

192 Flower House Loop Troutman, NC 28166



08/05/2026 09:29



Questions?

Contact Your Inspector:

Dustin Gunter

NC 6388 | SC 50207

(336) 918-5629

duck@bannonhomeinspections.com

Inspection Prepared For Ryan Wright

Date: 8/5/2026 Time: 9:30 AM

Year Built: 1946 | Size: 1330 sq.ft.

Order ID: 6681

Table Of Contents

Report Summary	4-14
Inspection Details	15-16
1.0 House Exterior	17-20
2.0 Grounds	21-28
3.0 Foundation	29-38
4.0 Roof	39-41
6.0 Water Heater	42-45
7.0 Electrical	46-49
8.0 Interior Areas	50-53
9.0 Bedrooms	54-57
10.0 Bathroom	58-62
11.0 Kitchen	63-68
12.0 Laundry	69-70
13.0 Attic	71-73
14.0 Heat/AC	74-78
16.0 Detached Building Exterior	79-81
17.0 Detached Building Grounds	82
18.0 Detached Building Foundation	83
19.0 Detached Building Roof	84
23.0 Detached Building Interior Areas	85
28.0 Detached Building Attic	86
Glossary	87

Report Introduction

We appreciate the opportunity to conduct your inspection! Please read your entire report carefully and contact your inspector with any questions. Even after the report is delivered, we're here to help.

Properties do not "Pass" or "Fail." This report covers the visible portions of the structure, which may be limited by vegetation or possessions. It focuses on safety and function, not current code, and identifies non-code, non-cosmetic concerns that may need further investigation or repair.

For your safety and liability, we recommend that licensed contractors evaluate and repair any critical concerns identified in this report. **This inspection represents a snapshot in time and reflects the condition of the property as observed during the inspection.** However, conditions can change, and not all issues may have been visible or accessible during the inspection. Therefore, we strongly advise that you or your representative perform a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide. Please note that this report is not a warranty or guarantee of future conditions, and Bannon Home Inspections and/or its inspectors cannot be held liable for any changes or issues that arise after the inspection date.

If your report includes videos, they can be viewed directly in the web version or in Adobe Reader for PDFs.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible/Not Inspected - Items with this rating were not able to be fully inspected because access was blocked off or covered and/or includes items not inspected due to current conditions (e.g., temperature, weather, utilities off, etc.)

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

For maintenance tips and recommendations, visit:

<https://www.bannonhomeinspections.com/maintenance-tips>

Report Summary

Below, you may find in **RED** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function as well as any potential **COSTLY** concerns. Examples would be bare electrical wires, active drain leaks, HVAC primary components, etc. The complete list of items noted will be found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report! For your safety and liability, we recommend that you hire only qualified individuals / licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

REMINDER: This Summary page is only a listing of **CRITICAL/COSTLY** concerns and 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 or South Carolina real estate agent or an attorney. **Note:** If there are no comments in **RED** below, there were no **CRITICAL/COSTLY** system or safety concerns with this property at the time of inspection.

2.0 Grounds

Page 21

2.1 Driveway and Walkway Condition

• **SAFETY CONCERN:** Portions of the concrete walkway had heavy cracking and/or displacement (over 1/4-inch differential) at the time of inspection. These conditions present a trip hazard and may worsen if not addressed. Recommend a qualified concrete contractor further evaluate and repair or replace the affected sections to reduce the risk of injury.



Walkway Has Cracking With Over 1/4" Differential (Tripping Hazard) (Multiple Locations)

Page 23	2.4 Balcony/Deck	• SAFETY CONCERN: Multiple deficiencies were observed on and around the balcony and/or deck at the time of inspection. Deficiencies included damage/deterioration to the rails, exposed nails, loose guardrails, inadequate hardware used in the ledger board, missing joist hangers, etc. These combined deficiencies create significant safety risks. Recommend a qualified decking contractor repair or replace the entire balcony and/or deck to restore structural stability and reduce the risk of injury.
---------	------------------	---



Significant Deterioration/Exposed Nails (Left Of Structure)



Loose Guardrail(s) (Left Of Structure)



Inadequate Hardware Used In Ledger Board (Left Of Structure)



Missing Joist Hangers (Left Of Structure)

Page 25	2.6 Stairs	• SAFETY CONCERN: Although handrail(s) were present on the stair assembly at the time of inspection, they were not graspable. Non-graspable handrails cannot provide adequate stability or support to prevent falls, which is a safety hazard. Recommend a qualified contractor replace and/or install proper graspable handrail(s) to reduce the risk of injury.
---------	------------	--



Missing Graspable Handrail(s)

Page 25

2.8 Grounds
Electrical

• **REPAIR:** A receptacle was damaged/broken at the time of inspection. This condition can result in poor grounding and present a shock hazard. Recommend a qualified electrical contractor replace the receptacle to restore proper and safe function.



Damaged Receptacle (Left Of Structure)

3.0 Foundation

Page 33

3.8 Piers/Girders

- **REPAIR:** Free-floating support(s) were observed in multiple locations at the time of inspection. Supports not properly anchored or bearing load can fail to provide adequate stability. Recommend a qualified contractor or structural engineer further evaluate and repair or replace as necessary to restore proper structural support.
- **REPAIR:** Improperly installed wood pier(s) were observed in multiple locations at the time of inspection. Improper installation can weaken load distribution and allow shifting or settlement. Recommend a qualified contractor or structural engineer further evaluate and repair or replace as necessary to restore proper structural support.
- **REPAIR:** Dry-stacked posts and/or piers were observed at the time of inspection, indicating improper installation. Improper stacking can compromise stability and reduce support performance. Recommend a qualified contractor further evaluate and repair or replace as necessary to restore proper structural support.
- **REPAIR:** Posts and/or piers were installed with improper material (terracotta pipes) at the time of inspection. These deficiencies can weaken stability and shorten service life. Recommend a qualified contractor or structural engineer further evaluate and repair or replace the supports as necessary to restore proper structural performance.
- **REPAIR:** Leaning pier(s) were observed in multiple locations at the time of inspection. Leaning supports can shift under load and reduce structural stability. Recommend a qualified general contractor further evaluate and repair or replace the pier(s) as necessary to restore proper structural support.



Free Floating Support(s) (Multiple Locations)



Unprofessional Install



Dry-Stacked/Unprofessional Install (Multiple Locations)



Unprofessional Install (Terracotta Pipes)



Leaning Pier(s) (Multiple Locations)



Leaning Pier(s) (Multiple Locations)

Page 35

3.9 Sub Flooring

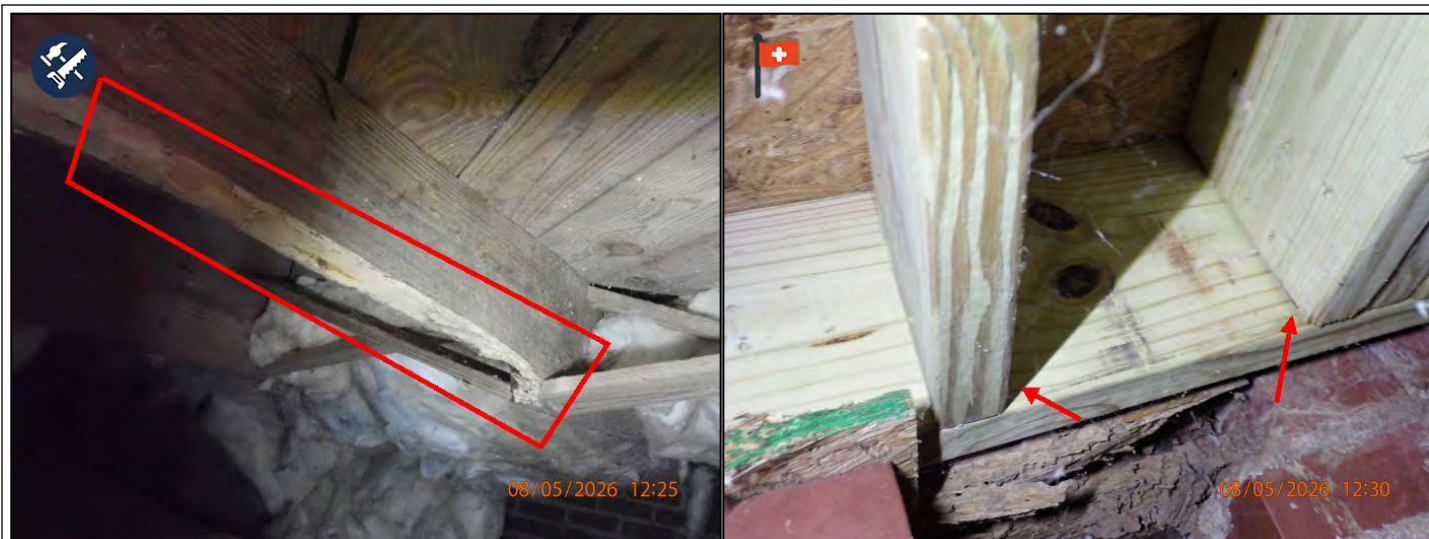
- **REPAIR:** Damage and/or deterioration to the band sill was observed at the time of inspection. A compromised band sill can lead to settlement and reduced support. Recommend a qualified contractor further evaluate and repair or replace the band sill to prevent further deterioration of the building materials.
- **REPAIR:** Improper construction practices were observed at one or more floor joists at the time of inspection. The floor joist(s) were not properly supported. Improper construction can weaken support and reduce long-term performance. Recommend a qualified general contractor further evaluate and repair or replace the materials as necessary to restore proper structural support.
- **REPAIR:** Deterioration and/or damage to one or more floor joists and/or sub flooring was observed at the time of inspection. Compromised components can weaken structural support. Recommend a qualified contractor further evaluate and repair or replace the affected materials to prevent further deterioration of the building materials.
- **SAFETY CONCERN:** Joist hangers were missing from one or more floor joists at the time of inspection. Missing connectors can reduce load transfer and create a safety hazard. Recommend a qualified contractor or carpenter install appropriate joist hangers to reduce the risk of injury.



Damage/Deterioration To Band Sill (Beneath Refrigerator, Tested Dry)



Floor Joist Not Supported (Rear Right Of Structure)



Deterioration To Sub Floor (Multiple Locations)

Missing Joist Hangers

Page 38

3.11 Plumbing

- REPAIR: Cast iron plumbing was observed at the time of inspection. Cast iron pipes have an expected lifespan of about 30–50 years and may corrode or crack as they age, which can lead to leaks and water damage. Recommend a qualified plumbing contractor further evaluate the system and replace or update it as necessary to prevent leaks and water damage.
- REPAIR: Polybutylene plastic (PB) supply piping was present at the time of inspection. PB distribution systems and compression-band fittings have a documented history of premature failure at joints, which can lead to sudden leaks and significant water damage; concealed portions cannot be fully evaluated during a visual home inspection. Recommend a qualified plumbing contractor replace the entire PB supply piping and associated fittings to reduce leak risk and avoid costly damage.

As per NC Licensure Board approved language: 'This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until the mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.'



Cast Iron



Polybutylene

6.0 Water Heater

Page 43

6.5 TPRV

• **SAFETY CONCERN:** Although a Temperature Pressure Relief Valve (TPRV) was present, the discharge pipe was missing. A missing discharge pipe allows extremely hot water to discharge freely into the occupied space during an emergency, posing a severe scalding hazard. Recommend a qualified plumbing contractor install a proper discharge pipe for proper function and reduce the risk of injury.



Missing Discharge Pipe

Page 44

6.6 Expansion Tank

• **REPAIR:** An **expansion tank** was not installed at the time of inspection. Lack of an expansion tank can create trapped, high-pressure spikes every time the water heater runs. This, in turn, strains pipe joints, wears out internal tank linings, and can ruin heating elements. Recommend a qualified plumbing contractor install the expansion tank to ensure optimal function and prolong the service life of the water heater.



Expansion Tank Missing

7.0 Electrical

Page 46

7.2 Electrical Panel

- **SAFETY CONCERN:** Electrical panel cover screw(s) were missing from the panel at the time of inspection. Missing screws compromise the integrity of the panel cover, increasing the risk of accidental contact with energized components. Recommend a qualified electrical contractor install the missing screw(s) to restore safe conditions and reduce the risk of injury.
- **SAFETY CONCERN:** Wrong fastener(s) were used in the electrical panel at the time of inspection. Improper fasteners can compromise the panel integrity and safety. Recommend a qualified electrical contractor install correct fastener(s) to restore safe conditions and reduce the risk of injury.



