current AC unit was built before 2010. For more information please [click here](#).

Items: Cooling System(s)

11.0 Air Conditioner Visual Findings

 Further evaluation is needed.

The condensate drain line for the HVAC systems terminates at the right side of the home at a crawl space vent and the foundation wall. The drain line needs to be directed away from the foundation of the home to prevent water penetration into the crawl space and saturated soils at the foundation.

Consult a qualified licensed contractor to assess the areas of concern and perform any additional repairs deemed necessary during their evaluation.



11.1 Duct Visual Findings

 This area or system was visually inspected

11.2 HVAC System(s) Recommendations

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(1) This homes catch pans at the HVAC units has a "float switch" installed. These are designed to automatically shut the unit off if water ever fills the overflow pan. If the unit continues to turn off periodically this may indicate water in the overflow pan and repairs are needed.

(2) Reference pictures



11.3 HVAC Limitations



Unable to operate the second floor system due to the system being under repair.

12. Heating System

Description

HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 will no longer be produced or imported. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. If repair is needed, you may want to consider a replacement if the current AC unit was built before 2010. For more information please [click here](#).

Items: Heating System

12.0 Heating Component Visual Findings

 Further evaluation is needed.

The overflow pan was found to be rusted under the HVAC unit in the attic. This is evidence that the unit may have previously leaked at one point causing water to stand in the overflow pan. Because of this, it is recommended that the sellers disclose any servicing that has been made to the unit and if any repairs have been required to correct any previous problems. There may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



12.1 Heating Unit(s) Limitations

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Unable to test the heating unit at the time of inspection due to the exterior temperature being above 70 degrees. When the exterior temperature is above 70 degrees damage can occur to the system and/or

evaporator coils if the system has been running in the AC mode. The hot air blowing across the cold coils may cause damage to the evaporator coil ultimately causing damage to the unit.

It is recommended that you consult a licensed HVAC contractor to gain a comprehensive understanding of the heat system's condition. They have the expertise and specialized equipment to perform more thorough evaluations and ensure the system is ready for peak performance during the winter season.

 13. Interior Components

 Description

INTERIOR INFORMATION

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard, as these may be caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

It is recommended that smoke/carbon monoxide detector(s) be replaced after moving in the home and every five years; homes that do not have carbon monoxide detectors already installed should have one installed on every floor for safety.

All items that are freshly painted including, but not limited to walls and ceilings cannot be fully or completely viewed to determine if water damage exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before the close of escrow on the home.

When building components have surface discolorations and decay typical of fungal growths, such as organic growth, organic growth, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of organic growth are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

 Types & Descriptions: Interior Components

Combination Smoke/Carbon Monoxide Detector(s):
Battery Operated

Fireplace Location(s):
Living Room

Fireplace Type(s):
Prefabricated Insert with Vented Natural Gas Logs.

Wall Structure Type(s):
Not Accessible

Ceiling Structure Type(s):
Not Accessible

Radon Mitigation System:
Not Present

 Items: Interior Components

13.0 Interior Component Conditions/Visual Findings

 Further evaluation is needed.

(1) The following door(s) listed below rubbed at the frame/flooring and need adjustment and/or repair for the door(s) to open and close properly without rubbing:

Rear exterior door and study French door

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The kitchen area rear exterior door handle sticks when operating. Corrections are needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(3) The weather stripping on the following doors is either damaged or missing and needs replacement to prevent energy loss and maintain efficient heating and cooling.

Garage side exterior door

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(4) The cylinder/strike plate does not catch or latch properly and needs corrections and/or adjustments to latch and/or close properly at the following door(s):

Garage side exterior door and rear middle bedroom entry door.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(5) Stains noted on the ceiling at the formal living room. Unable to determine if an active leak exists at the time of inspection as the stains were dry at the time of inspection. Ask the seller the history of the stains and if repairs have been made to correct any leaks that may have caused the stain.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



