

# SUMMARY

These summary pages are 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 real estate agent or an attorney.

- ⊖ 3.4.1 Grounds & Appurtenances - Vegetation Observations: Large Tree(s) Adjacent to Structure
- ⊖ 3.7.1 Grounds & Appurtenances - Appurtenance Roof Condition: Support Post - Not Fully Bearing on Concrete
- 🔧 4.5.1 Roof & Related Components - Vents/Roof Protrusions: Boot(s) - Exposed Fastener Heads
- ⊖ 4.6.1 Roof & Related Components - Roof Flashings: Drip Edge - Not Over Guttering
- 🔧 4.7.1 Roof & Related Components - Gutters/Downspouts: Downspout(s) - Terminating Near Foundation
- 🔧 4.7.2 Roof & Related Components - Gutters/Downspouts: Drain Tube(s) - Damaged
- 🔧 5.6.1 Exterior Walls & Components - Sealant/Paint Overall: General - Area(s) in Need of Sealant
- ⊖ 5.6.2 Exterior Walls & Components - Sealant/Paint Overall: Wood - Flaking Paint and Weathered Wood
- ⊖ 5.7.1 Exterior Walls & Components - Exterior Doors: Operation - Door Binding
- 🔧 6.3.1 Kitchen - Spray Wand: Water Flow - Irregular Stream
- ⚠️ 6.5.1 Kitchen - Disposal Unit: Disposal Unit - Not Functional
- 🔧 7.4.1 Bathroom(s) - Sink(s): Pop-up - Stopper Not Present
- ⊖ 7.6.1 Bathroom(s) - Bathtub(s): Faucet/Valves - Not Sealed
- 🔧 7.6.2 Bathroom(s) - Bathtub(s): Stopper - Missing
- ⊖ 7.8.1 Bathroom(s) - Shower Walls: Grout/Sealant - Missing
- 🔧 8.1.1 Interior Areas and Items - General Info: Cosmetic Defects Information
- ⊖ 8.3.1 Interior Areas and Items - Windows: Glass - Possible Seal Failure
- ⊖ 10.5.1 Garage - Garage Door Safety: Resistance Test Failed
- 🔧 11.1.1 Heating & Cooling Components - General Info: HVAC Servicing Documentation Not Present
- ⊖ 11.4.1 Heating & Cooling Components - Auxiliary Drain Pan: Drain Pan - Rusted
- ⊖ 11.5.1 Heating & Cooling Components - Condensate Drain Pipe: Condensate Drain - Terminated Near Foundation
- 🔧 11.6.1 Heating & Cooling Components - Refrigerant Lines: Pipe Insulation - Missing/Damaged (Exterior Unit)
- ⊖ 11.6.2 Heating & Cooling Components - Refrigerant Lines: Pipe Insulation - Missing
- 🔧 11.8.1 Heating & Cooling Components - Air Filter/Return Plenum: Filter(s) - Dirty
- ⊖ 11.8.2 Heating & Cooling Components - Air Filter/Return Plenum: Filter(s) - Incorrect Size

- ⊖ 11.14.1 Heating & Cooling Components - Visible Ductwork: Ductwork - Plastic Wrap Coming Undone/Untaped
- ⊖ 12.1.1 Water Heater - Water Heater Condition: Wiring - Connection Exposed
- 🔧 12.1.2 Water Heater - Water Heater Condition: Water Temp - In Excess of 120 Degrees
- 🔧 13.8.1 Plumbing - Drain, Waste, and Vent Pipes (DWV): Sewer Scope Recommended
- ⊖ 14.9.1 Electrical - Breakers: Breaker(s) - Improper Conductor Size
- ⊖ 14.11.1 Electrical - Receptacles: Receptacle(s) - Loose at Wall/Electrical Box
- ⊖ 14.13.1 Electrical - Smoke Alarms/Detectors: Smoke Alarms - Not Present at all Recommended Locations
- ⊖ 14.14.1 Electrical - CO Detectors: CO Alarm(s) - Not Present at Recommended Locations
- 🔧 14.16.1 Electrical - Switches & Light Fixtures: Light Fixture(s) - Bulb(s) Not Functional
- ⊖ 14.16.2 Electrical - Switches & Light Fixtures: Switch(es) - Three Way Switch Deficiency
- 🔧 18.2.1 Cracking, Settlement, & Movement (CSM) - Exterior Hardscapes & Flatwork - CSM: Cracking - Minor
- 🔧 18.4.1 Cracking, Settlement, & Movement (CSM) - Interior Areas - CSM: Drywall - Cracking

## 1: INSPECTION INFORMATION

### Information

<b>In Attendance</b> Inspector, Client(s)	<b>Occupancy</b> Vacant	<b>Type of Building</b> Single-Family
<b>Construction Year (Pulled From Online Sources)</b> 2019	<b>Inspection Type</b> Pre-purchase	<b>Weather Conditions</b> Clear
<b>Temperature at the Time of Inspection</b> 70-80 Degrees	<b>Precipitation in the Last 48 hrs?</b> No	<b>Ground Condition</b> Dry
<b>Applicable Standards of Practice</b> State of North Carolina		
<b>North Carolina Standards of Practice:</b> <a href="https://www.ncosfm.gov/administrative/nchilb-standards-practice-effective-oct-1-2024/download?attachment">https://www.ncosfm.gov/administrative/nchilb-standards-practice-effective-oct-1-2024/download?attachment</a>		

### Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

### Excluded Items/Systems

No Additional Structures Excluded

The above-referenced excluded item(s) will not include all the items or systems in the home with exclusions or limitations. Please read the entire report looking for the **EXCL** and **LMT** designations.