



INSPECTION REPORT



INSPECTION DATE 8/3/2026

INSPECTED BY

Nick Watson
(704) 542-6575
info@hicarolina.com
NC #1234 SC #1234

Home Inspection Carolina



PREPARED FOR



ADDRESS



CITY / STATE / ZIP



INSPECTION DATE

8/3/2026

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Exclusively for:

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

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

DATE	PROPERTY	BUYER'S AGENT	INSPECTOR
8/3/2026			Nick Watson (704) 542-6575 info@hicarolina.com NC #1234 SC #1234 

Building Type:

Single Family

Utilities Status:

All utilities on

Outside Temperature (F):

80-90 Degrees, Overcast / Cloudy

Payment Type:

Online Payment

House Occupancy/Limitations:

The home was vacant (or new) at the time of inspection. The time in which the home has been vacant is unknown. Plumbing supply and waste pipe leaks cannot always be seen at the time testing is done during a typical home inspection.

09.24V1

INSPECTION INFORMATION

The summary section is NOT the entire report.

Your complete report contains important information that may be of great concern to you. You are highly advised to review the entire report promptly. If you have any questions about the negotiability of any item in the report under the real estate purchase contract, please reach out to your real estate agent or an attorney for assistance.

Important - A qualified licensed contractor specializing in the fields mentioned in the report must be consulted to assess all findings or defects. Additional repairs may be necessary. Concealed defects could exist beyond initial inspection. It is highly recommended to have a thorough evaluation of the damage and necessary repairs before the home sale closes and during due diligence, or the contingency period. This report serves solely as a visual inspection. Its purpose is to offer guidance for your assessment of the home's overall condition. It does not determine the property's value or offer advice on its purchase.

THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR.

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

73

✓ ITEMS INSPECTED
Total number in report.

35

📋 SUMMARY COMMENTS
Total number in report.

96

📷 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.

🔧 Styles & Materials: Deck(s)/Patio(s)/Porches

Patio Type:

Concrete

👁️ Items: Deck(s)/Patio(s)/Porches

1.0 Deck/Patio/Porch Visual Findings

📋 Further evaluation is needed.

Potential fall hazards were noted at the front porch and rear raised patios. Both areas were not equipped with guardrails and, though not immediately at the height limit to require railing, these areas had steep or moderate change in pitch at the soil below which increases risk if a person stumbles or falls from the porch / patio. Make corrections as necessary to ensure safety. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

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.

Styles & Materials: Exterior/Trim/Foundation

Siding Types:

Brick Veneer
Fiber Cement

Stories/Foundation:

2 Stories on a Slab Foundation

Items: Exterior/Trim/Foundation

2.0 Exterior Visual Findings

-  Further evaluation is needed.

(1) The vent terminations for the bathrooms were found to be taped over at the right side of the home on the soffit, typically taped as part of the painting process. Corrections are needed to allow the vents to function properly and to prevent possible damage from lack of air flow at the fans. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



2.0 Item 1 (Picture)

(2) The siding at the right side of the home does not have the appropriate clearance from the ground. It is recommended that most claddings maintain a minimum clearance of 6 inches between the grade and the siding. This clearance is important in preventing water intrusion and deterring insects from causing damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



2.0 Item 2 (Picture)

(3) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. There are noticeable cracked pieces of siding observed on the right side of the home. These cracks have the potential to allow water penetration, which could lead to damage. Corrections, repairs, and replacements are needed to ensure the property's structural integrity and prevent any further complications.
2. There was at least one hole in the siding at the right side of the home. Patch or repair as necessary to prevent possible water penetration and/or pest intrusion into the wall system which could result in concealed damage.
3. The paint was noted to be damaged or incomplete in at least a few areas along the left side and rear of the home. Make corrections as necessary to prevent possible accelerated deterioration of the siding material which could result in water penetration into the wall system.



2.0 Item 3 (Picture)

Example - Item 1



2.0 Item 4 (Picture)

Example - Item 2 - Near AC



2.0 Item 5 (Picture)

Example - Item 3



2.0 Item 6 (Picture)

Example - Item 3

2.1 Trim Visual Findings

☐ Further evaluation is needed.

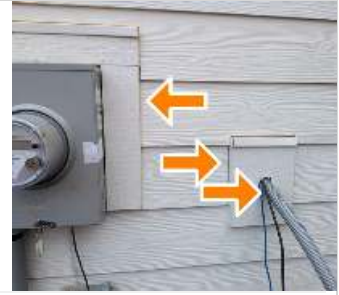
Sealant deficiencies, such as missing or poorly sealed areas, were observed on the exterior siding and trim in various sections around the home, including window and door frames. Corrections are required to prevent potential water seepage or insect infestation. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



2.1 Item 1 (Picture)
Example area



2.1 Item 2 (Picture)
Example area



2.1 Item 3 (Picture)
Example area



2.1 Item 4 (Picture)
Example area



2.1 Item 5 (Picture)
Example area



2.1 Item 6 (Picture)
Example area

2.2 Foundation Visual Findings

☑ This area or system was visually inspected

2.3 Exterior Limitations

☑ .

Unable to fully view the foundation along the right side due to inadequate clearance between the siding and grade level. The conditions in these areas were unknown at the time of inspection.



2.3 Item 1 (Picture)
Example of limitation

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:

 This area or system was visually inspected

3.1 Exterior Surroundings Recommendations/Information

 .

There are termite bait stations around the exterior foundation of the home. This home may be under a termite bond. It is recommended to verify with the builder if the termite bond is covered by an HOA or if it is the homeowner responsibility to maintain.



3.1 Item 1 (Picture)

Example area

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.

Styles & Materials: Garage-Carport

Reverse Tension Tested:

Yes -The reverse tension was evaluated by testing the response to upward force.

Garage Sensors

(photoelectric safety devices):

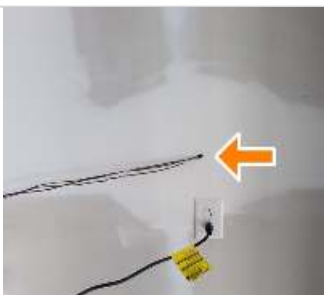
Tested and present at the time of inspection

Items: Garage-Carport

4.0 Garage Visual Findings

 Further evaluation is needed.

(1) **Holes and/or gaps were noted in the walls and/or ceiling within the garage.** All holes and gaps, including around the water lines and any other wall or ceiling penetrations need to be properly sealed to maintain the proper fire rating between the home and garage and prevent possible carbon monoxide entry into the home. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



4.0 Item 1 (Picture)

Example area - Ceiling at door opener wires

(2) **There are cracks noted in the garage floor that need to be sealed and/or repaired properly to prevent water penetration and/or continual cracking.** Continue to monitor and make and additional repairs as needed. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



4.0 Item 2 (Picture)

Example area

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.

Styles & Materials: Roof Systems

Roof Covering Materials:

Asphalt Shingles

Roof Access:

Viewed by aerial drone.