13.1 Fireplace/Firebox/Gas Log Conditions/Visual Findings

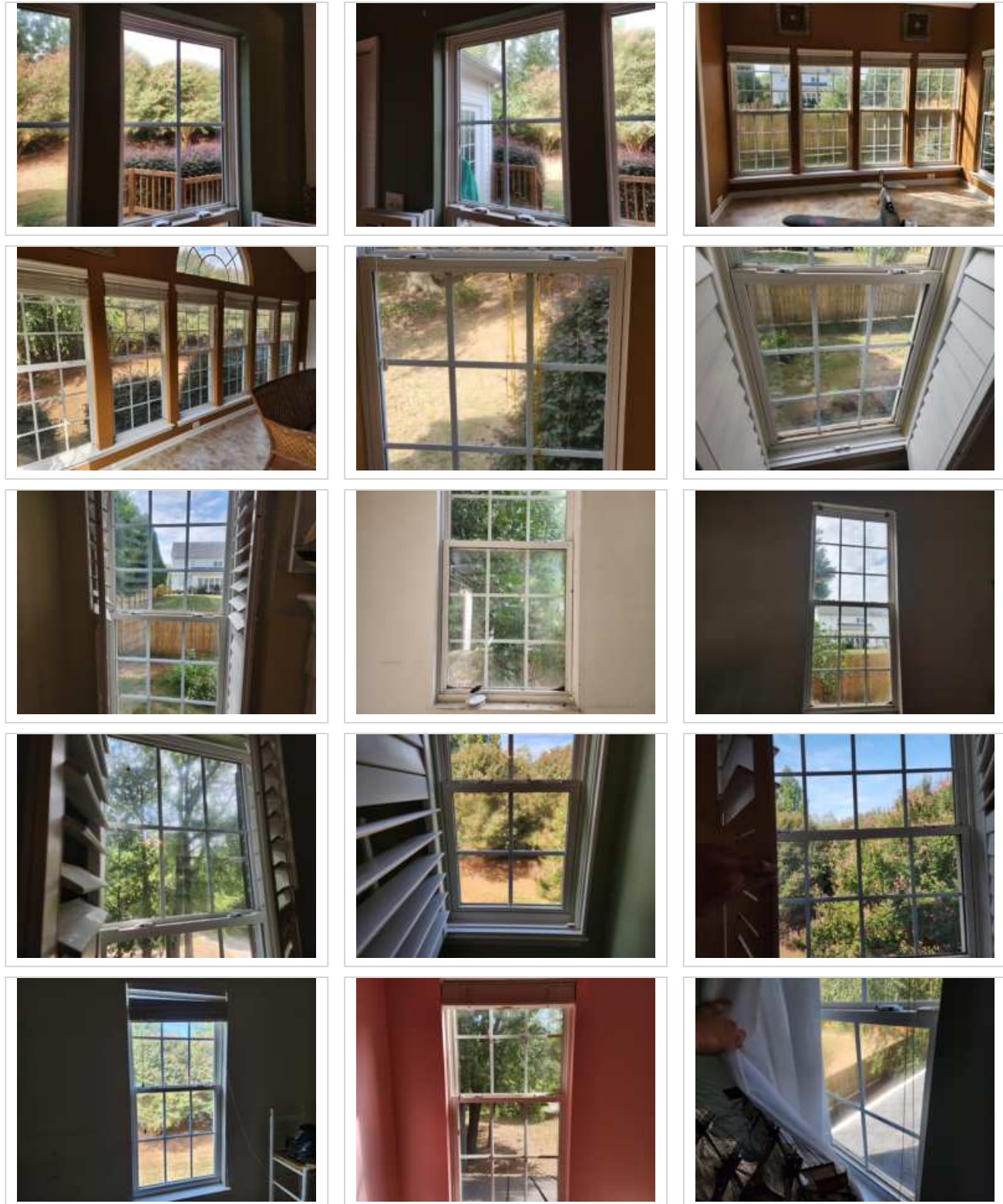
☑ This area or system was visually inspected

13.2 Window Visual Findings

📋 Further evaluation is needed.

(1) Multiple window(s) and/or sashes were found to have a bad or broken thermal seal. When a bad or broken thermal seal is found, it is possible there may be more that cannot be found at the time of inspection. Because of this it is recommended that all windows be evaluated to prevent heating and air loss.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.





(2) The following window(s) have a bad reverse tension spring(s) or weights. This prevents the window from staying up when opening. If the spring or rope is bad, the window will slide back down when operating. Corrections and/or repairs are needed so the windows will stay up or function properly:
Sunroom left wall middle right window and living room left window.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



13.3 Interior Component Recommendations



Note: The floor squeaked when walking on it in areas throughout the home. This is typically considered a cosmetic item. If the flooring is ever replaced, have sub-flooring screwed down before installing the new covering to reduce the squeaking.

