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704-542-6575 | info@hicarolina.com



INSPECTION REPORT

123 Sample Street

Anytown, SC

INSPECTION DATE 8/19/2026

INSPECTED BY

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

Home Inspection Carolina



A handwritten signature in black ink, appearing to read "Dek Nance".

PREPARED FOR

Sample Client

ADDRESS

123 Sample Street

CITY / STATE / ZIP

Anytown, SC

INSPECTION DATE

8/19/2026

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COMPLETE HOME INSPECTION REPORT

Exclusively for: Sample Client

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

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

DATE	PROPERTY	BUYER'S AGENT	INSPECTOR
8/19/2026	123 Sample Street Anytown SC	Sample Agent	Dek Nance (704) 542-6575 info@hicarolina.com NC #1234 

People present at the time of inspection:

Buyer(s), Buyers Agent

Building Type:

Townhouse

Utilities Status:

All utilities on

Outside Temperature (F):

80-90 Degrees

Payment Type:

Credit Card Online

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.

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

54

 ITEMS INSPECTED
Total number in report.

23

 SUMMARY COMMENTS
Total number in report.

35

 PHOTOS
Total number in report.

1. Exterior/Trim/Foundation

Description

EXTERIOR INFORMATION

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

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

Types & Descriptions: Exterior/Trim/Foundation

Siding Types:

Vinyl Siding

Stories/Foundation:

2 Stories on a Slab Foundation

Items: Exterior/Trim/Foundation

1.0 Exterior Visual Findings

 Further evaluation is needed.

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



1.1 Trim Visual Findings

☐ Further evaluation is needed.

Wood rot and water damage was observed at the trim on the Rear side of the house. Additional assessment is required to ascertain the extent of repair or replacement required.

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



1.2 Foundation Visual Findings

☒ This area or system was visually inspected

2. Grounds/Pavings

Description

GROUND 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

2.0 Ground Area Visual Findings:

 This area or system was visually inspected

3. Roof Systems

Description

ROOF INFORMATION

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

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

Types & Descriptions: Roof Systems

Roof Covering Materials:

Asphalt Shingles

Roof Access:

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

Viewed the roof from a window.

Items: Roof Systems

3.0 Roof Visual Finding(s)

 This area or system was visually inspected

3.1 Gutter Visual Finding(s)

 This area or system was visually inspected

3.2 Flashing Visual Finding(s)

☑ This area or system was visually inspected

3.3 Fascia/Soffits/Eave Visual Finding(s)

☑ This area or system was visually inspected

3.4 Roof Limitations/Restrictions

☑ .

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

 4. Attic Interior System

 Description

ATTIC INFORMATION

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

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

 Types & Descriptions: Attic Interior System

Framing and Component

Types:

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

Unfinished Area Insulation

Type(s):

Blown Fiberglass
Fiberglass Batts or Rolled Batts

Attic Location(s):

Bonus room wall

 Items: Attic Interior System

4.0 Attic Visual Findings

 This area or system was visually inspected

4.1 Attic Limitations

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

have been made to correct them.

Unable to view the attic area above the 2nd floor due to no access. 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.

5. Plumbing System

Description

PLUMBING INFORMATION

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

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

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

Types & Descriptions: Plumbing System

Visible Plumbing Materials: PEX PVC	Plumbing Vent Pipe Material Type(s): PVC	Water Heater Power Source: Gas
Water Heater Ventilation Type: Flue Vented	Water Heater Capacity: Tankless	Water Heater Location: Attic
Main Water Shut Off Location: The front coat closet wall The front yard or curb location		

Items: Plumbing System

5.0 Plumbing Conditions/Visual Findings

Further evaluation is needed.

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

consulted for a complete evaluation of the plumbing system to determine the general condition of the plumbing distribution and supply lines, the significance of this concern, and make necessary repairs.

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



5.1 Water Heater Conditions/Visual Findings

📋 Further evaluation is needed.

The abandoned water heater in the Attic needs to be removed by a contractor as disassembly may be required to fit the tank through the attic access door.

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



5.2 Water Temperature Information

☑ This area or system was visually inspected

117 degrees



5.3 Plumbing Recommendations/Information



To ensure your tankless water heater is properly inspected and covered by warranty, it must be assessed by a licensed individual with a tankless certification. It is recommended to schedule an inspection at least once a year. Be sure to hire a certified plumber or sign a service contract with a reputable tankless certified plumbing company. Ask the seller about the current servicing history of the water heater.