Missing Screw(s) (Main Panel)



Wrong Fastener(s) (Main Panel)

10.0 Bathroom

Page 61

10.16 Toilets

- **REPAIR:** A toilet bowl was loose at the floor anchor bolts at the time of inspection. A loose toilet can compromise the wax ring seal, leading to water leakage and damage to the sub floor area, though the extent of damage may not be visible. Recommend a qualified plumbing contractor repair or secure the toilet and replace the wax ring as needed to prevent unwanted issues.
- **REPAIR:** A loose toilet and/or loose or soft sub flooring was observed at the time of inspection. This condition can indicate damage to the sub flooring beneath the fixture, which is not fully visible without destructive investigation. Recommend a qualified plumbing contractor further evaluate and repair the area to prevent unwanted issues.



Loose (Primary Bathroom)

11.0 Kitchen

Page 64

11.4 Oven/Range

- **SAFETY CONCERN:** An anti-tip bracket was missing from the range installation at the time of inspection. Missing anti-tip devices can allow the range to tip over when excess force is applied to an open oven door, creating a scalding and/or burn hazard. Recommend a qualified appliance contractor install the bracket to reduce the risk of injury.



Missing Anti-Tip Bracket

23.0 Detached Building Interior Areas

Page 85

23.9 Electrical

• **REPAIR:** Open junction box(es) were observed at the time of inspection. Open boxes leave splices exposed to separation, arcing, or shock. Recommend a qualified electrical contractor install proper covers to restore safe conditions and reduce the risk of fire.



Open Junction Boxes (Multiple Locations)

Inspection Details

Attendance

- Client present

Home Type

- Single family home

Occupancy

- Vacant

Roof/Attic/Foundation Type

- Roof Type: Gable
- Roof Material: Asphalt Shingles
- Attic Structure Type: Rafter System (Dimensional Lumber)
- Foundation Type: Dimensional

Eaves/Fascia

Materials: Wood • Vinyl

Siding Materials

Wall Cladding Materials:

- Vinyl siding, wood frame construction, concrete/block foundation

Utilities

Utilities Status:

- ALL utilities were on at the time of inspection.
- Multiple deficiencies observed with the plumbing system at the time of inspection. Recommend further evaluation of the entire plumbing system (including but not limited to: exterior, foundation, interior, etc) by a qualified plumbing contractor and repair/replace/update for optimal function and/or safety.
- Multiple deficiencies observed with the electrical system at the time of inspection. Recommend further evaluation of the entire electrical system (including but not limited to: panel box(es), exterior, foundation, interior, etc) by a qualified electrical contractor and repair/replace/update for optimal function and/or safety.
- Multiple deficiencies observed with the foundation/crawl space system at the time of inspection. Recommend further evaluation of the entire foundation/crawl space system (including but not limited to: floors/walls, sub flooring, posts/piers, band sill, joists, etc) by a qualified crawl space specialist and repair/replace/update for optimal function and/or safety.

Waste/Supply

Waste Materials:

- Septic (Private)

Supply Materials:

- Well (Private)

Electrical Wire Type

- Copper non-metallic sheathed cable noted.

AFCI Bedrooms

Bedrooms: AFCI - Present

Interior Areas: AFCI - Present

GFCI Reset Locations

Exterior: Resets within each receptacle • Kitchen: Resets left of oven/range • Kitchen: Resets in electrical panel • Bathroom: Resets in guest bathroom

Structural Floor System

Materials:

- **SUPPORT MATERIAL:** Concrete block and brick piers
- **BEAM MATERIAL:** Wood

Floor Coverings

Materials:

- Carpet
- Tile
- LVP

Ceiling/Wall Materials

Ceiling Materials:

- Drywall

Wall Materials:

- Drywall

CO/Smoke Detectors

Interior Areas:

- Combo smoke/carbon monoxide detector(s) were installed.

Bedrooms:

- Smoke detectors were installed in each bedroom.

Window Type

Bedroom Window Type: Vinyl Double Hung

Interior Area Window Type: Vinyl Double Hung

Exclusions

- Roof top was not accessed due to overall height and no internal access installed. Therefore, the top sections of the roof, including but not limited to: the material type, overall construction, and any venting penetrations have not been inspected. Recommend further evaluation by a qualified roofing contractor for any roofs and potential deficiencies that are of concern.
- The inspector had a limited visual as the inspection was limited to the decking provided in the attic to protect insulation R values as well as the building materials.
- The heat system was not tested as the outside ambient temperature was above 70 degrees Fahrenheit in the past 24 hours.
- The inspector was unable to access the water heater as the breaker/power was turned off to the unit at the time of inspection. Therefore, the inspector was unable to determine the condition of the water heater or any plumbing fixtures at the water heater. Recommend a qualified plumbing contractor further evaluate the condition of the water heater and all plumbing fixtures for deficiencies once power can be restored to the water heater.
- The well was not inspected at the time of inspection. A well needs to be inspected by a waste water inspector. Recommend a separate inspection for the well and repair as necessary. Also, recommend a drinking water analysis for deficiencies within the drinking water.
- The septic system was not inspected at the time of inspection. We do not inspect the septic system as it falls under a different licensure board. Recommend a separate inspection by a qualified septic specialist and repair as necessary.

1.0 House Exterior

This section details the required inspection of exterior wall coverings, trim, doors, stoops, steps, porches with railings, attached decks, balconies, and accessible eaves, soffits, and fascias from ground level.

1.1 Exterior Photo(s)



Left Of Structure



Right Of Structure



Rear Of Structure

1.2 Doors

Observations:

- **IMPROVE:** Damage to the trim was observed at the time of inspection. Damaged trim can allow moisture to contact wall materials and lead to deterioration. Recommend a qualified contractor replace the trim to protect the building materials.

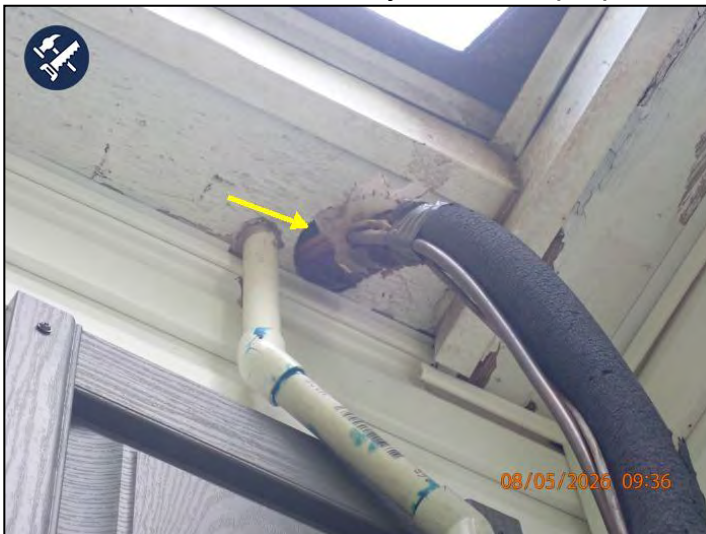


Damaged Trim (Multiple Locations)

1.3 Eaves & Fascia

Observations:

- **IMPROVE:** Unsealed penetration(s) were observed in the eaves and/or fascia at the time of inspection. Unsealed openings can allow moisture intrusion, which may damage building materials. Recommend a qualified contractor seal all penetrations to prevent moisture intrusion and protect the surrounding building materials.
- **IMPROVE:** The fascia boards showed evidence of damage and/or deterioration in multiple locations at the time of inspection. Damaged or deteriorated fascia can compromise the protection of roof edges and allow moisture intrusion. Recommend a qualified contractor repair or replace the fascia boards as necessary to restore proper function and protect the building materials.



Unsealed Penetration(s) (Rear Of Structure At Line Set)



Damage/Deterioration (Multiple Locations)



Damage/Deterioration (Multiple Locations)



Damage/Deterioration (Multiple Locations)



Damage/Deterioration (Multiple Locations)

1.4 Exterior Paint

Observations:

- **IMPROVE:** Homes built prior to 1978 may contain lead-based paint, which can pose health risks, particularly to young children and pregnant women. Lead exposure can cause permanent neurological damage, including learning disabilities, reduced intelligence, behavioral problems, and impaired memory. Sellers are required to disclose any known lead-based paint hazards and provide available inspection or risk assessment reports. Recommend a qualified professional conduct a lead-based paint risk assessment or inspection to determine if lead-based paint hazards are present in homes built prior to 1978.

1.5 Siding Condition

Observations:

- **IMPROVE:** Exposed wooden sheathing was observed in multiple locations at the time of inspection. Exposed wood can absorb moisture and deteriorate more quickly. Recommend a qualified painting contractor prep, prime, and paint the affected area(s) to protect the building materials and prevent further deterioration.



Exposed Wooden Sheathing (Multiple Locations) Exposed Wooden Sheathing (Multiple Locations)

1.6 Window Condition

Observations:

- **NOTE:** No major system safety or function concerns noted at the time of inspection.



Screens In Place

2.0 Grounds

Inspectors shall inspect adjacent walkways, patios, driveways, vegetation, grading, surface drainage, and retaining walls that may adversely affect the building.

Water quality or hazardous materials (e.g., lead) testing is available from local labs and is not included in this inspection. All underground piping related to water supply, waste, or sprinkler systems is excluded from this inspection. Visual inspections cannot detect leaks, corrosion, or mineral build-up in underground pipes that may restrict water flow over time. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are typically not tested if not in daily use. The inspector does not assess the effectiveness or operation of anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinklers, on-site water systems, waste disposal systems, foundation irrigation, spa and pool equipment, solar water heating systems, or proper sizing and design of these systems.

Water pressure in pipes is often mistaken for water volume. While high water volume is beneficial, high water pressure can be damaging. A regulator is recommended if street pressure exceeds 80 psi. However, regardless of pressure, leaks can occur in any system, particularly in older systems with galvanized pipes or when a regulator fails, stressing washers and diaphragms.

The condition of waste and drainpipes generally correlates with their age. Older pipes may be vulnerable to damage from decay or root intrusion, and there have been rare cases of issues with ABS piping. Homes with galvanized or cast-iron pipes may have obstructions that appear functional during an inspection but could fail under heavy use. If water has been off or unused for a period (e.g., in a vacant home), rust or deposits may further clog pipes. Since much of the drainpipe system is concealed, its condition can only be inferred by observing water drainage during the inspection. However, blockages may still occur over time. It is strongly recommended that the main sewer line be inspected with a camera before the inspection objection deadline to check for damage or blockages.

2.1 Driveway and Walkway Condition

Materials: **Concrete walkway noted**, **Asphalt walkway noted**, **Gravel driveway noted**

Observations:

- **MONITOR:** Gravel driveways require ongoing maintenance. These surfaces can develop ruts, low areas, or displacement over time that affect their usability. Recommend monitoring the surface and performing periodic filling and leveling as needed to maintain proper function.
- **IMPROVE:** Typical cracking was observed in the asphalt surface(s) at the time of inspection. Cracks can worsen with freeze-thaw cycles, accelerating deterioration. Recommend a qualified asphalt contractor seal the crack(s) to prevent further deterioration and prolong the service life of the asphalt.
- **SAFETY CONCERN:** Portions of the concrete walkway had heavy cracking and/or displacement (over 1/4-inch differential) at the time of inspection. These conditions present a trip hazard and may worsen if not addressed. Recommend a qualified concrete contractor further evaluate and repair or replace the affected sections to reduce the risk of injury.



Gravel/Asphalt



Asphalt Walkway



Typical Cracking (Walkway) (Multiple Locations)



Concrete Walkway



Walkway Has Cracking With Over 1/4" Differential (Tripping Hazard) (Multiple Locations)

2.2 Landscaping

Observations:

- **NOTE:** No deficiencies/concerns noted at the time of inspection.

2.3 Grading

Observations:

- **NOTE:** No deficiencies/concerns noted at the time of inspection.