Items: Roof Systems

5.0 Roof Visual Finding(s)

 Further evaluation is needed.

The following item(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. **There are nail pops or otherwise lifted shingles noted at the front and rear of the roof.** Corrections are needed to prevent possible damage and/or water penetration.
2. **There were cracked / torn / damaged shingles noted on or throughout the roof that need repair and/or replacement to prevent possible water penetration and/or damage.**
3. Areas of concentrated granular loss were noted throughout the roof system. This is typically an indication of mechanical damage such as foot traffic and/or objects falling on the roof, though could be an indication of a manufacturer's defect. *Note: Examples include damage typical of ladders set on the roof at the front and worn granules at the rear.* Corrections are needed to prevent possible accelerated deterioration and/or water penetration.
4. At least one shingle was found to be lifted at the rear right corner of the roof. Corrections are needed to prevent damage and to ensure water sheds off of the roof appropriately.



5.0 Item 1 (Picture)

Example - Item 1



5.0 Item 2 (Picture)

Example - Item 1



5.0 Item 3 (Picture)

Example - Item 1



5.0 Item 4 (Picture)

Example - Item 1



5.0 Item 5 (Picture)

Example - Item 2



5.0 Item 6 (Picture)

Example - Item 2



5.0 Item 7 (Picture)

Example - Item 2



5.0 Item 8 (Picture)

Example - Item 2



5.0 Item 9 (Picture)

Example - Item 2



5.0 Item 10 (Picture)

Example - Item 2



5.0 Item 11 (Picture)

Example - Item 3 - Possible ladder damage



5.0 Item 12 (Picture)

Example - Item 3 - Evidence of foot traffic



5.0 Item 13 (Picture)

Example - Item 3 - Left side



5.0 Item 14 (Picture)

Example - Item 3



5.0 Item 15 (Picture)

Example - Item 4

5.1 Gutter Visual Finding(s)

Further evaluation is needed.

The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. **There is standing water in the gutter located at the front and rear of the home.** The gutter is either clogged and/or not sloped properly. Proper corrections and/or repairs are needed to direct water away from the home and foundation.
2. The gutter appeared to be improperly pitched at the right front of the home. Further evaluation is needed to ensure the gutter is appropriately installed to drain. Improper pitch can allow for standing water and potential overflowing / leaking.



5.1 Item 1 (Picture)

Example - Item 1



5.1 Item 2 (Picture)

Example - Item 1



5.1 Item 3 (Picture)

Example - Item 1



5.1 Item 4 (Picture)

Example - Item 2

5.2 Flashing Visual Finding(s)

 Further evaluation is needed.

The flashing was found to be loose and/or improperly installed in areas on the home. Proper corrections and/or repairs are needed to prevent possible water penetration and/or water damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



5.2 Item 1 (Picture)

Example area

5.3 Fascia/Soffits/Eave Visual Finding(s)

 Further evaluation is needed.

Sealant deficiencies, such as missing or poorly sealed areas, were observed on the exterior trim in various sections around the roof. Corrections are required to prevent potential water seepage or insect infestation. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



5.3 Item 1 (Picture)
Example area



5.3 Item 2 (Picture)
Example area



5.3 Item 3 (Picture)
Example area

5.4 Recommendations/Information



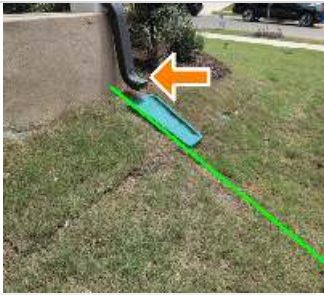
(1) Asphalt or fiberglass roofing shingles generally have service lives of 10-15 years and 15-20 years respectively in this area of the country. Heavy duty shingles will often last 20 to 25 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules; while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary due to an increased likelihood of leakage in the last few years of roof life.

(2) One or more areas of the upper gutter system were found to terminate directly onto the lower roof sections. This can allow concentrated water run-off to accelerate deterioration of the shingles in these areas. It is recommended to consider extending the upper gutter downspouts to the next lower gutter or to the ground to help prevent deterioration which could result in leaking over time.



5.4 Item 1 (Picture)

(3) A downspout was noted to terminate at an area with steep grade change. This could result in soil erosion over time in some situations. It is recommended to continue to monitor for erosion and, if necessary, make corrections to appropriately slow or divert the water to a lower sloped area to prevent further erosion which could result in structural concerns.



5.4 Item 2 (Picture)

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.

Styles & Materials: 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.
OSB/Plywood Roof Sheathing
OSB/Plywood Floor Sheathing

Unfinished Area Insulation Type(s):

Blown Fiberglass

Attic Location(s):

Main Attic above the majority or entire home.
Attic area above the garage
Front porch - This area was not inspected as there is not an access point for the attic in this location, no claims can be made to the condition(s) and structure within this area.

Items: Attic Interior System

6.0 Attic Visual Findings

 Further evaluation is needed.

(1) The walk-in attic door was found to have the lock(s) installed on the wrong side. This could allow a person to become locked inside the attic. Corrections are needed to prevent a possible safety hazard. Consult with your

builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



6.0 Item 1 (Picture)

(2) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. **The ladder to the attic is loose, weak, damaged, and/or improperly attached** and needs repair and or replacement to ensure safety.
2. The ladder handrail was found to be very loose at the time of inspection and was finger-tightened for use during the inspection but should be properly tightened to the rated specification (if provided by the manufacturer) to ensure safety while navigating the ladder.
3. The attic ladder was found to be stiff or difficult to operate and needs adjustment, repair, or replacement to function as intended.



6.0 Item 2 (Picture)

Example - Item 1 - Gaps at hinges



6.0 Item 3 (Picture)

Example - Item 1 -
Manufacturer label - No gaps allowed



6.0 Item 4 (Picture)

Example - Item 3 - Ladder stiff at top and bottom of range

(3) Truss gusset plates were found to be loose, damaged, and/or missing in the following areas of the attic: center (second floor, main attic) and front (above garage). Corrections are needed to prevent possible movement and/or damage. *Note: All repairs or modifications to trusses should be made under the direction of a licensed structural engineer or the truss manufacturer.* Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



6.0 Item 5 (Picture)

Example area

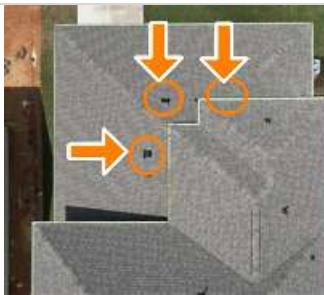


6.0 Item 6 (Picture)

Example area

(4) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. Further evaluation is needed to verify that the attic space above the first floor at the rear is appropriately ventilated. There were fewer than expected vents at the high areas of the attic and this attic space felt considerably hotter / more humid than the other attic spaces in the home. Improper ventilation can allow for overheating of the roof and attic components which could result in accelerated deterioration.
2. The insulation on the back of the walk-in attic door was found to be undersized / cut short. Add insulation as needed to reduce heating and cooling losses.
3. The inspector was unable to verify if proper insulation was present at the stairwell wall between the attic and interior of the home. There appeared to be a wall cavity between what was visible in the attic and the interior space which could have insulation, but this should be verified to ensure heating and cooling losses are minimized.