Smoke detector(s) were located, and the test button on the Smoke detector(s) or combination with carbon monoxide detector(s) was pressed and responded. Please understand that the smoke or carbon monoxide simulation cannot be performed or tested during the inspection. To ensure safety, all smoke detector(s) and carbon monoxide detectors should be replaced after closing on the house and replaced as often per the manufacturer's recommendations.

Cosmetic stains noted in some flooring areas.

Dents/damage noted in the walls; this is generally considered a cosmetic item. Patch and repair as needed and continue to monitor.

Nail pops and/or some cracking noted in the ceiling and/or walls throughout the home. The nail pop and/or cracking are signs of normal settlement and are typically considered cosmetic. Continue to monitor to ensure movement does not occur.

13.4 Windows Additional Limitations



The windows were dirty at the time of inspection; this makes it difficult to determine if any window seals are broken at the time of inspection. Have the seller clean the windows inside and outside to verify that the window seals are intact properly.

13.5 Interior Limitations



Stored items and furniture prevent a full viewing of wall surfaces and floor surfaces. The inspection report applies to viewable surfaces only.

Unable to fully view the walls due to wall coverings, pictures, mirrors, etc throughout the home.

When one window is found to have a broken thermal seal, others may be in need of repair or replacement that are not listed below or within the report. Because of this, It is recommended that all windows be cleaned and further evaluated by the qualified licensed contractor or certified professional to determine if any additional windows are in need of replacement before the close of escrow. Any additional windows that are found to have a broken or bad thermal seal should also be repaired and/or replaced at that time by the qualified licensed contractor or certified professional that was recommended to further evaluate. The window at this point has lost its argon gas thus reduces the original R-Value of the window. All windows are located as if looking from the inside out toward the road or yard. -Overcast days, dirty windows, and/or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. The thermal window seal is the gasket that prevents fogging and moisture from entering in between the interior of the window panes.

14(A) . Master Bathroom

Description

BATHROOM INFORMATION

Tub and bathroom sink overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. Also, the shutoff valves under sinks are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shutoff valves are not turned, tested, or operated.

Types & Descriptions: Master Bathroom

Ventilation Types:

Electric power exhaust vent

Items: Master Bathroom

14.0.A Primary Bathroom Visual Findings

 Further evaluation is needed.

(1) The left sink stopper did not function properly at the time of inspection. When pulling the lever the stopper would not respond or open.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The shower faucet handle is loose in the wall and need to be secured properly to prevent movement and possible leakage.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(3) The flush valve or flapper is not sealing properly, causing the toilet to run. Repair or replacement is needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



14(B) . Half Bathroom

Description

BATHROOM INFORMATION

Tub and bathroom sink overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. Also, the shutoff valves under sinks are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shutoff valves are not turned, tested, or operated.

Types & Descriptions: Half Bathroom

Ventilation Types:

Electric power exhaust vent

Items: Half Bathroom

14.0.B Half Bathroom Visual Findings

 This area or system was visually inspected

14(C) . Upstairs Hall Bathroom

Description

BATHROOM INFORMATION

Tub and bathroom sink overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. Also, the shutoff valves under sinks are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shutoff valves are not turned, tested, or operated.

Types & Descriptions: Upstairs Hall Bathroom

Ventilation Types:

Electric power exhaust vent

Items: Upstairs Hall Bathroom

14.0.C Hall Bathroom Visual Findings

 Further evaluation is needed.

Caulk is needed to fill the gaps where the sink countertop and backsplash meet to prevent water penetration.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



15. Kitchen-Appliances

Description

KITCHEN INFORMATION

The kitchen appliances are tested for basic functionality and cannot be evaluated for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, non-built in or non-secured microwave(s), instant hot water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items are considered outside the scope of the inspection. Appliances are not moved during the inspection as they may cause damage. Portable dishwashers are not inspected, as they require a connection to facilitate testing.

When building components have surface discolorations and decay typical of fungal growths, such as organic growth, organic growth, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of organic growth are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Types & Descriptions: Kitchen-Appliances

Kitchen Sink:

Tested

Dishwasher:

Dishwasher - Operated

Range:

Electric Operated

Microwave:

Operated

Garbage Disposal:

Operated

Items: Kitchen-Appliances

15.0 Kitchen Components Visual Findings

 This area or system was visually inspected

15.1 Kitchen Appliance Visual Findings

 Further evaluation is needed.

(1) The oven control panel display is not functioning properly and needs repair or replacement. Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The dishwasher was noted to be leaking at the time of inspection and needs repair or replacement.

Have a qualified Licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.