2.4 Balcony/Deck

Observations:

- **IMPROVE:** Wood-to-ground contact was observed at the balcony and/or deck posts despite the presence of footers at the time of inspection. Wood in direct contact with soil is prone to chronic moisture exposure and eventual deterioration, even if pressure-treated. Recommend a qualified decking contractor further evaluate and repair the posts and surrounding areas to prevent deterioration of the supports.
- **IMPROVE:** Deterioration was noted in multiple locations at the time of inspection. Deteriorated materials can spread and compromise the deck if not corrected. Recommend a qualified contractor repair or replace any compromised area(s) to prevent further deterioration.
- **IMPROVE:** Wood deterioration/warping was noted in multiple locations at the time of inspection. Deteriorated/warped wood can spread and compromise the deck if not corrected. Recommend a qualified decking contractor repair or replace any compromised area(s) to prevent further deterioration.
- **IMPROVE:** Wood deterioration was noted in multiple locations on the deck surface at the time of inspection. Deteriorated wood can spread and compromise the surface if not corrected. Recommend a qualified decking contractor repair or replace any compromised area(s) to prevent further deterioration.
- **SAFETY CONCERN:** Multiple deficiencies were observed on and around the balcony and/or deck at the time of inspection. Deficiencies included damage/deterioration to the rails, exposed nails, loose guardrails, inadequate hardware used in the ledger board, missing joist hangers, etc. These combined deficiencies create significant safety risks. Recommend a qualified decking contractor repair or replace the entire balcony and/or deck to restore structural stability and reduce the risk of injury.



Left Of Structure



Wood-To-Ground Contact (Left Of Structure)



Deterioration (Multiple Locations)



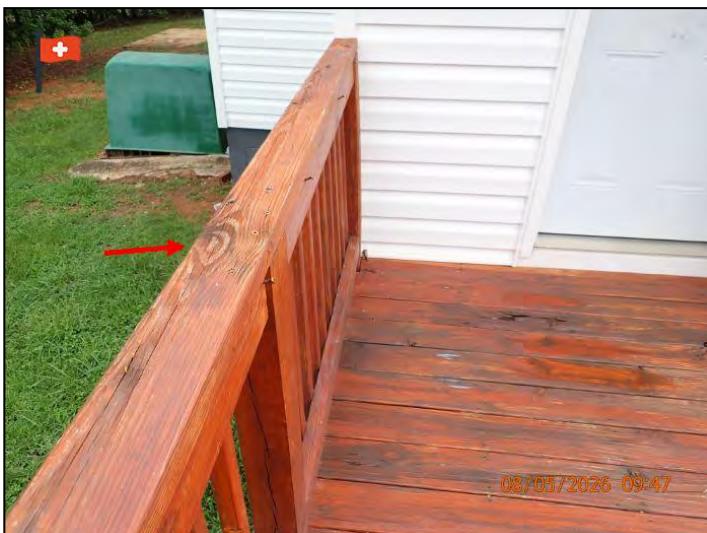
Deterioration/Warping (Multiple Locations) (Left Of Structure)



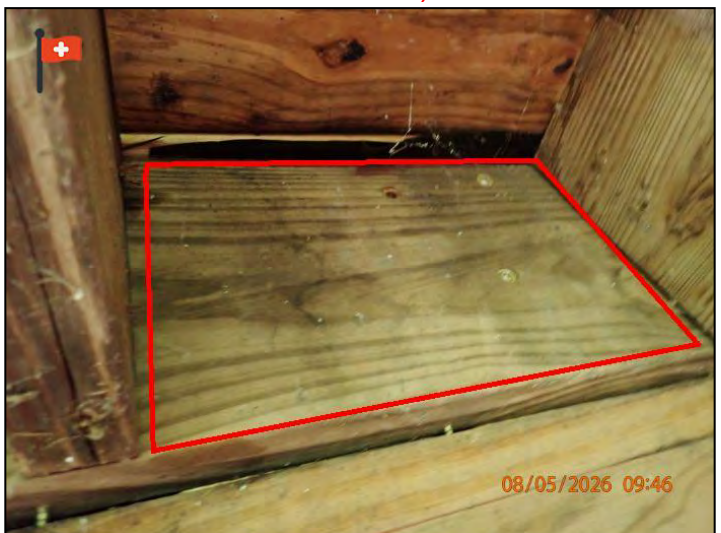
Deterioration (Multiple Locations)



Significant Deterioration/Exposed Nails (Left Of Structure)



Loose Guardrail(s) (Left Of Structure)



Inadequate Hardware Used In Ledger Board (Left Of Structure)



Missing Joist Hangers (Left Of Structure)

2.6 Stairs

Observations:

- **SAFETY CONCERN:** Although handrail(s) were present on the stair assembly at the time of inspection, they were not graspable. Non-graspable handrails cannot provide adequate stability or support to prevent falls, which is a safety hazard. Recommend a qualified contractor replace and/or install proper graspable handrail(s) to reduce the risk of injury.



Missing Graspable Handrail(s)

2.8 Grounds Electrical

Observations:

- **REPAIR:** A receptacle was damaged/broken at the time of inspection. This condition can result in poor grounding and present a shock hazard. Recommend a qualified electrical contractor replace the receptacle to restore proper and safe function.



Damaged Receptacle (Left Of Structure)

2.9 GFCI

Observations:

- NOTE: Exterior Ground Fault Circuit Interrupter (GFCI) receptacles tripped and reset at the time of inspection.



GFCI Reset Location For Exterior Receptacles:
Within Each Receptacle



GFCI Reset Location For Exterior Receptacles:
Within Each Receptacle



GFCI Reset Location For Exterior Receptacles:
Within Each Receptacle

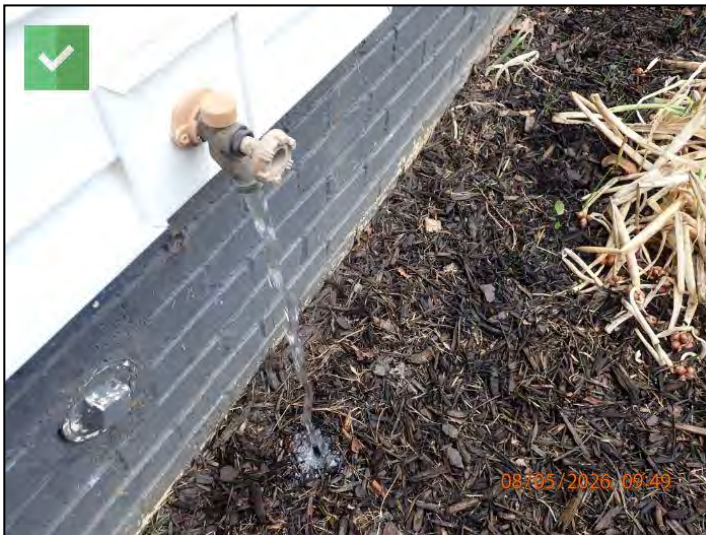


GFCI Reset Location For Exterior Receptacles:
Within Each Receptacle

2.12 Exterior Faucet Condition

Observations:

- **IMPROVE:** An exterior faucet leaked at the valve (while in the open position) at the time of inspection. Leaking faucets waste water and can contribute to water intrusion if left uncorrected. Recommend a qualified plumbing contractor repair the faucet to conserve water and protect the structure.



Functional



Leak At Valve

2.13 Plumbing

Observations:

- **NOTE:** A plumbing clean out was observed in the foundation perimeter. No deficiencies observed.
- **IMPROVE:** Due to the age of the home, concealed defects in the buried sewer line and/or septic system may exist even though they were not visible at the time of inspection. Potential defects may include tree root intrusion, broken drain pipes, or other obstructions. Recommend a qualified plumbing contractor perform a sewer line and/or septic inspection to determine the condition and help prevent unexpected failure.

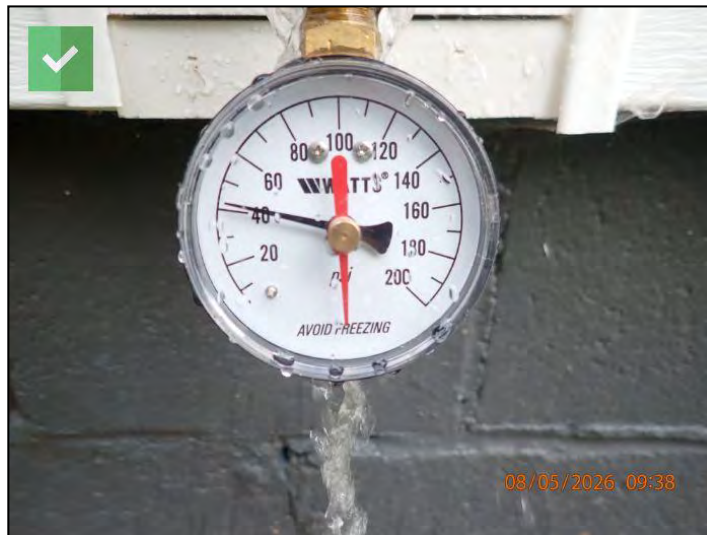


Plumbing Clean Out (Left Of Structure On Foundation Wall)

2.14 Water Pressure

Observations:

- **NOTE:** Water pressure noted as 42 PSI. Function tests were normal at the time of inspection.



42 PSI

2.15 Main Water Shut Off Valve

Observations:

- **IMPROVE:** A well shut off valve and/or pressure regulator could not be located at the time of inspection. Without these components, the homeowner cannot easily turn off water service or regulate water pressure within the normal well range of 40 to 60 PSI. Recommend a qualified plumbing contractor install a shut off valve and/or pressure regulator as necessary to allow proper control of the water system.

3.0 Foundation

This report covers the inspection of the foundation, floor, wall, ceiling, and roof structures, including accessible crawl spaces. Inspectors shall probe structural components only where deterioration is visibly suspected and will avoid probing if it risks damaging finished surfaces or if no visible signs of deterioration are present.

The inspection does not assess the overall structural adequacy or provide architectural, engineering, or comprehensive structural analysis. Findings are based solely on visible and accessible areas at the time of inspection and reflect the condition of the structure as observed.

Please note, despite all efforts, a home inspection cannot guarantee the soundness of the foundation or overall structural integrity of the building. Clients are encouraged to seek additional evaluations from qualified professionals for a more in-depth analysis of the property's structural integrity.

3.2 Foundation Perimeter

Observations:

- **IMPROVE:** Past repairs to the perimeter walls were observed at the time of inspection, and their quality or origin could not be confirmed. Unknown repair quality can lead to insufficient long-term performance and possible deterioration of building materials. Recommend a qualified masonry or general contractor further evaluate the repaired areas and professionally repair or replace materials as necessary to prolong the service life of the building materials.
- **IMPROVE:** Unsealed penetration(s) were observed in the perimeter walls at the time of inspection. Unsealed openings can allow moisture intrusion and/or insect and pest entry, which may damage building materials. Recommend a qualified contractor seal the penetration(s) as necessary to prevent moisture intrusion and protect the building materials, as well as to prevent insect and/or pest intrusion.
- **IMPROVE:** Step cracking was observed in multiple locations of the foundation perimeter at the time of inspection. This pattern can signify movement or settlement that may progress and affect surrounding building materials. Recommend a qualified masonry contractor point up the affected mortar joints and for the owner to monitor the area(s) periodically. If the condition worsens, contact a qualified structural engineer for further evaluation to prevent further deterioration.
- **IMPROVE:** Typical settlement-related cracking was observed in multiple locations of the foundation perimeter at the time of inspection. Settlement cracking may allow moisture intrusion and can enlarge with continued movement. Recommend a qualified masonry contractor point up the crack(s) and for the owner to monitor the area periodically. If the condition worsens, contact a qualified structural engineer for further evaluation to prevent further deterioration.