6.0 Item 7 (Picture)

Example - Item 1 - Only 3 passive vents on rear lower roof



6.0 Item 8 (Picture)

Example - Item 2 - Foam cut short



6.0 Item 9 (Picture)

Example - Item 3

(5) Repairs or modifications were noted to the truss system in the rear area of the walk-in attic above the first floor. The inspector was unable to locate a structural engineers letter attached to the repairs. When a truss is cut/ damage and/or otherwise modified, the modifications should be performed under the direction of a licensed

engineer that specializes in residential dwellings. Ask the builder to provide a structural engineers letter approving the repairs or modifications made to the truss system. If the sellers cannot provide this then further evaluation of the repairs or modifications by a licensed structural engineer is needed. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



6.0 Item 10 (Picture)

Example area

6.1 Attic Limitations



Due to framing, ductwork, plumbing, and/or no flooring, the inspection of the attic above the second floor and walk-in attic above the first floor towards the rear was limited to the scuttle hole or floored area only by flashlight. 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.



6.1 Item 1 (Picture)

Example of limitation



6.1 Item 2 (Picture)

Example of limitation



6.1 Item 3 (Picture)

Example of limitation

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.

Styles & Materials: Plumbing System

Visible Plumbing Materials:

PEX

PVC

Plumbing Vent Pipe Material

Type(s):

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallons

Water Temperature:

Not Inspected - See
Limitations

Water Heater Location:

Garage

Main Water Shut Off

Location:

The garage wall

Items: Plumbing System

7.0 Plumbing Conditions/Visual Findings

 This area or system was visually inspected

7.1 Water Heater Conditions/Visual Findings

 Further evaluation is needed.

The expansion tank is installed in a horizontal/vertical position which may apply excessive stress on the fittings when the tank is full. Due to the weight of this tank when it is full of water, the tank should be additionally supported. With insufficient support the tank could become loose and leak. Consult with your builder to gain a

comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



7.1 Item 1 (Picture)

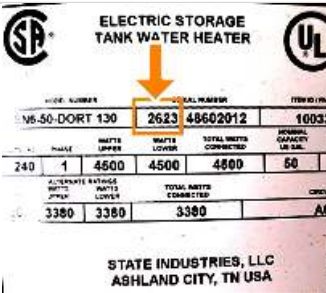
7.2 Water Temperature Information

☑ Component/item was not inspected due to limitation

7.3 Plumbing Recommendations/Information

☑ .

(1) The lifespan of a typical water heater is noted to be 10-15 years for an electric water heater and 15-18 years for a gas water heater. The lifespan can depend on several things: the condition of the water; if the water heater is maintained properly; the location of the water heater (crawl space, interior closet, garage, etc.); and several other factors. Due to additional factors, it is impossible to determine the lifespan of the water heater(s) currently installed and/or the additional years left for the water heater. Based on the inspector's knowledge of the brand, the water heater appeared to have been manufactured in 2026. It is recommended to verify this information prior to closing.



7.3 Item 1 (Picture)

State brand serial "26.." = 2026

(2) The main water shut-off valve was located in the garage.



7.3 Item 2 (Picture)

7.4 Plumbing Limitations



(1) Unable to test the water temperature, function of the water heater, or hot / cold orientation at fixtures throughout the home due to the breaker for the water heater being off at the time of inspection. It is recommended to verify proper function and orientation prior to closing when the water heater has been turned on. Though often the breaker is turned off on vacant / new homes to save energy, this could also indicate incomplete installation or a known defect. Therefore, the breaker was not turned back on at the time of inspection.



7.4 Item 1 (Picture)

(2) The home was vacant at the time of inspection. Due to this, it is recommended to continue to monitor plumbing fixtures and drains after moving in as leaks may not be apparent during the home inspection which become noticeable as the home becomes lived in again.

(3) Unable to test one or more of the exterior faucet(s) due to the irrigation system connected at the time of inspection. Removal of the irrigation system could result in malfunction. It is recommended to verify proper operation of the faucet(s) prior to closing when the irrigation system has been removed.



7.4 Item 2 (Picture)

Example of limitation

8. Laundry Area

Description

LAUNDRY INFORMATION

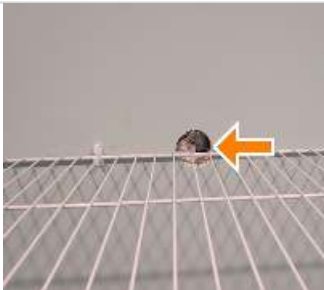
Washer and dryers are not tested at the time of inspection as this is beyond the scope of a home inspection. The 220v electric dryer hookup, if so equipped is not tested during a normal home inspection. If washer and dryers are installed in the laundry room viewing of the wall and/or inspect the washer 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

 Further evaluation is needed.

(1) A hole was noted in the wall behind the wire shelving suggesting that a shelving anchor had been improperly installed in this area. Through the hole, the dryer vent was visible with at least some damage implying the screw contacted the dryer vent. Further evaluation is needed to determine if the dryer vent was compromised (if there is actually a hole or just a dent) which could allow the moist, lint-laden air to escape into the wall cavity. Repair or replace as necessary to prevent moisture concerns and/or a possible fire hazard. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



8.0 Item 1 (Picture)

(2) The wire shelf in the laundry room was not properly braced / supported at one end and needs correction to prevent a possible safety hazard and/or property damage if the shelf collapses. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



8.0 Item 2 (Picture)

8.1 Recommendations/Information



This home has a condensate drain line that connects to the main waste line for the washing machine in the laundry room. Note: During the summer when the AC unit is operating, you may hear a dripping sound coming from this area. This is typical; the HVAC units condensation drain line is dripping from the attic or upstairs area down to the laundry drain below causing a dripping sound.



8.1 Item 1 (Picture)

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.

Styles & Materials: Electrical System

Panel Location(s):

Garage

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:**

Copper
Copper-clad aluminum
Single-strand or multi-strand aluminum on 240 volt.

Service Type:

Underground

Items: Electrical System

9.0 Electrical Visual Findings

 Further evaluation is needed.