15.2 Kitchen Information



(1) The sink was tested for leaks at the time of the inspection.

(2) The dishwasher underwent testing and ran through a full normal cycle during the inspection. Other cycles were not tested due to time constraints.

(3) During the inspection, the range underwent testing by operating the burners, broiler (if available), bake element, and convection (if available). However, the self-cleaning function and other specialized modes are not tested.

(4) The microwave was tested and responded during the inspection.

(5) The garbage disposal was tested by using the switch near the sink and running water through it. The inspection did not determine the disposal's efficiency.

 16. Crawlspace

 Description

CRAWL SPACE INFORMATION

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. The under the floor insulation, between the floor joists, restricts viewing of the subfloor area and a percentage of the floor joists that are not removed during the inspection. If high moisture levels were noted to be above 20% during the inspection, this may indicate but does not guarantee an organic growth problem. Many factors are needed to have excessive growth within or under a home and/or within duct systems. If organic growth, organic growth, or other organic growth is a concern please contact us to perform a organic growth test or organic growth inspection to help determine if removal or remediation is needed.

When building components have surface discolorations and decay typical of fungal growths, such as organic growth, organic growth, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of organic growth are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

Please review the entire report and/or refer to the signed agreement/contract for any items that are outside the scope of the inspection performed.

 Types & Descriptions: Crawlspace

Access Location:

Back of the home

Method Used to Inspect:

Crawled with a flashlight, moisture meter, and a probing tool.

Floor Type:

Soil

Foundation and Structure

Types:

Common with wood joists. Wall types are brick and concrete masonry units.

 Items: Crawlspace

16.0 Crawlspace Visual Findings

 Further evaluation is needed.

(1) Insulation was noted to be falling, fallen and/or is drooping within the crawl space area. The insulation needs to be re-installed and/or supported properly. Note: Where it has touched the ground and become damaged needs to be replaced.

Insulation has fallen, drooping or stringy throughout the entire crawl space. This unusually indicates that there is or has had a moisture problem. Recommend leaving the crawl space vent open year round to allow adequate air flow in the crawl space.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The crawl space door is damaged and needs repair or replacement. Corrections are needed to prevent possible water and rodent intrusion.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



16.1 Recommendations/Information



This inspection does not include the presence or absence of animals or other pests. It is recommended to have a licensed exterminator inspect for animals or pests prior to close, if concerned.

Crawl space vents are recommended to be left open year around to ensure proper ventilation into and within the crawl space, preventing elevated moisture levels and/or adverse environments that encourage organic growth or fungal growth.

16.2 Crawlspace Restrictions/Limitations



Rodents and rodent activity was noted within the crawl space. Due the rodent activity found in the crawl space, viewing was limited to the rear left corner only. The rest of the crawlspace was not inspected at the time of inspection and the condition of the structure could not be determined at the time of inspection as it was not viewed. The crawl space is a important part of the home and it is recommended that it be fully inspected before purchasing the home. Once the rodent(s) have been removed and determine that they cannot re-enter the crawl space please feel free to contact us to come back out and complete a fully inspection of the crawl space.

Organic growth is common within all homes and buildings. The home inspection does not include or determine the presence or toxicity of organic growth and/or other organic growth(s) within the home. If there is evidence of organic growth and/or other organic growth(s) within the home it is recommended that it be tested to determine its toxicity for you to determine if remediation is required or needed. If you are sensitive to organic growth and/or other organic growth(s) than it is recommended that the home is tested within the allotted time frame to make an educated discussion before purchasing the home. If tests are not completed before taking ownership of the home and organic growth is later discovered the corrections and/or remediation is solely the responsibility left to you "the buyer".

Thank You for Choosing HIC

We hope your experience with HIC exceeded your expectations. Your report reflects our commitment to thoroughness and accuracy, and we want to make sure you feel completely confident in every finding before you move forward.

If anything in this report raises questions, we're always just a phone call away. Reach out directly to your inspector or our office at **704-542-6575** and we'll walk you through it.

It was our pleasure serving you.

Sincerely,



Dek Nance

(704) 542-6575

info@hicarolina.com

NC #1234



Home Inspection Summary

Exclusively for Sample Client

Please see the main body of the report for additional photos and information

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS

123 Sample Street
Anytown NC



INSPECTOR CONTACT

Dek Nance
(704) 542-6575
info@hicarolina.com
NC #1234

Thank you for choosing Home Inspection Carolina. On 9/16/2026, we conducted a thorough visual inspection of the above-referenced property on your behalf. Every effort was made to identify all visible defects; however, in the unlikely event of an oversight, our maximum liability is limited to the total inspection fee paid. We strongly encourage you to read the complete report in its entirety, as the summary alone does not capture every item of interest.