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

6. 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

6.0 Laundry Area Visual Findings

 This area or system was visually inspected

6.1 Laundry Area Limitations

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

7. Electrical System

Description

ELECTRICAL INFORMATION

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

Types & Descriptions: Electrical System

Panel Location(s): The exterior of the home	Panel Cover: Removed and interior inspected	Main Power Panel Size: 200 amp service
Service Entry Conductor Type: Aluminum	Service Voltage: The incoming electrical service to the structure is 120/240 volts, with circuit breakers.	Branching Circuit Wiring Type: Branching Copper Wiring with Aluminum on (220) appliances.
Service Type: Underground		

Items: Electrical System

7.0 Electrical Visual Findings

Further evaluation is needed.

(1) The rear exterior light fixture is not properly secured to the wall behind the siding. Corrections are needed to prevent further movement and possible damage. Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



(2) The breakers are not marked as to what they control in the electrical panel. When the breakers are not marked it is difficult to determine which one needs to be turned of in an emergency.

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



(3) The upstairs ceiling fan remote control is missing the batteries. It is recommended to have the seller installed batteries and verify functionality prior to closing.

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



(4) There are ceiling fans that squeaked and/or made unusual noises when testing within the home at the time of inspection. This may be an indication that the fan or bearings are going bad and replacement may be needed in the near future.

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



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

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



7.1 Recommendations



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.

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

Recommend having a lock installed on the exterior main panel. This will reduce the ease of accessibility to the panel deterring anyone from accessing the panel and turning off the power to the home.

8. HVAC System(s) Information

Description

HVAC System(s) Information and Limitations

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

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

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

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

Types & Descriptions: HVAC System(s) Information

Air Conditioning Type(s):

Central Split System(s)

Power Source:

Electric 220 Volt

Heating Type(s):

Forced Air Unit(s)

Fuel/Power Source(s):

Natural Gas

Ducts/Air Supply Types:

Fiberglass Duct Board:
Flexible round duct work
Metal Distribution Boxes:
Flexible round duct work

Access Panel(s) Removed during visual inspection?:

Yes

Items: HVAC System(s) Information

8.0 Air Temp Drop Differential

☒ This area or system was visually inspected

Primary Unit :

Main Return Air Temperature- 70 degrees.

Main Supply Air Temperature- 58 degrees.



8.1 Gas Heat

☑ Component/item was not inspected due to limitation

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

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

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

9. Cooling System(s)

Description

HVAC INFORMATION

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

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

Items: Cooling System(s)

9.0 Air Conditioner Visual Findings

Further evaluation is needed.

(1) The Primary unit is failing to achieve a sufficient air temperature drop, which could suggest a range of issues, including but not limited to low Freon levels, a dirty air filter, or clogged coils. When tested, the temperature differentials should ideally fall between 14 and 24 degrees; however, the current differentials measured only 12 degrees.

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



(2) The HVAC system was operational at the time of inspection; however, if your AC unit was manufactured before 2010, it may be wise to consider a replacement if repairs are necessary. On January 1, 2010, the Environmental Protection Agency (EPA) enforced a ban on the production and importation of R22 refrigerant, permitting its use only for servicing existing equipment. As of January 1, 2020, purchasing R22 has become illegal. Consequently, repairing older R22 systems will likely be quite costly, especially when it involves adding refrigerant. For more information please [click here](#).

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



9.1 Duct Visual Findings

☑ This area or system was visually inspected

9.2 HVAC System(s) Recommendations

☑ .

The subject home is a two story home equipped with one AC unit. Because of this it may become noticeable that one floor is hotter or colder than another depending on the time of year and the location of the thermostat. To help control this, partially open and close vent registers on the first and second floor to distribute the air as the hot air rises and the cold air falls.

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.

10. Heating System

Description

HVAC INFORMATION

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

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

Items: Heating System

10.0 Heating Component Visual Findings

 This area or system was visually inspected

10.1 Heating Unit(s) Limitations

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Unable to test the heating unit at the time of inspection due to the exterior temperature being above 70 degrees. When the exterior temperature is above 70 degrees damage can occur to the system and/or evaporator coils if the system has been running in the AC mode. The hot air blowing across the cold coils may cause damage to the evaporator coil ultimately causing damage to the unit.

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

🏠 11. Interior Components

☰ Description

INTERIOR INFORMATION

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

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

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

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

🔧 Types & Descriptions: Interior Components

Smoke Detectors:

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

Wall Structure Type(s):

Not Accessible

Ceiling Structure Type(s):

Not Accessible

Flooring Structure Type(s):

Not Accessible

Radon Mitigation System:

Not Present

👁 Items: Interior Components

11.0 Interior Component Conditions/Visual Findings

📋 Further evaluation is needed.

(1) For safety, it is advised to replace all outdated or older smoke and carbon monoxide detectors with new ones. Most smoke detectors have a lifespan of around 10 years, after which they should be replaced to ensure

optimal functionality and safety.