Past Repairs (Unable To Determine If Professional)



Unsealed Penetration(s) (Multiple Locations)



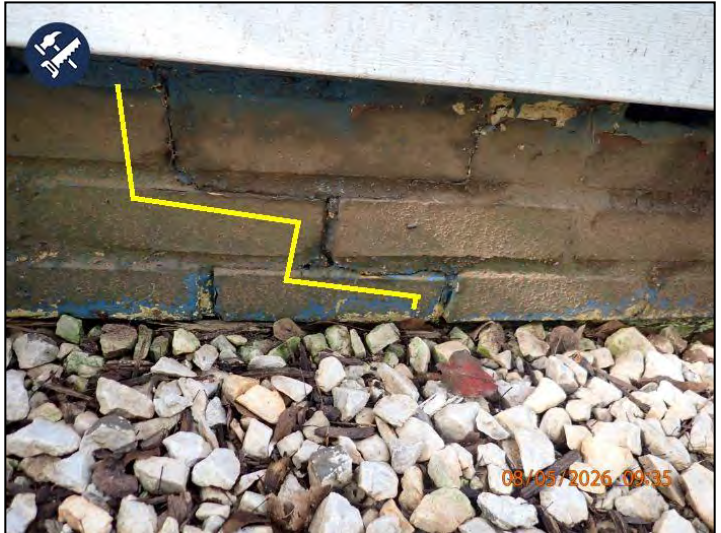
Unsealed Penetration(s) (Multiple Locations)



Unsealed Penetration(s) (Multiple Locations)



Step Crack(s) (Multiple Locations)



Step Crack(s) (Multiple Locations)



Settlement Crack(s) (Right Of Structure)



Settlement Crack(s) (Original Foundation Wall Between Kitchen/Dining Room)

3.3 Ventilation

Observations:

- **NOTE:** Screened openings observed at the time of inspection.
- **IMPROVE:** Vent(s) were loose to the structure at the time of inspection. Loose vents may allow gaps that reduce ventilation performance and permit insect and/or pest intrusion. Recommend a qualified contractor secure all vents to restore proper function and to prevent insect and/or pest intrusion.



Not Secure To Structure (Multiple Locations)

3.5 Access Panel

Observations:

- **NOTE:** The foundation access panel was installed at the time of inspection. No deficiencies were observed.



Foundation Access: Rear Of Structure

3.6 Foundation Walls

Observations:

- **MONITOR:** Efflorescence was observed on the foundation walls at the time of inspection. Efflorescence indicates that moisture has moved through the wall materials in the past, leaving mineral deposits behind. Recommend monitoring the affected areas, as continued moisture intrusion may deteriorate building materials.



Efflorescence

3.7 Foundation Floor

Observations:

- **IMPROVE:** A partially installed vapor barrier was observed at the time of inspection. Partial coverage reduces effectiveness and can allow elevated humidity. Recommend a qualified crawl space specialist fully install the vapor barrier to reduce humidity and protect the building materials.



Partially Installed Vapor Barrier

3.8 Piers/Girders

Observations:

- REPAIR: Free-floating support(s) were observed in multiple locations at the time of inspection. Supports not properly anchored or bearing load can fail to provide adequate stability. Recommend a qualified contractor or structural engineer further evaluate and repair or replace as necessary to restore proper structural support.
- REPAIR: Improperly installed wood pier(s) were observed in multiple locations at the time of inspection. Improper installation can weaken load distribution and allow shifting or settlement. Recommend a qualified contractor or structural engineer further evaluate and repair or replace as necessary to restore proper structural support.
- REPAIR: Dry-stacked posts and/or piers were observed at the time of inspection, indicating improper installation. Improper stacking can compromise stability and reduce support performance. Recommend a qualified contractor further evaluate and repair or replace as necessary to restore proper structural support.
- REPAIR: Posts and/or piers were installed with improper material (terracotta pipes) at the time of inspection. These deficiencies can weaken stability and shorten service life. Recommend a qualified contractor or structural engineer further evaluate and repair or replace the supports as necessary to restore proper structural performance.
- REPAIR: Leaning pier(s) were observed in multiple locations at the time of inspection. Leaning supports can shift under load and reduce structural stability. Recommend a qualified general contractor further evaluate and repair or replace the pier(s) as necessary to restore proper structural support.



Free Floating Support(s) (Multiple Locations)



Unprofessional Install



Dry-Stacked/Unprofessional Install (Multiple Locations)



Unprofessional Install (Terracotta Pipes)



Leaning Pier(s) (Multiple Locations)



Leaning Pier(s) (Multiple Locations)

3.9 Sub Flooring

Observations:

- **NOTE:** Visibility of the front/right of the sub flooring was limited at the time of inspection. These area(s) are excluded from this report.
- **IMPROVE:** Past repairs to the sub flooring were observed at the time of inspection. The quality and effectiveness of these repairs could not be confirmed. Recommend a qualified contractor further evaluate and repair or replace the previously repaired area(s) as necessary to ensure proper performance.
- **IMPROVE:** Damage consistent with wood-destroying organisms was observed at the time of inspection. Such damage can weaken sub flooring and joists. Recommend a qualified contractor further evaluate the affected supports to determine needed repairs and prevent further deterioration of the building materials.
- **IMPROVE:** Evidence of past and/or present moisture intrusion and damage was observed in the sub flooring and joists at the time of inspection. Moisture intrusion can weaken wood components and promote microbial growth. Recommend a qualified contractor further evaluate and repair or replace any compromised materials to prevent further deterioration of the building materials.
- **IMPROVE:** Failing insulation was observed throughout the crawl space at the time of inspection. Compromised insulation can reduce energy efficiency and contribute to temperature fluctuations. Recommend a qualified insulation specialist repair or replace the insulation as necessary to improve energy efficiency and protect the building materials.
- **REPAIR:** Damage and/or deterioration to the band sill was observed at the time of inspection. A compromised band sill can lead to settlement and reduced support. Recommend a qualified contractor further evaluate and repair or replace the band sill to prevent further deterioration of the building materials.
- **REPAIR:** Improper construction practices were observed at one or more floor joists at the time of inspection. The floor joist(s) were not properly supported. Improper construction can weaken support and reduce long-term performance. Recommend a qualified general contractor further evaluate and repair or replace the materials as necessary to restore proper structural support.
- **REPAIR:** Deterioration and/or damage to one or more floor joists and/or sub flooring was observed at the time of inspection. Compromised components can weaken structural support. Recommend a qualified contractor further evaluate and repair or replace the affected materials to prevent further deterioration of the building materials.
- **SAFETY CONCERN:** Joist hangers were missing from one or more floor joists at the time of inspection. Missing connectors can reduce load transfer and create a safety hazard. Recommend a qualified contractor or carpenter install appropriate joist hangers to reduce the risk of injury.



Limited Visual (Entire Front/Right Of Structure)



Past Repairs (Unable To Determine If Professional)



Evidence Of (WDI) Wood Destroying Insects/Organisms (Abandoned Chimney)



Moisture Intrusion/Damage (Under Kitchen Sink, Tested Dry)



Moisture Intrusion/Damage (Beneath Water Heater)



Failing Insulation (Multiple Locations)



Failing Insulation (Multiple Locations)



Damage/Deterioration To Band Sill (Beneath Refrigerator, Tested Dry)



Floor Joist Not Supported (Rear Right Of Structure)



Deterioration To Sub Floor (Multiple Locations)



Missing Joist Hangers

3.11 Plumbing

Observations:

- **REPAIR:** Cast iron plumbing was observed at the time of inspection. Cast iron pipes have an expected lifespan of about 30–50 years and may corrode or crack as they age, which can lead to leaks and water damage. Recommend a qualified plumbing contractor further evaluate the system and replace or update it as necessary to prevent leaks and water damage.
- **REPAIR:** Polybutylene plastic (PB) supply piping was present at the time of inspection. PB distribution systems and compression-band fittings have a documented history of premature failure at joints, which can lead to sudden leaks and significant water damage; concealed portions cannot be fully evaluated during a visual home inspection. Recommend a qualified plumbing contractor replace the entire PB supply piping and associated fittings to reduce leak risk and avoid costly damage.

As per NC Licensure Board approved language: 'This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though this plumbing system was installed in many homes from 1978 until the mid-1990's, it is no longer an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern.'



Cast Iron



Polybutylene

4.0 Roof

We document the method used to evaluate the roof. Roofs age differently depending on factors such as material quality, weather exposure, and maintenance practices. Our inspection provides a general opinion on the roof's condition, but we cannot guarantee the detection of current or future leaks. The waterproof membrane beneath the roofing materials is concealed and cannot be inspected without removing the roofing materials, which is beyond our scope.

Leak detection is inherently difficult without active signs, and any evidence of leaks may be hidden or obscured. While we may estimate the roof's age, we cannot predict its remaining lifespan or guarantee against future leaks. It is advisable to ask the seller or occupants about the roof's history, consider adding roof coverage to your insurance policy, or obtain a roof certification from a qualified local roofing company. Additionally, we do not inspect roof-mounted accessories, such as solar systems, antennae, or lightning arrestors, unless specifically stated otherwise.

4.1 Roof Condition

Observations:

- **NOTE:** Asphalt shingles were noted. This roof is approximately 6-10 years of age and appropriate for the pitch of the roof. The roof was inspected from the ground as well as from a ladder at the eaves using binoculars/digital camera with zoom.
- **NOTE:** The average lifespan of asphalt roofs can range from 15-25 years depending on a number of factors (climate, adequate attic ventilation, extreme temperatures, etc.).
- **IMPROVE:** Section(s) of the roof were sagging and/or buckling at the time of inspection. Sagging or deflection can indicate underlying structural or moisture-related issues that may worsen over time. Recommend further evaluation by a qualified roofing contractor and repair or replace components as necessary to prevent further deterioration and restore proper function.



6-10 Years



Sagging/Buckling (At Eave)

4.2 Chimney

Observations:

- **NOTE:** Abandoned chimney observed. The inspector could not determine if it was properly capped or sealed due to height restrictions at the time of inspection.
- **IMPROVE:** Evidence of significant mortar deterioration was noted on the chimney at the time of inspection. Mortar deterioration can allow moisture intrusion and may weaken the chimney structure over time. Recommend further evaluation by a qualified masonry contractor and repair or replace the deteriorated mortar as necessary to prevent further deterioration.



Abandoned Chimney (Could Not Determine If Properly Capped/Sealed)



Abandoned Chimney (Unable To Determine If Properly Capped/Sealed Due To Height Restrictions)



Significant Mortar Deterioration

4.3 Spark Arrestor/Rain Cap

Observations:

- IMPROVE: No chimney rain caps and/or spark arrestors were in place at the time of inspection. Missing caps can allow moisture and/or pest intrusion into the chimney structure, which may deteriorate surrounding building materials. Recommend a qualified contractor install appropriate rain caps and/or spark arrestors to prevent moisture and/or pest intrusion and protect the building materials.



Missing Spark Arrestor/Rain Cap

4.6 Vent Stack

Observations:

- **IMPROVE:** The roof-level plumbing vent stack(s) were not painted at the time of inspection. Unpainted vent stacks are susceptible to UV deterioration, which may shorten the service life of the material. Recommend a qualified plumbing contractor paint the vent stack(s) to protect the materials and prolong their service life.



Not Painted

6.0 Water Heater

The inspection will cover, but is not limited to, water temperature, the condition of the water heater, the Temperature Pressure Relief Valve (TPRV), the heater's base, shut-off valves for gas and water, combustion safety, the overflow drain, and proper venting. These components are essential for ensuring the safety, functionality, and efficiency of the water heating system.

6.1 Water Heater Condition

Type: **Electric**

Observations:

- **IMPROVE:** Multiple deficiencies were noted in line with the water heater unit and/or system at the time of inspection. System defects can lead to reduced performance and premature unit failure. Recommend a qualified plumbing contractor further evaluate the unit and repair or replace as necessary to restore proper function.
- **IMPROVE:** The water heater could not be tested because the breaker was 'OFF' in the sub electrical panel at the time of inspection. Recommend a qualified plumbing contractor test the water heater for proper function once the breaker is back on.

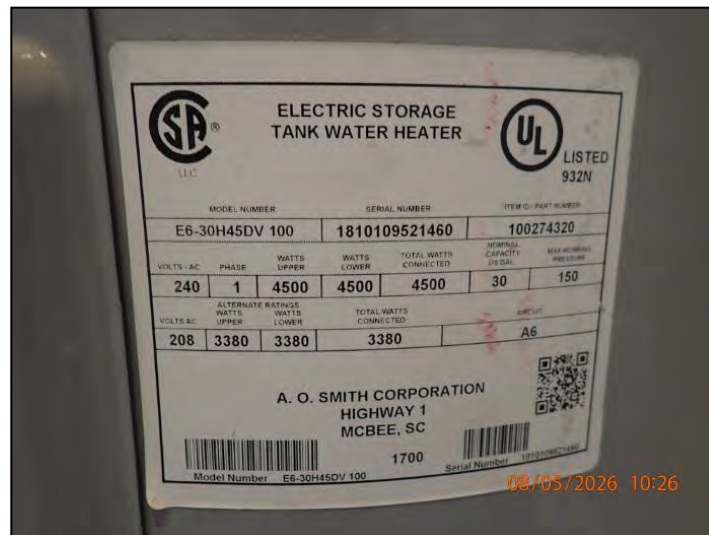


Location: Laundry Room

6.2 Water Heater Nameplate

Observations:

- **NOTE:** The A.O. Smith electric water heater is approximately 8 years old. Water heater lifespans typically average 10–15 years depending on usage and/or various factors.