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney. For South Carolina, contact your South Carolina real estate agent or an attorney.

IMPORTANT

All findings and defects identified in this report should be evaluated by a qualified licensed contractor who specializes in the relevant field. Additional repairs beyond those noted may be required. Defects that were concealed or otherwise inaccessible at the time of inspection are not included. We strongly recommend completing further evaluation prior to the close of escrow, during the due diligence period, or before the contingency period expires.

Home Inspection Definitions

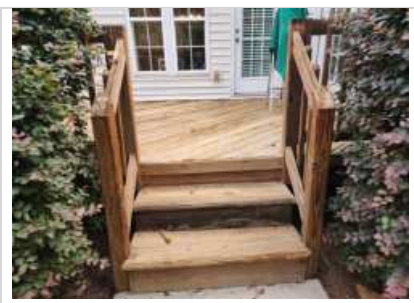
Home Inspection	A limited, non-invasive visual examination of the condition of a home, designed to identify material defects in essential components of a residential dwelling.
Direction	State requirements direct our clients to consult with qualified licensed contractors for further evaluation of all defects identified in our report. Understanding the full extent of any issue before the close of escrow is essential.
Ancillary Services	Services such as Mold Sampling, Radon Testing, and others are not part of this home inspection and do not fall under state Standards of Practice. For more information visit homeinspectioncarolina.com/services
Material Defects	A specific issue with a system or component of a residential property that may have a significant adverse impact on the property's value or pose an unreasonable risk to people.

* The point of reference for this report is from the street looking at the front of the house. The front right crawl space refers to the front right corner of the home, not the front right corner from the crawl space access door, unless otherwise stated.

DECK(S)/PATIO(S)/PORCHES**General Summary****Deck/Patio/Porch Visual Findings**

1. (1) There are loose railing(s) that need to be secured properly to prevent continual movement and/or a possible hazard at the Rear deck

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



2. (2) Loose deck boards were noted at the rear deck. The boards need to be properly secured to prevent further movement and possible damage at multiple locations.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



3. (3) Cracking, splitting and/or general deterioration was noted throughout the deck surface, railing and stairs. Further damage may occur.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



EXTERIOR/TRIM/FOUNDATION

General Summary

Exterior Visual Findings

4. Spacing or gapping was observed at the trim where it intersects with various materials at multiple locations around the home. It is important to address this issue by adequately sealing the trim to effectively safeguard against potential water penetration and associated damages within the home environment.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



Trim Visual Findings

5. Wood rot has been observed at the trim where it intersects the threshold of the sunroom rear exterior door. A more thorough assessment is required to ascertain the extent of repair or replacement necessary.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



Foundation Visual Findings

6. The crawl space vents were at or below grade and need to have a vent well(s) added. When vents are below grade, rain and runoff water are likely to enter the crawl space, which can attract wood destroying organisms or lead to fungal issues such as rot or organic growth. If vents are far enough below grade, the dirt can block the openings so air will not circulate and the vents will not ventilate. When foundation vent wells are installed, the grade should be dug a minimal of 2" below the foundation vent itself. Another issue is that often people block the vents in an unconditioned crawl space. This can lead to high moisture levels and it is recommended that the foundation vents be left open year round.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



GROUPS/PAVINGS

General Summary

Ground Area Visual Findings:

7. Trees are touching or overhanging the roof at the Left side of the home. Continual maintenance is needed to prevent further or possible damage.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



GARAGE-CARPORT

General Summary

Garage Visual Findings

8. Stains were noted on the ceiling in the garage. Unable to determine if an active leak exists at the time of inspection. Ask the seller the history of the stains and if repairs have been made to correct any leaks that may have caused the stain. If the sellers aren't aware of the stain or the home is vacant, then the stain should be treated as active. Water penetration into the ceiling can lead to problems if left unattended.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



ROOF SYSTEMS

General Summary

Roof Visual Finding(s)

9. Loose drip edge flashing and or shingles were noted at the fireplace bump out roof. Repair is needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



Gutter Visual Finding(s)

10. (1) A splash block is needed to properly direct water away from the foundation of the home under multiple gutter down spouts around the home.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