(1) **The following outlets are not protected by GFCI:** Primary bathroom toilet room (at least one). Ground fault interrupters work by sensing a loss of current in the circuit. When a GFCI senses such a problem, the electrical current to the outlet is shut down almost immediately. Corrections are needed for safety. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



9.0 Item 1 (Picture)

(2) There was not a switch to control the light fixtures in the laundry room when entering from one or more sides. Corrections are needed to prevent a possible trip hazard due to navigating the room in the dark to reach the switch. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



9.0 Item 2 (Picture)

No switch at bathroom
entryway

(3) The light fixture cover was missing at the foyer and needs replacement to properly protect the bulb from damage which could result in safety hazards. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



9.0 Item 3 (Picture)

(4) At least one electrical receptacle was found to be loosen in the wall at the primary bathroom. Corrections are needed to prevent possible loose connections which may result in sparking, loss of function, and/or a fire hazard. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



9.0 Item 4 (Picture)

(5) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. Electrical outlets were noted to be installed on the sides of the kitchen island / bar. Though this was normal until recently, changes have been made to installation practices as it was found that this creates a potential safety hazard such as if cords are draped across the walking path or if clothes snag on the plugs sticking out. Make corrections as necessary to ensure safety. ***Typical for the age of the home.***
2. **The following outlets are not protected by GFCI:** kitchen dedicated appliance receptacles†. Ground fault interrupters work by sensing a loss of current in the circuit. When a GFCI senses such a problem, the electrical current to the outlet is shut down almost immediately. Corrections are needed for safety. ***Typical for the age of the home.***



9.0 Item 5 (Picture)

Example - Item 1

9.1 Recommendations



(1) This home is equipped with GFCI protection on some circuits. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets, chances are you may have tripped a GFCI device. Check the following locations before calling an electrician to be sure that it isn't just a tripped GFCI. Your main re-set buttons are located at the kitchen, upstairs hall bathroom, garage, and the laundry room.

(2) The AFCI(s) breakers were tested and responded to the test button at the time of inspection. It is recommended that AFCI(s) breakers are tested monthly to ensure that they are responding and or functioning. To test the breakers simply press the yellow or white button at the front of the breaker to ensure that the breaker trips and then reset. If there is any malfunction or no response, contact a licensed electrical contractor for further evaluation and/or repairs. The AFCI(s) breakers are a fire safety device and it is recommended that the AFCI breaker(s) be tested and repaired if they do not respond or a malfunction should occur.

(3) There are switches noted in one or more rooms throughout the home that did not appear to control anything when tested. This typically indicates pre-wiring for light/fan fixtures or other blank fixture points within the home. The switch(es) may not control anything until the fixtures are installed.

9.2 Electrical Limitations



Unable to fully determine all conductor materials at the electrical panel(s) due to the sheathing extending too far into the breakers to view.

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 highly 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 strongly recommended before the closing of escrow on the home.

Styles & Materials: 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:

Metal Distribution Boxes:
Flexible round duct work

Access Panel(s) Removed during visual inspection?:

Yes

Items: HVAC System(s) Information

10.0 Air Temp Drop Differential

☐ Further evaluation is needed.

See Cooling System Findings.

10.1 Gas Heat

☒ Component/item was not inspected due to limitation



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 mold, mildew, or other organic growth. We are not mold inspectors and are not certified in identifying types of mold 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 mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if the type of fungus 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 becomes illegal to purchase. 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.

Due to the following, but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire HVAC system and its components. There may be hidden or concealed damage that was not visible during the initial inspection. A comprehensive assessment before the closing of escrow is recommended to fully understand the extent of any damage or necessary repairs.

1. Improper function of the HVAC system was noted in multiple capacities during the inspection. Upon arriving to the inspection, the first floor thermostat was found set to 65 degrees in cooling mode but the interior temperature was still 75 degrees. Supply registers throughout the first floor never produced air cooler than the return air throughout the inspection, and at some points produced air significantly hotter (as high as 107 degrees). Supply registers throughout the second floor did produce cooler air but did not achieve the typical differentials expected and, similar to the previous sentence, at some points produced very warm air (temperatures in the 80s) after the system had turned off from opening the blower compartment hatch where a safety switch is installed. Additionally, the second floor supply registers produced warmer air when the first floor thermostat was turned to fan-only. The evidence noted during the inspection suggests possible faults with the multi-zone damper system, thermostat, and/or the HVAC system itself. Further evaluation is needed to determine the full extent of the concern and make corrections as necessary for proper operation of the HVAC system.
2. Exposed wires were noted at the exterior of the condenser unit and within the blower compartment in the attic. These wires appeared typical of thermostat wiring, possibly indicating unnecessary extra cables or improper installation. If the cables are unnecessary they should be properly capped and secured to prevent possible shorting out at live electrical components. If the cables are necessary, they should be properly installed for the system to function as intended.

3. During the inspection, it was noted that the outdoor coils and fins were dirty and required cleaning at the Primary unit. When these components are obstructed by dirt, they hinder airflow into or through the compressor, which can diminish the unit's efficiency and potentially lead to damage.
4. Mulch is present around the base of the HVAC unit(s), and it must be cleared away to ensure proper airflow through the compressor. This will help prevent premature rusting at the bottom of the unit and the fins at the Primary unit.



11.0 Item 1 (Picture)
Sample return temp.



11.0 Item 2 (Picture)
Sample supply temp. -
Inadequate differential



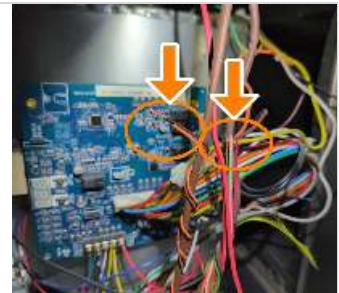
11.0 Item 3 (Picture)
Sample supply temp. - Warm
air in cooling mode



11.0 Item 4 (Picture)
Sample supply temp. - Hot air
in cooling mode



11.0 Item 5 (Picture)
Example - Item 2



11.0 Item 6 (Picture)
Example - Item 2



11.0 Item 7 (Picture)
Example - Item 3, 4

11.1 Duct Visual Findings

 Further evaluation is needed.

The air filter(s) is/are dirty and need replaced to prevent possible damaged and/or unnecessary strain on the unit(s). This can greatly reduce the life expectancy of the unit(s) and when the air filter(s) are found to be extremely dirty it is recommended that the unit be services and/or cleaned to ensure efficiently and that they

are operating and functioning properly. Air filter(s) are recommended to be changed and/or cleaned depending on the type every 30 to 45 days to optimize the best performance of the unit(s). *Note: The air filters were found to be clogged to the point that air was whistling past the edges of the filters, likely putting strain on the system which could eventually result in damage or malfunction.*



11.1 Item 1 (Picture)

11.2 HVAC System(s) Recommendations



(1) The air filters installed in new construction should be replaced before and shortly after moving into the home. The dust from cleaning and finishing can cause the filters to become clogged or dirty quickly which may cause the unit(s) not to function efficiently. Air filter(s) are recommended to be changed and/or cleaned depending on the type installed every 30 to 45 days to optimize the best performance of the unit(s).

(2) According to the label on the unit, the exterior AC compressor was manufactured in 2026.



11.2 Item 1 (Picture)

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 becomes illegal to purchase. 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

 This area or system was visually inspected

12.1 Heating System(s) Recommendations

 .