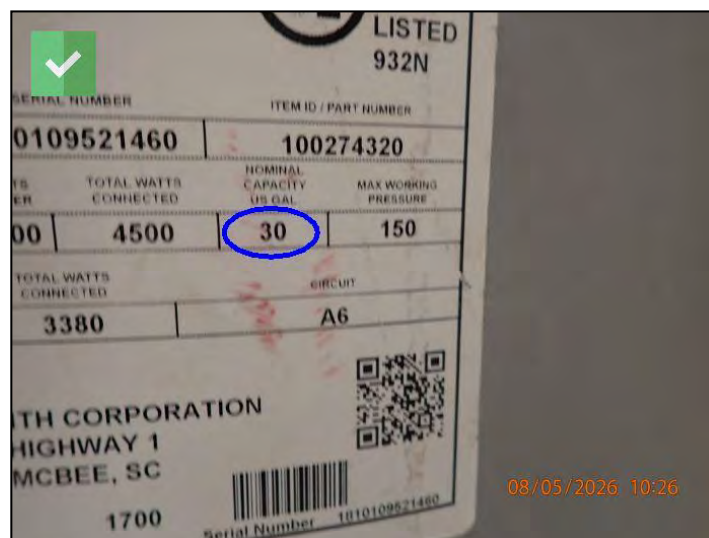


2018 A.O. Smith Water Heater

6.3 Number Of Gallons

Gallons/Size:

- 30 gallons



30 Gallons

6.5 TPRV

Observations:

- **SAFETY CONCERN:** Although a Temperature Pressure Relief Valve (TPRV) was present, the discharge pipe was missing. A missing discharge pipe allows extremely hot water to discharge freely into the occupied space during an emergency, posing a severe scalding hazard. Recommend a qualified plumbing contractor install a proper discharge pipe for proper function and reduce the risk of injury.



Missing Discharge Pipe

6.6 Expansion Tank

Observations:

- **REPAIR:** An **expansion tank** was not installed at the time of inspection. Lack of an expansion tank can create trapped, high-pressure spikes every time the water heater runs. This, in turn, strains pipe joints, wears out internal tank linings, and can ruin heating elements. Recommend a qualified plumbing contractor install the expansion tank to ensure optimal function and prolong the service life of the water heater.



Expansion Tank Missing

6.8 Cold Water Shut Off Valve

Observation:

- **NOTE:** A cold water shut off valve was present at the time of inspection.



Cold Water Shut Off Valve Present

6.10 Base/Drain Pan

Observations:

- IMPROVE: A water heater base and/or drain pan was missing and/or not installed at the time of inspection. Missing pans cannot contain leaks or water overflow, which may cause deterioration to the building materials. Recommend a qualified plumbing contractor install a base and/or drip pan to prevent deterioration to the building materials.



Missing/Not Installed

7.0 Electrical

We are not electricians, and in accordance with the standards of practice, we only test a representative number of switches and outlets without performing load calculations to assess supply versus demand. Any electrical deficiency or recommended upgrade should be treated as a potential hazard and addressed promptly by a licensed electrician, who may uncover additional issues beyond our inspection.

Aluminum wiring requires regular inspection and maintenance by a licensed electrician. Inoperative light fixtures may simply have missing or dead bulbs. The inspector does not insert tools, probes, or testing devices inside panels, nor test or operate over-current devices, except for ground fault interrupters. We do not dismantle electrical devices or controls beyond removing the main and auxiliary distribution panel covers.

Exterior accent lighting, low voltage systems, security systems, heat detectors, carbon monoxide detectors, telephone lines, cable TV, intercoms, and built-in vacuum systems are not part of this inspection but may be mentioned for informational purposes only. All electrical repairs or upgrades should be conducted by a licensed electrician.

7.2 Electrical Panel

Observations:

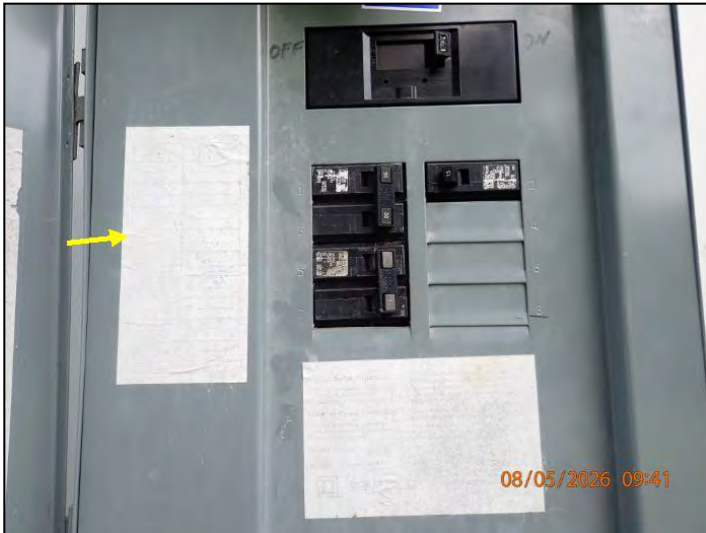
- **NOTE:** The sub panel was properly labeled at the time of inspection. No deficiencies were observed.
- **NOTE:** No major system safety or function concerns were noted inside the sub panel box at the time of inspection.
- **IMPROVE:** Main panel box labels were missing and/or illegible at the time of inspection. Missing or illegible labels prevent proper knowledge of breaker locations, hindering safe response in an emergency. Recommend a qualified electrical contractor further evaluate and properly label the panel to ensure ease of access and safety in case of an emergency.
- **SAFETY CONCERN:** Electrical panel cover screw(s) were missing from the panel at the time of inspection. Missing screws compromise the integrity of the panel cover, increasing the risk of accidental contact with energized components. Recommend a qualified electrical contractor install the missing screw(s) to restore safe conditions and reduce the risk of injury.
- **SAFETY CONCERN:** Wrong fastener(s) were used in the electrical panel at the time of inspection. Improper fasteners can compromise the panel integrity and safety. Recommend a qualified electrical contractor install correct fastener(s) to restore safe conditions and reduce the risk of injury.



Main Electrical Panel Location: Rear Of Structure



Main Electrical Panel Location: Rear Of Structure



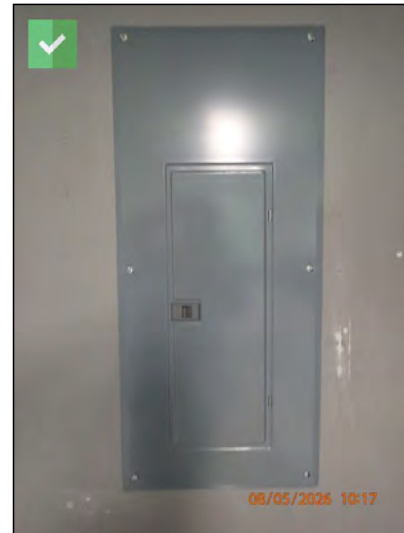
Labels Missing/Illegible (Main Panel)



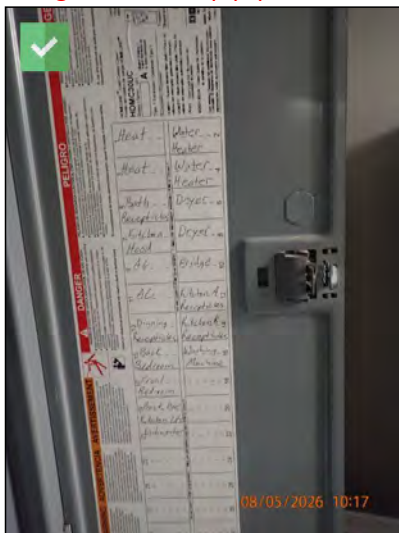
Missing Screw(s) (Main Panel)



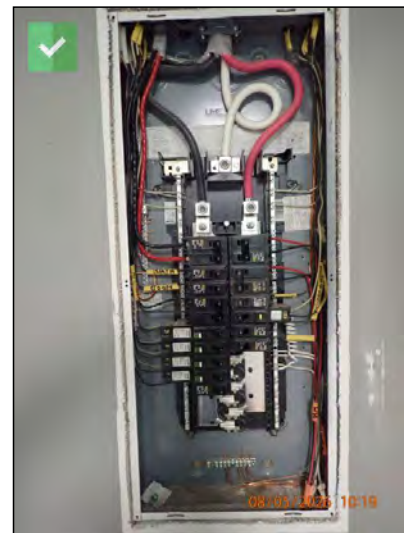
Wrong Fastener(s) (Main Panel)



Sub Electrical Panel Location: Kitchen



Labeled (Sub Panel)



Sub Electrical Panel Location: Kitchen

7.3 Main Amp Breaker

Main Amperage:

- **NOTE:** 200 Amp service was noted at the time of inspection. No deficiencies were observed.



200 Amp (Main Panel)

7.4 Cable Feeds

Cable Feeds:

- **NOTE:** There was an underground service lateral noted at the time of inspection.



Underground Service Lateral: Rear Of Structure

7.5 Breakers

Observations:

- **NOTE:** Ground-Fault Circuit Interrupters (GFCI) were all tested and functioned properly at the time of inspection.
- **NOTE:** Arc-Fault Circuit Interrupters (AFCI) were all tested and functioned properly at the time of inspection.



GFCI Tripped/Reset (Sub Panel)



AFCI Tripped/Reset (Sub Panel)

7.6 Breakers In The Off Position

Observations:

- **NOTE:** All breakers were in the 'ON' position in the main panel at the time of inspection.
- **IMPROVE:** There was 1 breaker (water heater) observed in the 'OFF' position in the sub electrical panel at the time of inspection. An 'OFF' breaker may indicate a tripped circuit due to an underlying electrical issue. Recommend a qualified electrical contractor further evaluate the underlying reason for the breaker being in the 'OFF' position to restore proper function.



0 (Main Panel)



1 - Water Heater (Sub Panel)

8.0 Interior Areas

Our inspection of living spaces includes visually accessible areas of walls, floors, cabinets, and closets, along with the testing of a representative number of windows, doors, switches, and outlets. Inspectors are not required to inspect or operate screens, storm windows, shutters, or awnings. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic imperfections.

Cracks that may appear around windows, doors, along framing lines, or drywall seams are typically caused by minor movement, such as wood shrinkage, common settling, or seismic activity. These cracks may reappear if not properly repaired and could become the subject of disputes, making them best evaluated by a specialist. Damage or stains on floor coverings may be hidden by furniture, and the condition of floors beneath coverings is not inspected. Determining the condition of insulated glass windows may be challenging due to varying temperatures, weather, and lighting conditions; please consult the property owners for further details.

All fireplaces should be regularly cleaned and inspected to ensure no cracks have developed, as large fires can overheat the firebox and flue liners, potentially causing internal damage. Smoke and carbon monoxide detectors are not tested during our inspection; please refer to the CPSC for recommendations on their placement, testing, and servicing. Identifying or addressing environmental pollutants or odors—including but not limited to lead, mold, allergens, or odors from pets and cigarette smoke—is beyond the scope of our service but can be particularly contentious or difficult to eliminate.

8.1 Interior Photo(s)



Living Room

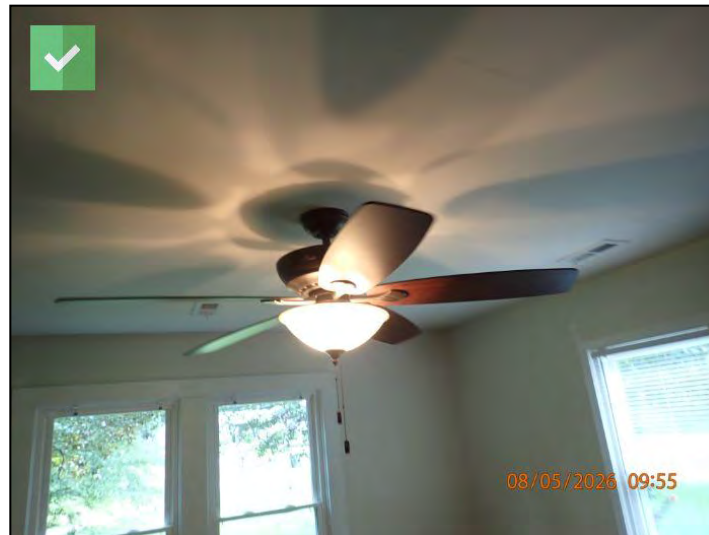


Dining Room

8.5 Ceiling Fans

Observations:

- **NOTE:** Ceiling fan(s) operated normally when tested at the time of inspection. No deficiencies were observed.