11. (2) The gutter at the rear right corner of the home needs to be redirected away from the foundation of the home and prevent water from pooling under the rear deck.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



Fascia/Soffits/Eave Visual Finding(s)

-
12. There are loose piece(s) of fascia and/or soffit that need to be re-installed and/or secured properly to prevent water penetration and/or possible damage at the Rear and left side of the home.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



ATTIC INTERIOR SYSTEM

General Summary

Attic Visual Findings

-
13. (1) There is damaged insulation installed on the back of the attic stairs. This can result in a large source of heating and air loss, installation of new insulation and weather stripping is needed to prevent heating and air loss.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



-
14. (2) Stains were noted along the fascia boards in areas through the attic. Water penetration into the attic can lead to problems if left unattended. Water stains in a dry attic may or may not indicate active leaks. Stains will remain after leaks have been repaired, making it almost impossible to determine whether or not a leak is active. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. Because of this ask the seller to disclose the history of any stains and if repairs have been made to correct them and continue to monitor the attic conditions.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



-
15. (3) Insulation is compacted in several areas throughout the attic and the true R-factor at this point may be substantially less than that originally installed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



-
16. (4) The attic access door(s) are hollow-core door(s) and there is not any insulation installed on the back of them. Insulation is needed behind the attic access door(s) to prevent heating and air loss. As the attic access doors are hollow core doors and have a very low R-Value.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



PLUMBING SYSTEM

General Summary

Plumbing Conditions/Visual Findings

17. (1) There was a leak noted at the exterior hose faucet(s) that needs repair and/or replacement to prevent continual leaking located at Front of the home.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



18. (2) The visible plumbing lines in this home are plastic PEX with brass metal fittings. Evidence of fitting deterioration was noted during the inspection in a few/several locations. The deterioration could be the result of a known problem referred to as “dezincification”. Dezincification occurs when brass fittings that are considered a high-zinc copper alloy are exposed to water and the zinc is leached from the fitting or component leaving the fitting in a weakened state. This process also leads to a build-up inside the fitting, restricting water flow and ultimately leaving the plumbing system prone to breakage and leaking. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the general condition of the plumbing distribution and supply lines, the significance of this concern, and make necessary repairs.

Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.

Water Heater Conditions/Visual Findings

19. The water heater did not have an expansion tank installed at the time of the inspection. Expansion tanks are used to prevent possible leaks from the hot water heater. When the hot water heater turns on, the water within the piping system begins to expand. Without the expansion tank, the expanding water can create too much pressure on the heater and potentially fail or leak. With the expansion tank, the expanding water enters the expansion tank preventing possible damage.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



ELECTRICAL SYSTEM

General Summary

Electrical Visual Findings

20. (1) There are lights noted within the home that had missing bulb(s) and/or a bulb that did not function when tested. Due to the height or disassembly required the bulb could not be replaced and tested at the time of inspection.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



21. (2) The living room ceiling fan is missing multiple fan blades. Replacement is needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



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22. (3) The master closet light fixture is unusually dim. This may be an indication of a bad ballast. Repair or replacement is needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



-
23. (4) The hot and neutral wires are reversed at certain outlets within the home, creating a condition known as reverse polarity. This issue occurs when the electrical system's hot and neutral wires are improperly connected to the outlet. While devices plugged into an outlet with reverse polarity may still function, the on/off switch will control the neutral wire instead of the hot wire. This significantly increases the risk of electric shock for anyone using the device. If one outlet is found to have reversed polarity, it's possible that other outlets in the home are similarly affected. A thorough evaluation of all outlets is recommended, as some may have been inaccessible or obstructed during the initial inspection. Below is a list of outlets that were identified at the time of the inspection:

Upstairs hall bathroom outlet to the right of the sinks.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



-
24. (5) There are ceiling fan(s) that are not balanced within the home and need to be properly balanced, adjusted, repaired, and/or replaced.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



COOLING SYSTEM(S)

General Summary

Air Conditioner Visual Findings

25. The condensate drain line for the HVAC systems terminates at the right side of the home at a crawl space vent and the foundation wall. The drain line needs to be directed away from the foundation of the home to prevent water penetration into the crawl space and saturated soils at the foundation.
- Consult a qualified licensed contractor to assess the areas of concern and perform any additional repairs deemed necessary during their evaluation.