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.



12.1 Item 1 (Picture)

12.2 Heating Unit(s) Limitations

 .

(1) Unable to determine if the gas line manifold is bonded or grounded. Due to the time limitations within a home inspection the bonding and/or grounding could not be located. The purpose of bonding the gas line is to



establish a path for current flow, should the piping be energized. Where installed in or attached to a building or structure, metal piping system(s), including gas piping, that is likely to become energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to one or more grounding electrodes used. The bonding jumper(s) shall be sized in accordance using the rating of the circuit that is likely to energize the piping system(s). The equipment grounding conductor for the circuit that is likely to energize the piping shall be permitted to serve as the bonding.

(2) 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 extremely cold coils may cause damage to the evaporator coil ultimately causing damage to the unit.

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 mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold 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.

Styles & Materials: Interior Components

Smoke Detectors:

Wired & Tested, Responded -
Designed to respond all at
once.

Carbon Monoxide Detector(s):

Not present

Combination Smoke/Carbon Monoxide Detector(s):

Wired

Wall Structure Type(s):

Common wood framing - 2x#
dimensional lumber (Where
readily visible)

Ceiling Structure Type(s):

The ceiling structure is
comprised of wooden
dimensional lumber which can
ONLY be viewed from the attic
area.

Flooring Structure Type(s):

Not Accessible

Items: Interior Components

13.0 Interior Component Conditions/Visual Findings

☐ Further evaluation is needed.

The following item(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. One or more fasteners were found to be missing or stripped at the door hinges in the following locations: Downstairs hall closet, half bathroom. Corrections are needed to ensure the door is properly secured to prevent possible damage and/or difficulty operating the door(s).
2. The door trim / frame was noted to be cracked or damaged in the following locations: Primary bathroom closet. Repair or replace as necessary to ensure the door is properly secured to prevent possible movement, damage, and/or difficulty operating the door.



13.0 Item 1 (Picture)
Example - Item 1



13.0 Item 2 (Picture)
Example - Item 1



13.0 Item 3 (Picture)
Example - Item 2

13.1 Window Visual Findings

☑ This area or system was visually inspected

13.2 Interior Component Recommendations

☑ .

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.

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. Bathrooms

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.

Styles & Materials: Bathrooms

Ventilation Types:

Electric power exhaust vent is
installed in all bathrooms

Window and exhaust vent

Items: Bathrooms

14.0 Primary Bathroom Visual Findings

 Further evaluation is needed.

(1) Grout / caulk was missing in multiple areas throughout the shower enclosure and adjacent areas. This likely indicates incomplete installation. Follow up with your builder to ensure all necessary areas of grout / sealant are finished prior to closing to prevent moisture damage and related concerns. *Note: Due to this, the shower / tub fixtures were not tested during the inspection as testing could result in leaking / damage. It is recommended to verify proper operation of the fixtures and drains prior to closing when installation is completed.*



14.0 Item 1 (Picture)



14.0 Item 2 (Picture)

(2) **The drain stopper did not function properly** or respond to the lever when testing at the time of inspection and needs repair or corrections. Corrections are needed for the sink to hold water properly. *Note: The inspector was unable to get the stopper opened again after it seemed to close normally.* Consult with your builder to gain

a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.

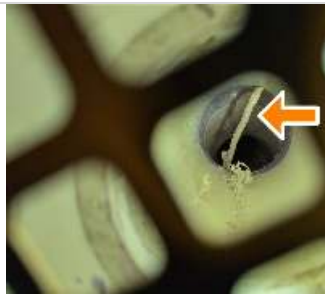


14.0 Item 3 (Picture)

(3) Debris is noted within the shower drain. Corrections are needed to prevent possible clogging. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



14.0 Item 4 (Picture)



14.0 Item 5 (Picture)

14.1 Half Bathroom Visual Findings

☑ This area or system was visually inspected

14.2 Upstairs Bathroom Visual Findings

📋 Further evaluation is needed.

(1) Grout / caulk was missing in multiple areas throughout the shower enclosure and adjacent areas. This likely indicates incomplete installation. Follow up with your builder to ensure all necessary areas of grout / sealant are finished prior to closing to prevent moisture damage and related concerns. *Note: Due to this, the shower / tub fixtures were not tested during the inspection as testing could result in leaking / damage. It is recommended to verify proper operation of the fixtures and drains prior to closing when installation is completed.*

(2) One of the shower corner shelves appeared to be flat or otherwise may not be appropriately pitched to drain. The shower was unable to be tested to confirm this due to limitation. It is recommended to verify if correction is necessary to prevent standing water on the shelf. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



14.2 Item 1 (Picture)

14.3 Bathroom Limitations



The shower / tub fixtures at the primary bathroom and upstairs hall bathroom were not tested during the inspection as testing could result in leaking / damage due to incomplete grout / sealant. It is recommended to verify proper operation of the fixtures and drains prior to closing when installation is completed.



14.3 Item 1 (Picture)
Example area



14.3 Item 2 (Picture)
Example area

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 mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold 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.

Styles & Materials: Kitchen-Appliances

Kitchen Sink:

Tested
See Limitations

Dishwasher:

Dishwasher - Operated
Findings Listed Below

Cooktop:

Gas - Operated

Microwave:

Operated

Oven:

Electric Wall Oven

Garbage Disposal:

Operated

Items: Kitchen-Appliances

15.0 Kitchen Components Visual Findings

 Further evaluation is needed.

One or more of the kitchen cabinet drawers did not slide or track properly. Adjustment, repair, or replacement is needed to ensure proper operation and prevent possible damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



15.0 Item 1 (Picture)

15.1 Kitchen Appliance Visual Findings

📋 Further evaluation is needed.

The front panel of the dishwasher was found to be loose and warped / bent. Repair or replace as needed to prevent possible further damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



15.1 Item 1 (Picture)
Bowed outward / loose



15.1 Item 2 (Picture)
Bent / creased at lip

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 cycle during the inspection. The cycle tested is dependent on the installed device, expected inspection duration, and time constraints, though typically the "Normal" cycle is tested when conditions allow. Other cycles were not tested due to time constraints.

(3) The cooktop was tested by operating the burners during the inspection. However, the efficiency of the burners could not be determined at that time.



15.2 Item 1 (Picture)

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

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



15.2 Item 2 (Picture)



15.2 Item 3 (Picture)

(6) The garbage disposal was tested by using the switch near the sink and running water through it. The inspection does not determine the efficiency or effectiveness of the unit.

15.3 Kitchen Limitations



The installed oven timers and clocks are not tested at the time of inspection.