Functional

8.6 Ceiling/Walls

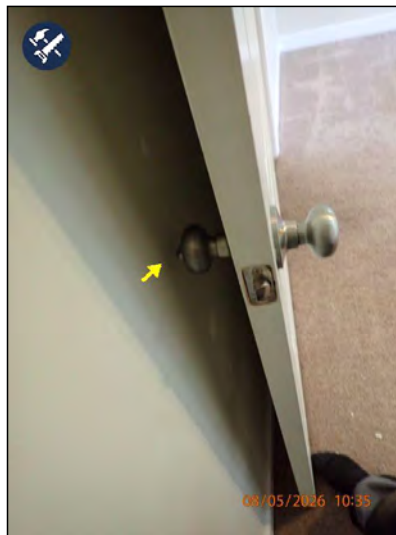
Observations:

- **NOTE:** No deficiencies were noted within the interior ceiling and/or wall surfaces at the time of inspection.

8.8 Doors

Observations:

- **IMPROVE:** Door stop(s) were missing at the time of inspection. Missing stops allow doors to strike walls, which can damage walls or hardware. Recommend a qualified contractor install door stop(s) to protect the walls and hardware.



Missing Door Stop(s) (Multiple Locations)

8.9 Electrical

Observations:

- **IMPROVE:** Loose or improperly installed outlet(s) were observed at the time of inspection. Loose or incorrectly mounted outlets can create poor connections, which may cause arcing, heat buildup, or electrical hazards. Recommend a qualified electrical contractor repair or replace the outlet(s) to restore proper and safe function.



Loose/Improperly Installed Outlet(s) (Living Room)

8.11 Floor Condition

Observations:

- **IMPROVE:** The interior floor was not level and/or soft sub flooring was observed at the time of inspection. Uneven or soft flooring can indicate underlying structural deterioration or damage. Recommend a qualified flooring contractor further evaluate and repair or replace all compromised materials as necessary to restore proper function.
- **IMPROVE:** The interior floor was not level and/or buckling was observed at the time of inspection. Uneven or buckling flooring can indicate underlying structural deterioration or damage. Recommend a qualified flooring contractor further evaluate and repair or replace all compromised materials as necessary to restore proper function.



Not Level/Soft Sub Flooring (Multiple Locations)



Not Level/Buckling Flooring (Multiple Locations)

8.14 Smoke Detectors

Observations:

- **NOTE:** Combo smoke and/or carbon monoxide detector(s) were observed at the time of inspection.
- **NOTE:** Testing of smoke detectors is not included in this inspection. Pressing the 'Test' button only confirms that there is power at the detector (either battery or hard-wired) and does not verify the operational workings of the sensor. An operational check, which requires filling the sensor with smoke, is beyond the scope of this inspection. Recommend that battery-operated smoke alarms be routinely checked and the batteries changed frequently to ensure proper and safe function.



Combo Smoke/Carbon Monoxide Detector(s) Observed

8.17 Window Condition

Observations:

- **NOTE:** No major system safety or function concerns were observed at the time of inspection.



Vinyl Double Hung

9.0 Bedrooms

The primary focus of bedroom inspections is the structural system, which includes a thorough assessment of all walls, ceilings, and floors. Doors and windows will also be examined for any damage and to ensure they operate properly. Please note that personal items in the bedroom may limit access to certain areas, as the inspector will not move personal belongings.

9.1 Bedroom Photo(s)



Primary Bedroom

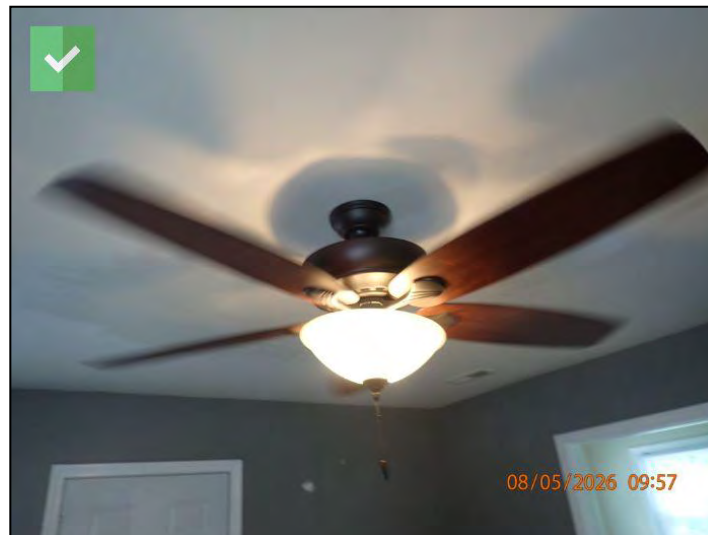


Bedroom #2

9.3 Ceiling Fans

Observations:

- **NOTE:** Ceiling fan(s) operated normally when tested at the time of inspection. No deficiencies were observed.



Functional

9.4 Ceiling/Walls

Observations:

- **IMPROVE:** Past repairs to the ceiling(s) were observed at the time of inspection. The quality and effectiveness of these repairs could not be confirmed. Recommend a qualified contractor further evaluate and repair or replace the previously repaired areas as necessary to ensure proper performance.



Past Repairs (Unable To Determine If Professional) (Multiple Locations)



Past Repairs (Unable To Determine If Professional) (Multiple Locations)

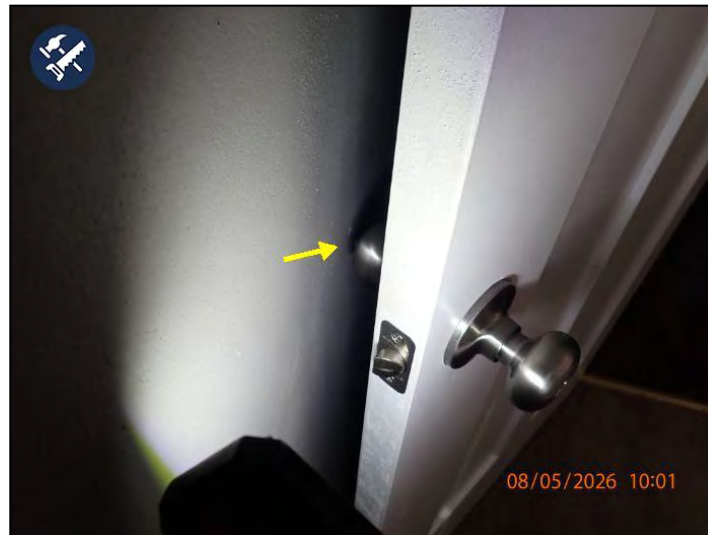


Past Repairs (Unable To Determine If Professional) (Multiple Locations)

9.6 Doors

Observations:

- IMPROVE: Door stop(s) were missing at the time of inspection. Missing stops allow doors to strike walls, which can damage walls or hardware. Recommend a qualified contractor install door stop(s) to protect the walls and hardware.



Missing Door Stop(s) (Multiple Locations)

9.7 Electrical

Observations:

- **NOTE:** Test Arc-Fault Circuit Interrupter (AFCI) breakers periodically to ensure proper operation. All AFCI breakers were tripped and reset at the time of inspection. No defects were observed.

9.9 Floor Condition

Observations:

- **IMPROVE:** The bedroom floor(s) were not level and/or soft sub flooring was observed at the time of inspection. Uneven or soft flooring can indicate underlying structural deterioration or damage. Recommend a qualified flooring contractor further evaluate and repair or replace all compromised materials as necessary to restore proper function.



Not Level/Soft Sub Flooring (Multiple Locations) (Primary Bedroom)

9.12 Smoke Detectors

Observations:

- **NOTE:** Smoke detector(s) were observed at the time of inspection.
- **NOTE:** Testing of smoke detectors is not included in this inspection. Pressing the 'Test' button only confirms that there is power at the detector (either battery or hard-wired) and does not verify the operational workings of the sensor. An operational check, which requires filling the sensor with smoke, is beyond the scope of this inspection. Recommend that battery-operated smoke alarms be routinely checked and the batteries changed frequently to ensure proper and safe function.



Smoke Detector(s) Present



Smoke Detector(s) Present

9.14 Window Condition

Observations:

- **IMPROVE:** Evidence of past and/or present moisture intrusion was observed in multiple locations at the time of inspection. Moisture intrusion can weaken building materials and lead to further deterioration if not corrected. Recommend a qualified contractor further evaluate and repair or replace materials as necessary to prevent further deterioration and protect the building materials.



Past/Present Moisture Intrusion (Multiple Locations)



Past/Present Moisture Intrusion (Multiple Locations)

10.0 Bathroom

Bathrooms often include a variety of features, such as jacuzzi tubs, showers, toilets, and bidets. Given the extensive plumbing involved, bathrooms are critical areas to inspect. Moisture in the air and potential leaks can lead to issues like mildew, peeling wallpaper and paint, and other problems. While the home inspector will identify as many issues as possible, some problems may remain undetectable if they are concealed within walls or under flooring.

10.1 Bathroom Photo(s)



Primary Bathroom

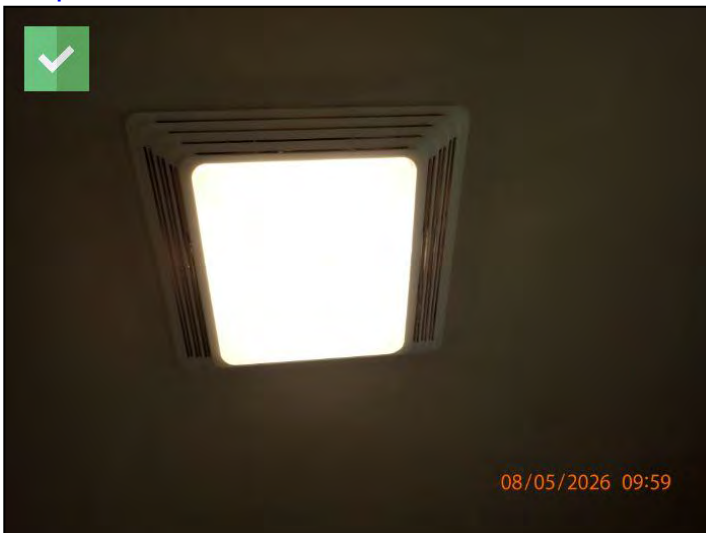


Guest Bathroom

10.2 Exhaust Fan

Observations:

- **NOTE:** Bathroom exhaust fan(s) were operational and no issues were found at the time of inspection.



Functional



Functional



Vented To Exterior

10.3 Cabinets

Observations:

- **NOTE:** The bathroom cabinets appeared functional and in satisfactory condition at the time of inspection. No deficiencies were observed.

10.5 Ceiling/Walls

Observations:

- **NOTE:** No deficiencies were noted within the bathroom ceiling and/or wall surfaces at the time of inspection.

10.6 Doors

Observations:

- **NOTE:** No major system safety or function concerns were observed at the time of inspection.

10.8 GFCI

Observations:

- **NOTE:** Bathroom Ground Fault Circuit Interrupter (GFCI) receptacle(s) were tested and functioned properly at the time of inspection.



GFCI Reset Location For ALL Bathrooms: Guest Bathroom



GFCI Reset Location For ALL Bathrooms: Guest Bathroom

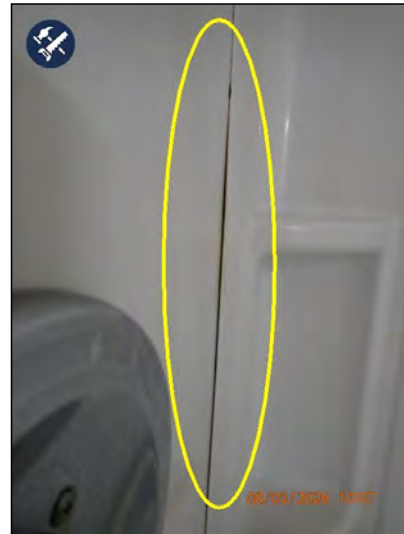
10.13 Shower Walls

Observations:

- **IMPROVE:** Failing sealant or caulk was noted at the time of inspection. Compromised sealant can allow moisture intrusion, which may damage surrounding building materials. Recommend a qualified contractor further evaluate and seal or caulk as necessary to prevent moisture intrusion and protect the building materials.
- **IMPROVE:** Unsealed penetration(s) were noted at the time of inspection. Unsealed areas allow water intrusion behind the wall surface. Recommend a qualified contractor repair or seal the penetration(s) to prevent water intrusion and deterioration of the building materials.