HEATING SYSTEM

General Summary

Heating Component Visual Findings

26. The overflow pan was found to be rusted under the HVAC unit in the attic. This is evidence that the unit may have previously leaked at one point causing water to stand in the overflow pan. Because of this, it is recommended that the sellers disclose any servicing that has been made to the unit and if any repairs have been required to correct any previous problems. There may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



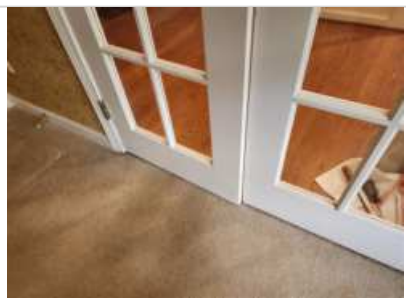
INTERIOR COMPONENTS

General Summary

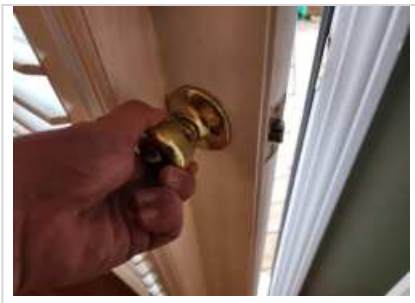
Interior Component Conditions/Visual Findings

27. (1) The following door(s) listed below rubbed at the frame/flooring and need adjustment and/or repair for the door(s) to open and close properly without rubbing:
Rear exterior door and study French door

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



28. (2) The kitchen area rear exterior door handle sticks when operating. Corrections are needed.
Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



29. (3) The weather stripping on the following doors is either damaged or missing and needs replacement to prevent energy loss and maintain efficient heating and cooling.

Garage side exterior door

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



30. (4) The cylinder/strike plate does not catch or latch properly and needs corrections and/or adjustments to latch and/or close properly at the following door(s):

Garage side exterior door and rear middle bedroom entry door.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



31. (5) Stains noted on the ceiling at the formal living room. Unable to determine if an active leak exists at the time of inspection as the stains were dry at the time of inspection. Ask the seller the history of the stains and if repairs have been made to

correct any leaks that may have caused the stain.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.