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,



Nick Watson

(704) 542-6575

info@hicarolina.com

NC #1234 SC #1234



Home Inspection Summary

Exclusively for [REDACTED]

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

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS



INSPECTOR CONTACT

Nick Watson
(704) 542-6575
info@hicarolina.com
NC #1234 SC #1234

Thank you for choosing Home Inspection Carolina. On 8/3/2026, 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. Potential fall hazards were noted at the front porch and rear raised patios. Both areas were not equipped with guardrails and, though not immediately at the height limit to require railing, these areas had steep or moderate change in pitch at the soil below which increases risk if a person stumbles or falls from the porch / patio. Make corrections as necessary to ensure safety. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 1 - Item 1 (Picture)



Item 1 - Item 2 (Picture)

EXTERIOR/TRIM/FOUNDATION

General Summary

Exterior Visual Findings

2. (1) The vent terminations for the bathrooms were found to be taped over at the right side of the home on the soffit, typically taped as part of the painting process. Corrections are needed to allow the vents to function properly and to prevent possible damage from lack of air flow at the fans. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 2 - Item 1 (Picture)

3. (2) The siding at the right side of the home does not have the appropriate clearance from the ground. It is recommended that most claddings maintain a minimum clearance of 6 inches between the grade and the siding. This clearance is important in preventing water intrusion and deterring insects from causing damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 3 - Item 1 (Picture)

4. (3) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:
1. There are noticeable cracked pieces of siding observed on the right side of the home. These cracks have the potential to allow water penetration, which could lead to damage. Corrections, repairs, and replacements are needed to ensure the property's structural integrity and prevent any further complications.
 2. There was at least one hole in the siding at the right side of the home. Patch or repair as necessary to prevent possible water penetration and/or pest intrusion into the wall system which could result in concealed damage.
 3. The paint was noted to be damaged or incomplete in at least a few areas along the left side and rear of the home. Make corrections as necessary to prevent possible accelerated deterioration of the siding material which could result in water penetration into the wall system.



Item 4 - Item 1 (Picture)
Example - Item 1



Item 4 - Item 2 (Picture)
Example - Item 2 - Near AC



Item 4 - Item 3 (Picture)
Example - Item 3



Item 4 - Item 4 (Picture)

Example - Item 3

Trim Visual Findings

5. Sealant deficiencies, such as missing or poorly sealed areas, were observed on the exterior siding and trim in various sections around the home, including window and door frames. Corrections are required to prevent potential water seepage or insect infestation. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 5 - Item 1 (Picture)

Example area



Item 5 - Item 2 (Picture)

Example area



Item 5 - Item 3 (Picture)

Example area



Item 5 - Item 4 (Picture)

Example area



Item 5 - Item 5 (Picture)

Example area



Item 5 - Item 6 (Picture)

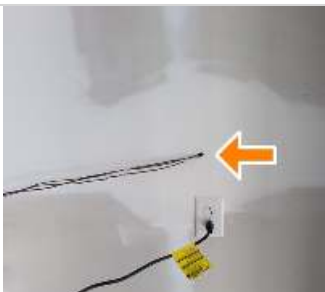
Example area

GARAGE-CARPORT

General Summary

Garage Visual Findings

6. (1) **Holes and/or gaps were noted in the walls and/or ceiling within the garage.** All holes and gaps, including around the water lines and any other wall or ceiling penetrations need to be properly sealed to maintain the proper fire rating between the home and garage and prevent possible carbon monoxide entry into the home. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 6 - Item 1 (Picture)

Example area - Ceiling at door opener wires

7. (2) **There are cracks noted in the garage floor that need to be sealed and/or repaired properly to prevent water penetration and/or continual cracking.** Continue to monitor and make additional repairs as needed. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 7 - Item 1 (Picture)

Example area

ROOF SYSTEMS

General Summary

Roof Visual Finding(s)

8. The following item(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:
1. **There are nail pops or otherwise lifted shingles noted at the front and rear of the roof.** Corrections are needed to prevent possible damage and/or water penetration.
 2. **There were cracked / torn / damaged shingles noted on or throughout the roof that need repair and/or replacement to prevent possible water penetration and/or damage.**
 3. Areas of concentrated granular loss were noted throughout the roof system. This is typically an indication of mechanical damage such as foot traffic and/or objects falling on the roof, though could be an indication of a manufacturer's defect. *Note: Examples include damage typical of ladders set on the roof at the front and worn granules at the rear.* Corrections are needed to prevent possible accelerated deterioration and/or water penetration.
 4. At least one shingle was found to be lifted at the rear right corner of the roof. Corrections are needed to prevent damage and to ensure water sheds off of the roof appropriately.



Item 8 - Item 1 (Picture)
Example - Item 1



Item 8 - Item 2 (Picture)
Example - Item 1



Item 8 - Item 3 (Picture)
Example - Item 1



Item 8 - Item 4 (Picture)
Example - Item 1



Item 8 - Item 5 (Picture)
Example - Item 2



Item 8 - Item 6 (Picture)
Example - Item 2



Item 8 - Item 7 (Picture)
Example - Item 2



Item 8 - Item 8 (Picture)
Example - Item 2



Item 8 - Item 9 (Picture)
Example - Item 2



Item 8 - Item 10 (Picture)
Example - Item 2



Item 8 - Item 11 (Picture)
Example - Item 3 - Possible
ladder damage



Item 8 - Item 12 (Picture)
Example - Item 3 - Evidence of
foot traffic



Item 8 - Item 13 (Picture)
Example - Item 3 - Left side



Item 8 - Item 14 (Picture)
Example - Item 3



Item 8 - Item 15 (Picture)
Example - Item 4

Gutter Visual Finding(s)

9. The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:
 1. **There is standing water in the gutter located at the front and rear of the home.** The gutter is either clogged and/or not sloped properly. Proper corrections and/or repairs are needed to direct water away from the home and foundation.
 2. The gutter appeared to be improperly pitched at the right front of the home. Further evaluation is needed to ensure the gutter is appropriately installed to drain. Improper pitch can allow for standing water and potential overflowing / leaking.



Item 9 - Item 1 (Picture)
Example - Item 1



Item 9 - Item 2 (Picture)
Example - Item 1



Item 9 - Item 3 (Picture)
Example - Item 1



Item 9 - Item 4 (Picture)
Example - Item 2

Flashing Visual Finding(s)

- 10. The flashing was found to be loose and/or improperly installed in areas on the home.** Proper corrections and/or repairs are needed to prevent possible water penetration and/or water damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 10 - Item 1 (Picture)
Example area

Fascia/Soffits/Eave Visual Finding(s)

- 11. Sealant deficiencies, such as missing or poorly sealed areas, were observed on the exterior trim in various sections around the roof.** Corrections are required to prevent potential water seepage or insect infestation. Consult with your builder to gain a

comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 11 - Item 1 (Picture)
Example area



Item 11 - Item 2 (Picture)
Example area



Item 11 - Item 3 (Picture)
Example area

ATTIC INTERIOR SYSTEM

General Summary

Attic Visual Findings

12. (1) The walk-in attic door was found to have the lock(s) installed on the wrong side. This could allow a person to become locked inside the attic. Corrections are needed to prevent a possible safety hazard. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 12 - Item 1 (Picture)

13. (2) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:
1. **The ladder to the attic is loose, weak, damaged, and/or improperly attached** and needs repair and or replacement to ensure safety.
 2. The ladder handrail was found to be very loose at the time of inspection and was finger-tightened for use during the inspection but should be properly tightened to the rated specification (if provided by the manufacturer) to ensure safety while navigating the ladder.