Failing Sealant/Caulk (Guest Bathroom)



Unsealed Penetration(s) (Guest Bathroom)

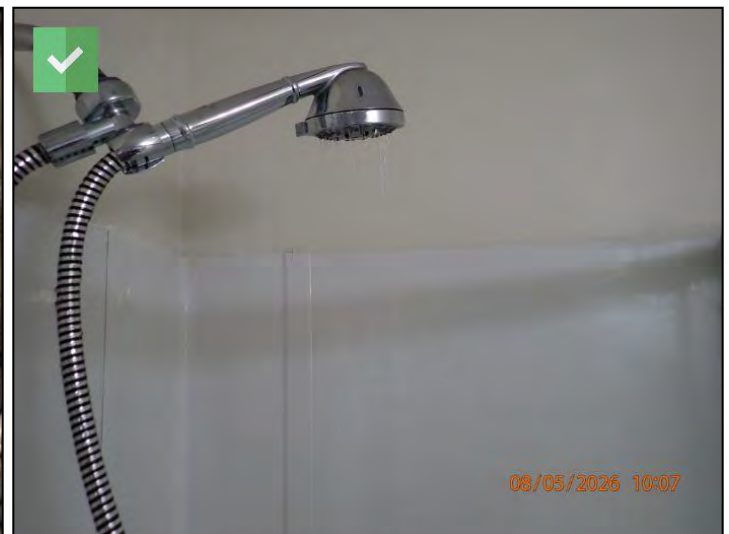
10.14 Showers

Observations:

- **NOTE:** Shower(s) were tested and functioned properly at the time of inspection. No defects were observed at the visible portions of the plumbing.



Functional



Functional

10.15 Sinks

Observations:

- **IMPROVE:** No overflow holes and/or lines were present in multiple bathroom sinks at the time of inspection. Without an overflow feature, a clogged drain could lead to water overflow. Recommend a qualified plumbing contractor repair or replace the sinks to avoid water overflow and damage to cabinets and/or building materials.



Missing Overflow Drain (Primary Bathroom)



Missing Overflow Drain (Guest Bathroom)

10.16 Toilets

Observations:

- **REPAIR:** A toilet bowl was loose at the floor anchor bolts at the time of inspection. A loose toilet can compromise the wax ring seal, leading to water leakage and damage to the sub floor area, though the extent of damage may not be visible. Recommend a qualified plumbing contractor repair or secure the toilet and replace the wax ring as needed to prevent unwanted issues.
- **REPAIR:** A loose toilet and/or loose or soft sub flooring was observed at the time of inspection. This condition can indicate damage to the sub flooring beneath the fixture, which is not fully visible without destructive investigation. Recommend a qualified plumbing contractor further evaluate and repair the area to prevent unwanted issues.



Loose (Primary Bathroom)

10.17 Bath Tubs

Observations:

- **NOTE:** Main drain(s) were tested and functioned properly at the time of inspection.
- **IMPROVE:** Failing sealant or caulk was noted at the time of inspection. Compromised sealant can allow moisture intrusion, which may damage surrounding building materials. Recommend a qualified contractor further evaluate and seal or caulk as necessary to prevent moisture intrusion and protect the building materials.



Main Drain Functioned



Main Drain Functioned



Failing Sealant/Caulk (Multiple Locations)

11.0 Kitchen

We may test appliances for basic functionality but do not evaluate their performance or the variety of their settings and cycles. Appliances over ten years old may experience reduced efficiency. Even if comments are made, the following items should not be considered inspected: refrigerators, freezers, ice makers, trash compactors, built-in toasters, coffee makers, can openers, blenders, instant hot water dispensers, water purifiers, barbecues, grills, rotisseries, timers, clocks, thermostats, the self-cleaning and cooking functions of ovens, and concealed or countertop lighting, which may not meet national electrical standards as they are often installed after initial construction.

Freestanding appliances are not inspected or tested, and any information provided about them is purely as a courtesy to the client. These items fall outside the scope of the inspection. Appliances are not moved during the inspection, and portable dishwashers are not inspected, as they require connection to facilitate testing.

11.1 Kitchen Photo(s)



Kitchen

11.2 Dishwasher

Observations:

- **NOTE:** Operated through a normal cycle at the time of inspection.
- **IMPROVE:** Improper installation with no high loop was observed at the time of inspection. A missing high loop can allow waste water to backflow into the dishwasher, posing a sanitation hazard and potentially introducing odors. Recommend a qualified plumbing contractor correctly install the high loop to restore proper drainage and function.



Functional



Missing High Loop

11.3 Refrigerator

Observations:

- **IMPROVE:** The condition of the refrigerator could not be determined because the power was 'OFF' to the unit at the time of inspection. Lack of power prevents testing of the unit's function. Recommend a qualified electrical contractor evaluate the refrigerator for proper function once the power is restored.



Power 'OFF' To Unit

11.4 Oven/Range

Observations:

- **NOTE:** Oven - Electric radiant heating coils or infrared halogen.
- **NOTE:** All heating elements operated when tested.
- **SAFETY CONCERN:** An anti-tip bracket was missing from the range installation at the time of inspection. Missing anti-tip devices can allow the range to tip over when excess force is applied to an open oven door, creating a scalding and/or burn hazard. Recommend a qualified appliance contractor install the bracket to reduce the risk of injury.



Electric



Bake



Missing Anti-Tip Bracket

11.5 Cook Top

Observations:

- NOTE: Electric cook top observed.
- NOTE: All heating elements operated when tested.

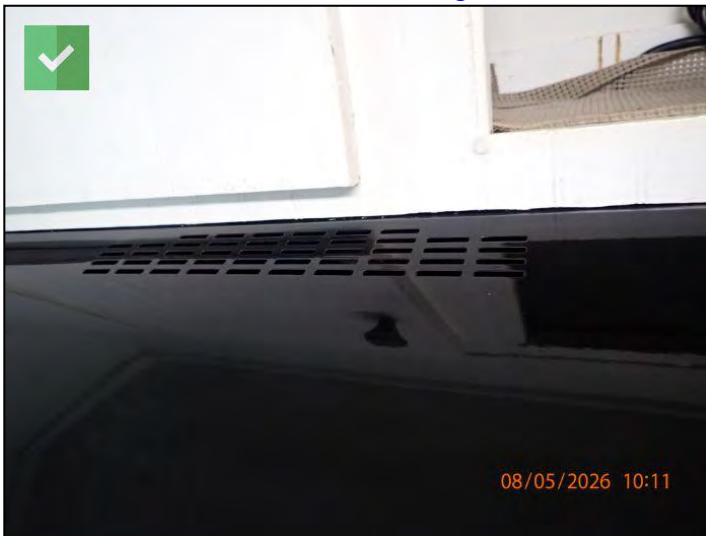


Electric

11.7 Vent

Observations:

- **NOTE:** Vent was operational at the time of inspection. No deficiencies were observed.
- **NOTE:** The kitchen vent fan light was functional at the time of inspection.



Recirculating Vent



Fan Light Functional

11.9 Electrical

Observations:

- **IMPROVE:** Loose or improperly installed outlet(s) were observed at the time of inspection. Loose or incorrectly mounted outlets can create poor connections, which may cause arcing, heat buildup, or electrical hazards. Recommend a qualified electrical contractor repair or replace the outlet(s) to restore proper and safe function.



Loose/Improperly Installed Outlet(s)

11.10 GFCI

Observations:

- **NOTE:** Kitchen Ground Fault Circuit Interrupter (GFCI) receptacle(s) were tested and functioned properly at the time of inspection.



GFCI Reset Location: Left Of Oven/Range



GFCI Reset Location: Electrical Panel

11.11 Cabinets

Observations:

- **IMPROVE:** Trim was missing and/or not installed at the time of inspection. Missing trim can leave gaps allowing moisture intrusion and damage to building materials. Recommend a qualified contractor install the trim to prevent moisture intrusion and protect the building materials.



Unprofessional Install/Missing Trim (Multiple Locations)

11.13 Ceiling/Walls

Observations:

- **NOTE:** No deficiencies were noted within the kitchen ceiling and/or wall surfaces at the time of inspection.

11.21 Sink

Observations:

- **IMPROVE:** A slow drain was observed in the kitchen sink(s) at the time of inspection. Slow drainage indicates a partial blockage that may worsen and lead to backups. Recommend a qualified plumbing contractor clear the blockage(s) and/or further evaluate and repair as necessary to restore optimal function.



Slow Drain/Clogged (Both Sinks)

12.0 Laundry

In addition to the standard interior inspection, the laundry room inspection also includes an examination of dryer connections and venting, room ventilation, and the proper provision of a clothes washer waste pipe. The testing of washer/dryer units is beyond the scope of this inspection and is to be excluded from this report.

12.1 Laundry Room Photo(s)



Laundry Room

12.6 Dryer Vent

Observations:

- **NOTE:** The dryer vent was installed and routes to the exterior. No deficiencies were observed at the visual portions of the dryer vent at the time of inspection.



Visually Inspected



Vents To Exterior

12.7 Electrical

Observations:

- **IMPROVE:** Globe(s) were missing from light fixture(s) at the time of inspection. Missing globes leave bulbs exposed to potential damage. Recommend a qualified contractor install globes to protect the light bulbs.



Missing Globe

12.8 GFCI

Observations:

- **NOTE:** Laundry Ground Fault Circuit Interrupter (GFCI) receptacle(s) tripped and reset at the time of inspection.



GFCI Reset Location: Within Receptacle

13.0 Attic

This report details the method used to inspect accessible attics and describes the insulation and vapor retarders in unfinished spaces when readily accessible. It also notes the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation, vapor retarders, and any passive or mechanical ventilation in unfinished attic spaces when accessible.

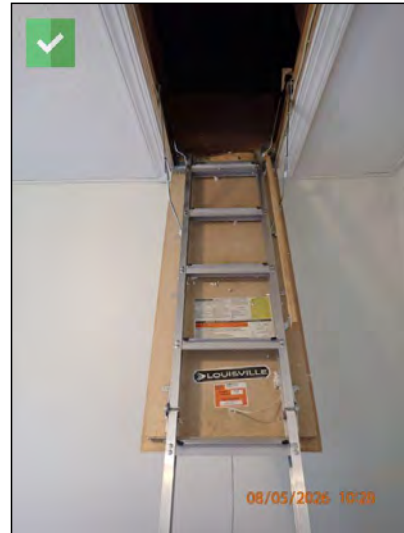
13.1 Access

Observations:

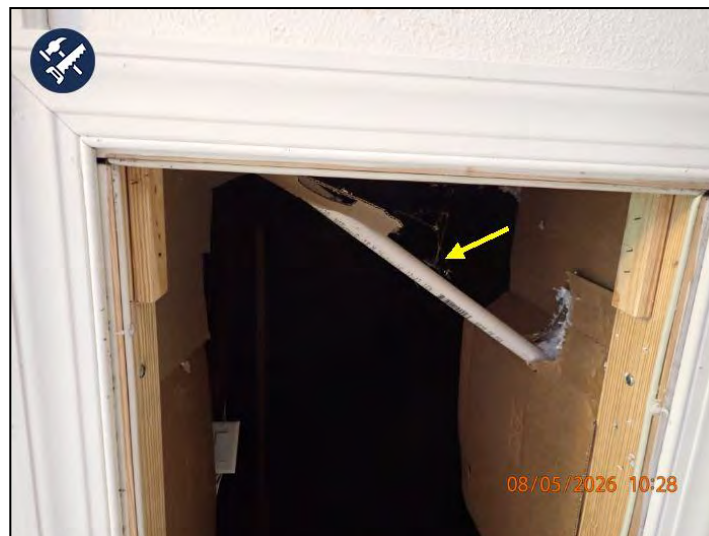
- **NOTE:** The pull down ladder was insulated at the time of inspection.
- **IMPROVE:** The condensate drain was blocking the access to the attic at the time of inspection. Recommend a qualified contractor repair/reroute the drain line for ease of access to the attic and/or for optimal function.