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



(2) The floor tiles in the following areas have visible cracks that require repair or replacement to prevent further damage:

Kitchen

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



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

Upstairs bedroom closet door, front bedroom entry door, downstairs hall bathroom door, and rear bedroom entry door.

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





(4) There are door stops missing/damaged behind doors in areas throughout the home; replacement needed to prevent possible damage to the walls behind the doors.

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



(5) There are no carbon monoxide detectors installed or found within the home at the time of inspection. Due to the gas fireplace/furnace/stove top/attached garage and/or gas appliances, a carbon monoxide detector(s) needs to be installed to ensure safety.

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

11.1 Window Visual Findings

☑ This area or system was visually inspected

11.2 Interior Component Recommendations

☑ .

The home inspector makes every effort to locate as many defects as possible. However, when an older home has been extensively remodeled, defects that would have been typically discovered by daily use and loads may not be apparent at the time of inspection. People often refer to this transaction as a flip. The seller(s) are not tenants or occupants of the home. Therefore the buyer should budget for defective items that could only be discovered by disclosure from the sellers or living in the home for some time. To ensure a complete understanding of the home and remodel, it is recommended to acquire the complete details that define the scope of the remodel from the seller, along with a list of the licensed trade contractors, all supporting letters from engineers, and a copy of all required building/inspection permits before the closing of escrow.

Note: The floor squeaked when walking on it in areas throughout the home. This is typically considered a

cosmetic item. If the flooring is ever replaced, have sub-flooring screwed down before installing the new covering to reduce the squeaking.

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

Cosmetic stains noted in some flooring areas.

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

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

Repairs noted to have been made at wall(s) within the home. Have the seller disclose any repairs that have been made to the interior walls, the need for repairs, and if the repairs made have corrected the issue causing the need for the repairs.

Repairs have been made at the ceiling in areas within the home. Ask the seller the history of the repairs and if the repairs made have corrected or repaired the cause or need for the repair.

11.3 Windows Additional Limitations



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

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.

12(A) . Downstairs Hall Bathroom

Description

BATHROOM INFORMATION

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

Types & Descriptions: Downstairs Hall Bathroom

Ventilation Types:

Electric power exhaust vent

Items: Downstairs Hall Bathroom

12.0.A Hall Bathroom Visual Findings

 Further evaluation is needed.

(1) The shower diverter is not functioning properly and needs repair/replacement. The diverter still allows water to flow out at the tub faucet when switching to the showerhead. Corrections and repairs are needed.

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



(2) The toilet is loose at the floor and needs to be secured properly to prevent movement and or possible leakage. The toilet may need to be pulled to determine if the wax seal has been damaged. Replace wax seal if needed.

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



(3) Caulk is needed around the tub faucet where it meets the shower wall to prevent water penetration.

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



(4) The shower head arm is loose where it connects inside the wall. Water may be leaking at the connection inside the wall where it is not visible.

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



12(B) . Upstairs Hall Bathroom

Description

BATHROOM INFORMATION

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

Types & Descriptions: Upstairs Hall Bathroom

Ventilation Types:

Electric power exhaust vent

Items: Upstairs Hall Bathroom

12.0.B Hall Bathroom Visual Findings

 Further evaluation is needed.

(1) The sink cabinet was loose at the floor or wall at the time of inspection and needs to be secured properly.

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



(2) The toilet seat was found to be loose at the time of inspection and needs to be secured properly to prevent continual movement.

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



(3) Caulk is needed around the tub faucet where it meets the shower wall to prevent water penetration.

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



13. Kitchen-Appliances

Description

KITCHEN INFORMATION

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

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

Types & Descriptions: Kitchen-Appliances

Kitchen Sink:

Tested

Dishwasher:

Dishwasher - Operated

Range:

Electric Operated

Microwave:

Operated

Garbage Disposal:

Operated

Items: Kitchen-Appliances

13.0 Kitchen Components Visual Findings

 This area or system was visually inspected

13.1 Kitchen Appliance Visual Findings

 This area or system was visually inspected

13.2 Kitchen Information

 .

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

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

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

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

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

(6) There is a build up around the connects under the sink. There was not an active leak noted at the time of inspection, however it is not uncommon that the drain pipes are hit from products stored under the sink. Continue to monitor and make repairs as needed.

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

There are water stains noted under the kitchen cabinet. This is an indication that a previous leak has occurred. Ask the seller the history of the leak and if the proper repairs have been made to prevent continual leaking.

The dishwasher is controlled by a wall switch. If the unit does not have power check the switch to ensure that it is in the on position.