3. The attic ladder was found to be stiff or difficult to operate and needs adjustment, repair, or replacement to function as intended.



Item 13 - Item 1 (Picture)

Example - Item 1 - Gaps at hinges



Item 13 - Item 2 (Picture)

Example - Item 1 -
Manufacturer label - No gaps allowed



Item 13 - Item 3 (Picture)

Example - Item 3 - Ladder stiff at top and bottom of range

14. (3) Truss gusset plates were found to be loose, damaged, and/or missing in the following areas of the attic: center (second floor, main attic) and front (above garage). Corrections are needed to prevent possible movement and/or damage. *Note: All repairs or modifications to trusses should be made under the direction of a licensed structural engineer or the truss manufacturer.* Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 14 - Item 1 (Picture)

Example area

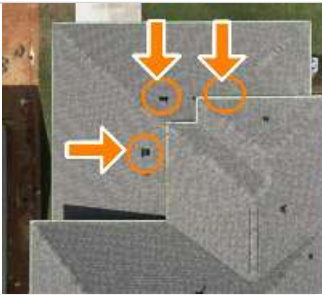


Item 14 - Item 2 (Picture)

Example area

15. (4) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:
1. Further evaluation is needed to verify that the attic space above the first floor at the rear is appropriately ventilated. There were fewer than expected vents at the high areas of the attic and this attic space felt considerably hotter / more humid than the other attic spaces in the home. Improper ventilation can allow for overheating of the roof and attic components which could result in accelerated deterioration.
 2. The insulation on the back of the walk-in attic door was found to be undersized / cut short. Add insulation as needed to reduce heating and cooling losses.

3. The inspector was unable to verify if proper insulation was present at the stairwell wall between the attic and interior of the home. There appeared to be a wall cavity between what was visible in the attic and the interior space which could have insulation, but this should be verified to ensure heating and cooling losses are minimized.



Item 15 - Item 1 (Picture)

Example - Item 1 - Only 3 passive vents on rear lower roof



Item 15 - Item 2 (Picture)

Example - Item 2 - Foam cut short



Item 15 - Item 3 (Picture)

Example - Item 3

16. (5) Repairs or modifications were noted to the truss system in the rear area of the walk-in attic above the first floor. The inspector was unable to locate a structural engineers letter attached to the repairs. When a truss is cut/damage and/or otherwise modified, the modifications should be performed under the direction of a licensed engineer that specializes in residential dwellings. Ask the builder to provide a structural engineers letter approving the repairs or modifications made to the truss system. If the sellers cannot provide this then further evaluation of the repairs or modifications by a licensed structural engineer is needed. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 16 - Item 1 (Picture)

Example area

PLUMBING SYSTEM

General Summary

Water Heater Conditions/Visual Findings

17. The expansion tank is installed in a horizontal/vertical position which may apply excessive stress on the fittings when the tank is full. Due to the weight of this tank when it is full of water, the tank should be additionally supported. With insufficient support the tank could become loose and leak. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



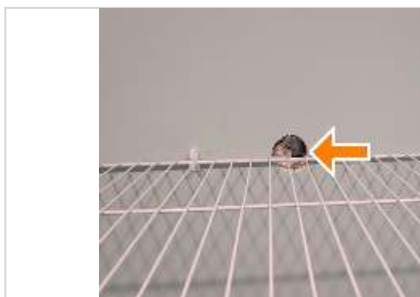
Item 17 - Item 1 (Picture)

LAUNDRY AREA

General Summary

Laundry Area Visual Findings

18. (1) A hole was noted in the wall behind the wire shelving suggesting that a shelving anchor had been improperly installed in this area. Through the hole, the dryer vent was visible with at least some damage implying the screw contacted the dryer vent. Further evaluation is needed to determine if the dryer vent was compromised (if there is actually a hole or just a dent) which could allow the moist, lint-laden air to escape into the wall cavity. Repair or replace as necessary to prevent moisture concerns and/or a possible fire hazard. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 18 - Item 1 (Picture)

19. (2) The wire shelf in the laundry room was not properly braced / supported at one end and needs correction to prevent a possible safety hazard and/or property damage if the shelf collapses. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 19 - Item 1 (Picture)

ELECTRICAL SYSTEM

General Summary

Electrical Visual Findings

20. (1) **The following outlets are not protected by GFCI:** Primary bathroom toilet room (at least one). Ground fault interrupters work by sensing a loss of current in the circuit. When a GFCI senses such a problem, the electrical current to the outlet is shut down almost immediately. Corrections are needed for safety. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 20 - Item 1 (Picture)

21. (2) There was not a switch to control the light fixtures in the laundry room when entering from one or more sides. Corrections are needed to prevent a possible trip hazard due to navigating the room in the dark to reach the switch. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 21 - Item 1 (Picture)

No switch at bathroom entryway

22. (3) The light fixture cover was missing at the foyer and needs replacement to properly protect the bulb from damage which could result in safety hazards. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 22 - Item 1 (Picture)

23. (4) At least one electrical receptacle was found to be loosen in the wall at the primary bathroom. Corrections are needed to prevent possible loose connections which may result in sparking, loss of function, and/or a fire hazard. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 23 - Item 1 (Picture)

24. (5) The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:

1. Electrical outlets were noted to be installed on the sides of the kitchen island / bar. Though this was normal until recently, changes have been made to installation practices as it was found that this creates a potential safety hazard such as if cords are draped across the walking path or if clothes snag on the plugs sticking out. Make corrections as necessary to ensure safety. **Typical for the age of the home.**
2. **The following outlets are not protected by GFCI:** kitchen dedicated appliance receptacles†. Ground fault interrupters work by sensing a loss of current in the circuit. When a GFCI senses such a problem, the electrical current to the outlet is shut down almost immediately. Corrections are needed for safety. **Typical for the age of the home.**



Item 24 - Item 1 (Picture)
Example - Item 1

HVAC SYSTEM(S) INFORMATION

General Summary

Air Temp Drop Differential

25. **See Cooling System Findings.**

COOLING SYSTEM(S)

General Summary

Air Conditioner Visual Findings

26. Due to the following, but not limited to, a qualified licensed contractor should be consulted to further evaluate the entire HVAC system and its components. There may be hidden or concealed damage that was not visible during the initial inspection. A comprehensive assessment before the closing of escrow is recommended to fully understand the extent of any damage or necessary repairs.