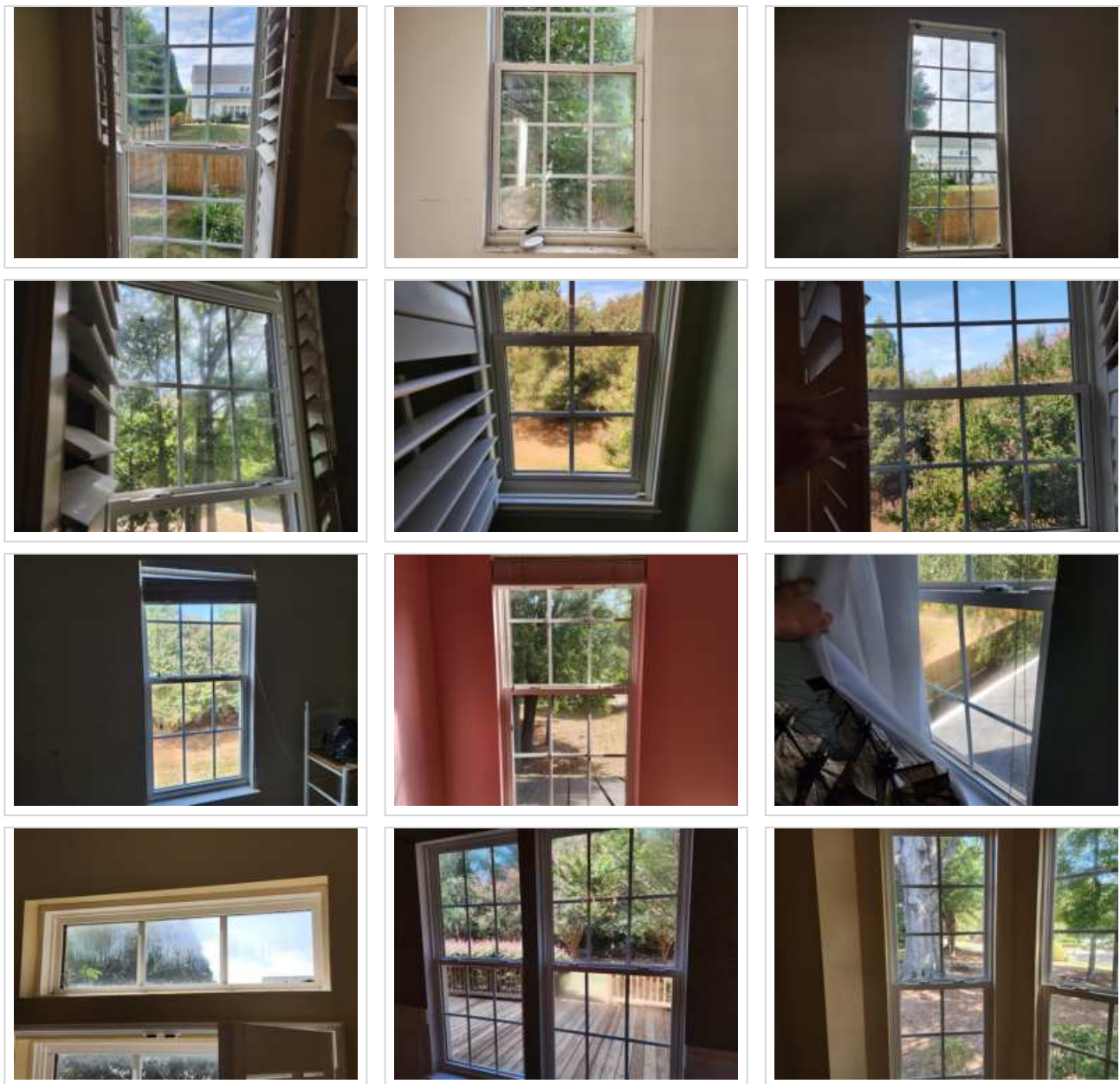


Window Visual Findings

32. (1) Multiple window(s) and/or sashes were found to have a bad or broken thermal seal. When a bad or broken thermal seal is found, it is possible there may be more that cannot be found at the time of inspection. Because of this it is recommended that all windows be evaluated to prevent heating and air loss.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.





33. (2) The following window(s) have a bad reverse tension spring(s) or weights. This prevents the window from staying up when opening. If the spring or rope is bad, the window will slide back down when operating. Corrections and/or repairs are needed so the windows will stay up or function properly:

Sunroom left wall middle right window and living room left window.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



MASTER BATHROOM

General Summary

Primary Bathroom Visual Findings

34. (1) The left sink stopper did not function properly at the time of inspection. When pulling the lever the stopper would not respond or open.
- Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



35. (2) The shower faucet handle is loose in the wall and need to be secured properly to prevent movement and possible leakage.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



-
36. (3) The flush valve or flapper is not sealing properly, causing the toilet to run. Repair or replacement is needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



UPSTAIRS HALL BATHROOM

General Summary

Hall Bathroom Visual Findings

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37. Caulk is needed to fill the gaps where the sink countertop and backsplash meet to prevent water penetration.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



KITCHEN-APPLIANCES

General Summary

Kitchen Appliance Visual Findings

38. (1) The oven control panel display is not functioning properly and needs repair or replacement. Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



39. (2) The dishwasher was noted to be leaking at the time of inspection and needs repair or replacement.

Have a qualified Licensed contractor further evaluate and make any additional repairs as needed or deemed necessary.



CRAWLSPACE

General Summary

Crawlspace Visual Findings

40. (1) Insulation was noted to be falling, fallen and/or is drooping within the crawl space area. The insulation needs to be re-installed and/or supported properly. Note: Where it has touched the ground and become damaged needs to be replaced.

Insulation has fallen, drooping or stringy throughout the entire crawl space. This unusually indicates that there is or has had a

moisture problem. Recommend leaving the crawl space vent open year round to allow adequate air flow in the crawl space.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



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41. (2) The crawl space door is damaged and needs repair or replacement. Corrections are needed to prevent possible water and rodent intrusion.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



Sample Client,

It was a pleasure serving you. Thank you for trusting HIC to perform your inspection at **123 Sample Street, Anytown NC**. If you have any questions regarding this report, please contact us to schedule a time to review it. Our inspectors are happy to walk you through any questions and ensure you fully understand the findings. Reach your inspector directly or our office at **704-542-6575**.

As a thank you for choosing Home Inspection Carolina, we have enrolled you in a complimentary **90-day warranty**. To view the details or download your warranty certificate, please [click here](#).

We also offer a range of ancillary services including Radon Sampling, Mold Sampling, Water Sampling, Well Inspections, Infrared Inspections, Termite Inspections, and more. These services are separate from the standard home inspection and available for an additional fee. Contact our office at **704-542-6575** or info@hicarolina.com for details.

Sincerely,



Dek Nance

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