Thank You for Choosing HIC

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

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

It was our pleasure serving you.

Sincerely,



Dek Nance

(704) 542-6575

info@hicarolina.com

NC #1234



Home Inspection Summary

Exclusively for Sample Client

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

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS

123 Sample Street
Anytown SC



INSPECTOR CONTACT

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

Thank you for choosing Home Inspection Carolina. On 8/19/2026, 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.

EXTERIOR/TRIM/FOUNDATION

General Summary

Exterior Visual Findings

1. The siding at the Rear 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 a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



Trim Visual Findings

2. Wood rot and water damage was observed at the trim on the Rear side of the house. Additional assessment is required to ascertain the extent of repair or replacement required.

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



PLUMBING SYSTEM

General Summary

Plumbing Conditions/Visual Findings

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

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



Water Heater Conditions/Visual Findings

4. The abandoned water heater in the Attic needs to be removed by a contractor as disassembly may be required to fit the tank through the attic access door.

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



ELECTRICAL SYSTEM

General Summary

Electrical Visual Findings

5. (1) The rear exterior light fixture is not properly secured to the wall behind the siding. Corrections are needed to prevent further movement and possible damage.

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



6. (2) The breakers are not marked as to what they control in the electrical panel. When the breakers are not marked it is difficult to determine which one needs to be turned of in an emergency.

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



7. (3) The upstairs ceiling fan remote control is missing the batteries. It is recommended to have the seller installed batteries and verify functionality prior to closing.

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



8. (4) There are ceiling fans that squeaked and/or made unusual noises when testing within the home at the time of inspection. This may be an indication that the fan or bearings are going bad and replacement may be needed in the near future.

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



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

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



COOLING SYSTEM(S)

General Summary

Air Conditioner Visual Findings

10. (1) The Primary unit is failing to achieve a sufficient air temperature drop, which could suggest a range of issues, including but not limited to low Freon levels, a dirty air filter, or clogged coils. When tested, the temperature differentials should ideally fall between 14 and 24 degrees; however, the current differentials measured only 12 degrees.

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



11. (2) The HVAC system was operational at the time of inspection; however, if your AC unit was manufactured before 2010, it may be wise to consider a replacement if repairs are necessary. On January 1, 2010, the Environmental Protection Agency (EPA) enforced a ban on the production and importation of R22 refrigerant, permitting its use only for servicing existing equipment. As of January 1, 2020, purchasing R22 has become illegal. Consequently, repairing older R22 systems will likely be quite costly, especially when it involves adding refrigerant. For more information please [click here](#).

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



INTERIOR COMPONENTS

General Summary

Interior Component Conditions/Visual Findings

12. (1) For safety, it is advised to replace all outdated or older smoke and carbon monoxide detectors with new ones. Most smoke detectors have a lifespan of around 10 years, after which they should be replaced to ensure optimal functionality and safety.

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



-
13. (2) The floor tiles in the following areas have visible cracks that require repair or replacement to prevent further damage:

Kitchen

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



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

Upstairs bedroom closet door, front bedroom entry door, downstairs hall bathroom door, and rear bedroom entry door.

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





15. (4) There are door stops missing/damaged behind doors in areas throughout the home; replacement needed to prevent possible damage to the walls behind the doors.

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



16. (5) There are no carbon monoxide detectors installed or found within the home at the time of inspection. Due to the gas fireplace/furnace/stove top/attached garage and/or gas appliances, a carbon monoxide detector(s) needs to be installed to ensure safety.

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

DOWNSTAIRS HALL BATHROOM

General Summary

Hall Bathroom Visual Findings

17. (1) The shower diverter is not functioning properly and needs repair/replacement. The diverter still allows water to flow out at the tub faucet when switching to the showerhead. Corrections and repairs are needed.

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



-
18. (2) The toilet is loose at the floor and needs to be secured properly to prevent movement and or possible leakage. The toilet may need to be pulled to determine if the wax seal has been damaged. Replace wax seal if needed.

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



-
19. (3) Caulk is needed around the tub faucet where it meets the shower wall to prevent water penetration.

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



-
20. (4) The shower head arm is loose where it connects inside the wall. Water may be leaking at the connection inside the wall where it is not visible.

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



UPSTAIRS HALL BATHROOM

General Summary

Hall Bathroom Visual Findings

21. (1) The sink cabinet was loose at the floor or wall at the time of inspection and needs to be secured properly.

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



22. (2) The toilet seat was found to be loose at the time of inspection and needs to be secured properly to prevent continual movement.

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



-
23. (3) Caulk is needed around the tub faucet where it meets the shower wall to prevent water penetration.

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



Sample Client,

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

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

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

Sincerely,



Dek Nance

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