1. Improper function of the HVAC system was noted in multiple capacities during the inspection. Upon arriving to the inspection, the first floor thermostat was found set to 65 degrees in cooling mode but the interior temperature was still 75 degrees. Supply registers throughout the first floor never produced air cooler than the return air throughout the inspection, and at some points produced air significantly hotter (as high as 107 degrees). Supply registers throughout the second floor did produce cooler air but did not achieve the typical differentials expected and, similar to the previous sentence, at some points produced very warm air (temperatures in the 80s) after the system had turned off from opening the blower compartment hatch where a safety switch is installed. Additionally, the second floor supply registers produced warmer air when the first floor thermostat was turned to fan-only. The evidence noted during the inspection suggests possible faults with the multi-zone damper system, thermostat, and/or the HVAC system itself. Further evaluation is needed to determine the full extent of the concern and make corrections as necessary for proper operation of the HVAC system.
2. Exposed wires were noted at the exterior of the condenser unit and within the blower compartment in the attic. These wires appeared typical of thermostat wiring, possibly indicating unnecessary extra cables or improper installation. If the cables are unnecessary they should be properly capped and secured to prevent possible shorting out at live electrical components. If the cables are necessary, they should be properly installed for the system to function as intended.
3. During the inspection, it was noted that the outdoor coils and fins were dirty and required cleaning at the Primary unit. When these components are obstructed by dirt, they hinder airflow into or through the compressor, which can diminish the unit's efficiency and potentially lead to damage.
4. Mulch is present around the base of the HVAC unit(s), and it must be cleared away to ensure proper airflow through the compressor. This will help prevent premature rusting at the bottom of the unit and the fins at the Primary unit.



Item 26 - Item 1 (Picture)
Sample return temp.



Item 26 - Item 2 (Picture)
Sample supply temp. -
Inadequate differential



Item 26 - Item 3 (Picture)
Sample supply temp. - Warm
air in cooling mode



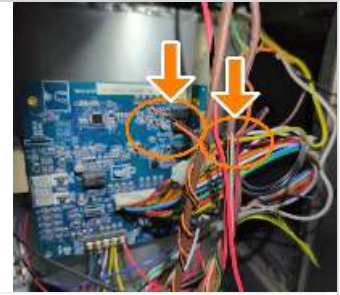
Item 26 - Item 4 (Picture)

Sample supply temp. - Hot air
in cooling mode



Item 26 - Item 5 (Picture)

Example - Item 2



Item 26 - Item 6 (Picture)

Example - Item 2



Item 26 - Item 7 (Picture)

Example - Item 3, 4

Duct Visual Findings

27. The air filter(s) is/are dirty and need replaced to prevent possible damaged and/or unnecessary strain on the unit(s).

This can greatly reduce the life expectancy of the unit(s) and when the air filter(s) are found to be extremely dirty it is recommended that the unit be services and/or cleaned to ensure efficiently and that they are operating and functioning properly. Air filter(s) are recommended to be changed and/or cleaned depending on the type every 30 to 45 days to optimize the best performance of the unit(s). *Note: The air filters were found to be clogged to the point that air was whistling past the edges of the filters, likely putting strain on the system which could eventually result in damage or malfunction.*



Item 27 - Item 1 (Picture)

INTERIOR COMPONENTS

General Summary

Interior Component Conditions/Visual Findings

28. The following items(s) need further evaluation to determine if corrections are necessary. Please consult with your builder to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation:
1. One or more fasteners were found to be missing or stripped at the door hinges in the following locations:
Downstairs hall closet, half bathroom. Corrections are needed to ensure the door is properly secured to prevent possible damage and/or difficulty operating the door(s).
 2. The door trim / frame was noted to be cracked or damaged in the following locations: Primary bathroom closet.
Repair or replace as necessary to ensure the door is properly secured to prevent possible movement, damage, and/or difficulty operating the door.



Item 28 - Item 1 (Picture)
Example - Item 1



Item 28 - Item 2 (Picture)
Example - Item 1



Item 28 - Item 3 (Picture)
Example - Item 2

BATHROOMS

General Summary

Primary Bathroom Visual Findings

29. (1) Grout / caulk was missing in multiple areas throughout the shower enclosure and adjacent areas. This likely indicates incomplete installation. Follow up with your builder to ensure all necessary areas of grout / sealant are finished prior to closing to prevent moisture damage and related concerns. *Note: Due to this, the shower / tub fixtures were not tested during the inspection as testing could result in leaking / damage. It is recommended to verify proper operation of the fixtures and drains prior to closing when installation is completed.*



Item 29 - Item 1 (Picture)



Item 29 - Item 2 (Picture)

30. (2) **The drain stopper did not function properly** or respond to the lever when testing at the time of inspection and needs repair or corrections. Corrections are needed for the sink to hold water properly. *Note: The inspector was unable to get the stopper opened again after it seemed to close normally.* Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.

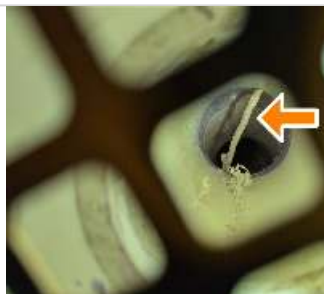


Item 30 - Item 1 (Picture)

31. (3) Debris is noted within the shower drain. Corrections are needed to prevent possible clogging. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 31 - Item 1 (Picture)



Item 31 - Item 2 (Picture)

Upstairs Bathroom Visual Findings

32. (1) Grout / caulk was missing in multiple areas throughout the shower enclosure and adjacent areas. This likely indicates incomplete installation. Follow up with your builder to ensure all necessary areas of grout / sealant are finished prior to

closing to prevent moisture damage and related concerns. *Note: Due to this, the shower / tub fixtures were not tested during the inspection as testing could result in leaking / damage. It is recommended to verify proper operation of the fixtures and drains prior to closing when installation is completed.*

33. (2) One of the shower corner shelves appeared to be flat or otherwise may not be appropriately pitched to drain. The shower was unable to be tested to confirm this due to limitation. It is recommended to verify if correction is necessary to prevent standing water on the shelf. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 33 - Item 1 (Picture)

KITCHEN-APPLIANCES

General Summary

Kitchen Components Visual Findings

34. One or more of the kitchen cabinet drawers did not slide or track properly. Adjustment, repair, or replacement is needed to ensure proper operation and prevent possible damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 34 - Item 1 (Picture)

Kitchen Appliance Visual Findings

-
35. The front panel of the dishwasher was found to be loose and warped / bent. Repair or replace as needed to prevent possible further damage. Consult with your builder to gain a comprehensive understanding of the necessary repairs. Have them further evaluate and make the necessary corrective actions.



Item 35 - Item 1 (Picture)

Bowed outward / loose



Item 35 - Item 2 (Picture)

Bent / creased at lip

It was a pleasure serving you. Thank you for trusting HIC to perform your inspection at [REDACTED] [REDACTED]. 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,



Nick Watson
(704) 542-6575
info@hicarolina.com
NC #1234 SC #1234
Home Inspection Carolina
Office - 704-542-6575
info@hicarolina.com
www.homeinspectioncarolina.com

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