Pull Down Ladder Location: Bedroom #2



Insulated



Condensate Drain Over Access

13.9 Structure

Observations:

- **IMPROVE:** Damage to the roof sheathing was observed at the time of inspection, which may affect its ability to distribute roof loads and protect the building materials. Recommend a qualified roofing contractor further evaluate and repair or replace the materials as necessary to prevent further deterioration and ensure proper structural performance.
- **IMPROVE:** Past repairs to the attic structure were observed at the time of inspection. The quality and adequacy of these repairs could not be determined, which may affect the roof's support system. Recommend a qualified contractor further evaluate and make any necessary corrections to ensure the integrity of the roof's support system is not compromised.



Damaged Sheathing (Multiple Locations)



Past Repairs (Unable To Determine If Professional)

13.10 Ventilation

Observations:

- **NOTE:** Adequate ventilation was observed at the time of inspection.



Ridge Exhaust Venting

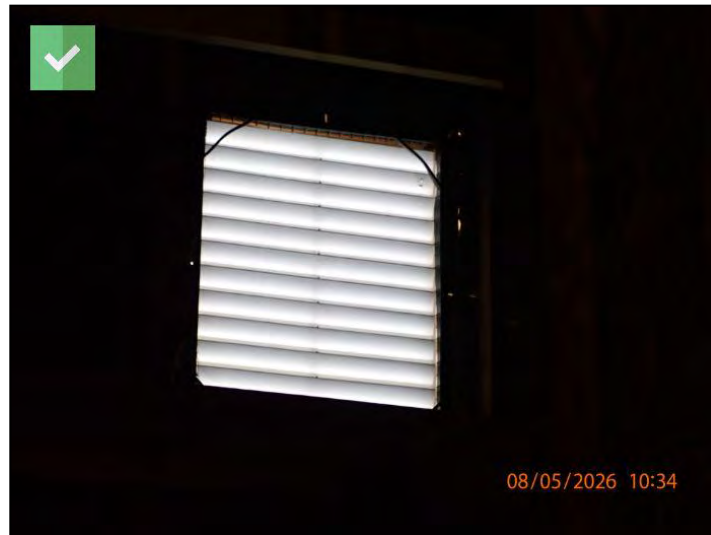


Gable Louver Vents

13.11 Vent Screens

Observations:

- **NOTE:** Vent screen(s) were observed as functional at the time of inspection.



Functional

14.0 Heat/AC

The inspector will only open access panels provided by the manufacturer or installer for routine homeowner maintenance and will not operate components if weather conditions or other circumstances could cause equipment damage. The inspector does not light pilot lights, ignite or extinguish solid fuel fires, or test safety devices. Inspecting furnace heat exchangers, fireboxes, electronic air filters, ducts, and in-line duct motors or dampers requires dismantling the unit, which is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions, and the adequacy, efficiency, or even distribution of air throughout the building cannot be assessed through a visual inspection. It is recommended that these systems be evaluated by a qualified professional.

The inspector does not perform pressure tests on coolant systems, so no representation is made regarding coolant charge or line integrity. While we perform a conscientious evaluation, we are not specialists. Be aware that even modern heating systems can produce carbon monoxide, which in poorly ventilated areas can lead to sickness or death. Annual service and maintenance of heating systems are strongly recommended. Identifying the presence of asbestos in heating systems requires laboratory testing and is beyond the scope of this inspection. Additionally, determining the condition of oil tanks, whether exposed or buried, is not covered in this inspection. Leaking oil tanks pose an environmental hazard that can be costly to remedy.

14.3 A/C Compressor Condition

Materials: [Electric](#)

Observations:

- **NOTE:** The air conditioning (A/C) compressor was visually inspected. No deficiencies were observed at the visible portions at the time of inspection.



Location: Rear Of Structure

14.4 A/C Compressor Nameplate

Observations:

- **NOTE:** The Grandaire unit is approximately 9 years old. The average lifespan of this system is 10–15 years depending on a number of factors.

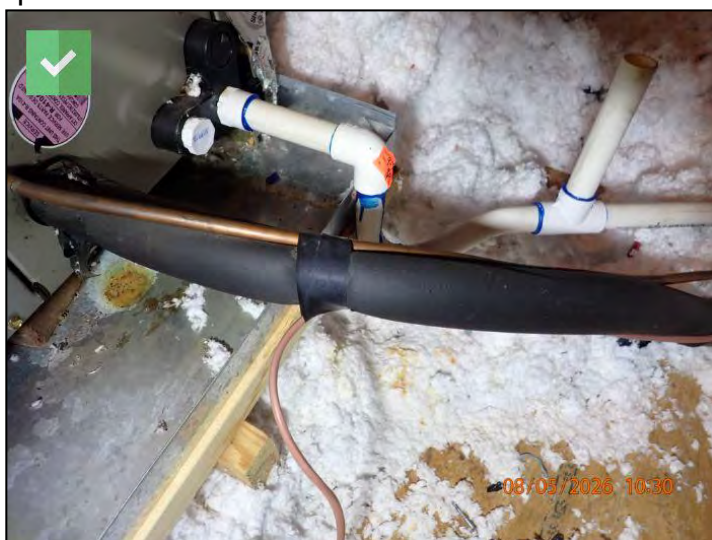


2017 Grandaire 2.5 Ton Unit

14.5 Refrigerant Lines

Observations:

- **IMPROVE:** Refrigerant line insulation was damaged and/or worn at the time of inspection. Compromised insulation can reduce efficiency and lead to condensation, which may promote microbial growth and damage surrounding materials. Recommend a qualified HVAC technician repair or replace the insulation and perform annual maintenance to prevent condensation and protect the materials.



Insulated



Damaged/Worn (Multiple Locations)

14.6 Heater Condition

Materials: Electric (Air Handler) Access Panel Not Removed

Observations:

- **NOTE:** The heat system was NOT tested at the time of inspection because the outside ambient temperature was above 70 degrees Fahrenheit within 24 hours.
- **IMPROVE:** The last service date for the electric heating unit could not be determined or was over one year ago at the time of inspection. HVAC specialists recommend annual inspections to maintain efficiency and prolonged service life. Recommend a qualified HVAC contractor inspect the unit for any deficiencies to ensure proper function.



Location: Attic

14.7 Heater Nameplate

Observations:

- **NOTE:** The ICP unit is approximately 9 years old. The average lifespan of a unit of this type is 16–20 years depending on a number of factors. Recommend annual servicing by a qualified HVAC contractor in order to prolong the life of the unit.



2017 ICP 2.5 Ton Unit

14.9 Condensate Drain

Observations:

- **NOTE:** A condensate drain was present and routes to the exterior of the structure.
- **IMPROVE:** The condensate line plumbing trap was not insulated at the time of inspection. Uninsulated traps can cause excessive condensation, leading to unwanted moisture issues around the unit. Recommend a qualified HVAC contractor install insulation around the trap to prevent moisture issues.



Routes To Exterior



Trap Missing Insulation

14.14 Supply Air

Observations:

- **NOTE:** The typical temperature differential split (supply vs. return air) for this type of air conditioning unit is 15–20 degrees F. This system responded and achieved an acceptable differential temperature.



A/C Differential 23.2 Degrees F

14.15 Return Air

Observations:

- **NOTE:** The typical temperature differential split (supply vs. return air) for this type of air conditioning unit is 15–20 degrees F. This system responded and achieved an acceptable differential temperature.



A/C Differential 23.2 Degrees F

14.17 Thermostats

Observations:

- NOTE: Digital, programmable type was observed at the time of inspection.



Digital

16.0 Detached Building Exterior

16.1 Exterior Photo(s)



Front Of Structure



Left Of Structure



Right Of Structure



Rear Of Structure

16.2 Doors

Observations:

- IMPROVE: The door jamb and/or casing showed signs of damage and/or deterioration at the time of inspection. Damaged components can compromise door support and lead to further deterioration. Recommend a qualified contractor repair or replace the affected materials to restore proper support and prevent additional deterioration.



Damage/Deterioration

16.3 Eaves & Fascia

Observations:

- **IMPROVE:** The fascia boards showed evidence of damage and/or deterioration in multiple locations at the time of inspection. Damaged or deteriorated fascia can compromise the protection of roof edges and allow moisture intrusion. Recommend a qualified contractor repair or replace the fascia boards as necessary to restore proper function and protect the building materials.



Damage/Deterioration (Multiple Locations)

16.6 Window Condition

Observations:

- **NOTE:** No major system safety or function concerns noted at the time of inspection.



Metal Single Hung

17.0 Detached Building Grounds

17.2 Landscaping

Observations:

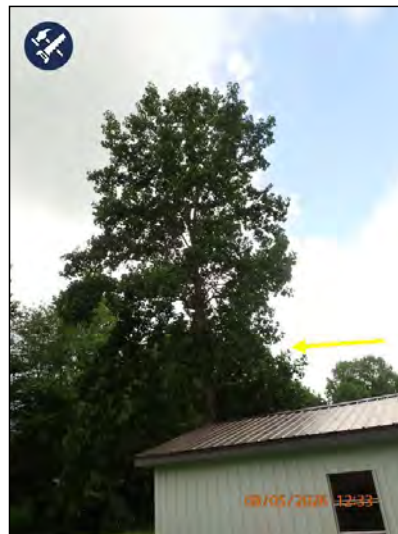
- **MONITOR:** Tree roots were observed close to the structure at the time of inspection. Roots in proximity to the foundation or underground utilities can contribute to plumbing or structural issues over time. Recommend monitoring the area(s) and, if problems arise, contacting a qualified landscaping contractor for further evaluation to prevent damage to building materials or utilities.
- **IMPROVE:** Tree branches were overhanging the roof and/or siding at the time of inspection. Overhanging branches can abrade roofing materials, damage siding, and provide pathways for pests. Recommend a qualified landscaping contractor trim the branches in contact with or in close proximity to the home to prevent further damage to building materials.



Tree Roots Close To Structure (Multiple Locations)



Tree Roots Close To Structure (Multiple Locations)



Tree Overhanging Roof/Against Siding

18.0 Detached Building Foundation

18.2 Foundation Perimeter

Observations:

- **IMPROVE:** Vertical cracking was observed in the foundation perimeter at the time of inspection. Vertical cracks may allow moisture intrusion and can expand over time, leading to damage to building materials. Recommend a qualified masonry contractor point up the cracked area(s) and for the owner to monitor for any changes. If worsening is noted, contact a qualified structural engineer for further evaluation to prevent additional deterioration.
- **IMPROVE:** Step cracking was observed in the foundation perimeter at the time of inspection. This pattern can signify movement or settlement that may progress and affect surrounding building materials. Recommend a qualified masonry contractor point up the affected mortar joints and for the owner to monitor the area(s) periodically. If the condition worsens, contact a qualified structural engineer for further evaluation to prevent further deterioration.



Vertical Crack(s) (Multiple Locations)



Step Crack(s) (Right Of Structure)

19.0 Detached Building Roof

19.1 Roof Condition

Observations:

- **NOTE:** The average lifespan of metal standing seamed roofs can range from 30-50 years depending on a number of factors (climate, adequate attic ventilation, extreme temperatures, etc.).



Metal Standing Seamed Roof

23.0 Detached Building Interior Areas

23.1 Interior Photo(s)



Detached Building

23.9 Electrical

Observations:

- **IMPROVE:** Damaged light switch cover(s) were observed at the time of inspection. Damaged covers can fail to protect electrical components, which may increase the risk of accidental contact, dust intrusion, and electrical hazards. Recommend a qualified contractor repair or replace the cover(s) to restore proper and safe function.
- **REPAIR:** Open junction box(es) were observed at the time of inspection. Open boxes leave splices exposed to separation, arcing, or shock. Recommend a qualified electrical contractor install proper covers to restore safe conditions and reduce the risk of fire.



Damaged Cover(s) (Multiple Locations)



Open Junction Boxes (Multiple Locations)

28.0 Detached Building Attic

28.1 Access

Observations:

- **NOTE:** The inspector could not access the attic at the time of inspection. The condition of concealed areas could not be determined.



Could Not Access/No Access/Limited Visual

28.10 Ventilation

Observations:

- **NOTE:** Adequate ventilation was observed at the time of inspection.



Gable Louver Vents

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.