



FIVE STAR HOME INSPECTIONS

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FIVE STAR HOME INSPECTION

1234 Main Street
Davidson , NC 28036

Buyer Name

09/06/2026 9:00AM



Inspector

Kris Brown

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Agent

Agent Name

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Five Star Home Inspections certifies that this inspection was conducted pursuant to the NC / SC Home Inspection License Board Standards of Practice & applicable home inspection industry standards. Furthermore Five Star Home Inspections has no interest, present or contemplated, in this property and neither the retention of the inspection company or compensation paid is contingent on report findings. Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. If there are any questions on the need for further inspections or other work please contact. All recommendations by Five Star Home Inspections to repair / replace or suggest a second opinion by a qualified contractor should be considered before purchasing this home.

- ⊖ 2.1.1 ROOFING - HOUSE / GARAGE ROOF: Loose Shingles
- ⊖ 2.1.2 ROOFING - HOUSE / GARAGE ROOF: Previous Roof leak
- ⊖ 2.6.1 ROOFING - GUTTERS / DOWNSPOUTS : Gutter Debris
- ⊖ 2.6.2 ROOFING - GUTTERS / DOWNSPOUTS : Leaking Gutters
- ⊖ 2.6.3 ROOFING - GUTTERS / DOWNSPOUTS : Splash Blocks / Leaders
- ⊖ 3.1.1 EXTERIOR ELEMENTS - DRIVEWAYS: Cracking / Displacement
- ⊖ 3.6.1 EXTERIOR ELEMENTS - COMPOSITE SIDING: Composite / Wood Siding & Trim Damage
- ⊖ 3.11.1 EXTERIOR ELEMENTS - WINDOWS: Rotted / Weathered Frames
- ⊖ 3.12.1 EXTERIOR ELEMENTS - ENTRY DOORS: Exterior Door Deadbolts / Door Knobs
- ⊖ 3.12.2 EXTERIOR ELEMENTS - ENTRY DOORS: Swinging Storm Doors
- ⊖ 3.12.3 EXTERIOR ELEMENTS - ENTRY DOORS: Weather Stripping / Sweep
- ⊖ 3.15.1 EXTERIOR ELEMENTS - STAIRS / STOOPS: Minor Cracking
- ⊖ 4.1.1 SITE ELEMENTS - GRADE AT FOUNDATION / LOT: Siding Below Grade
- ⊖ 4.2.1 SITE ELEMENTS - VEGETATION: Vegetation
- ⊖ 6.1.1 ATTIC - ROOF FRAMING: Openings
- ⊖ 6.3.1 ATTIC - VENTILATION PROVISIONS: Attic Fan Not Functional
- ⊖ 6.5.1 ATTIC - ATTIC ACCESS / STAIRS: Attic Stairs Bolts
- ⊖ 7.1.1 INTERIOR ELEMENTS - CEILINGS: Typical Cracks / Nail Pops
- ⊖ 7.6.1 INTERIOR ELEMENTS - WINDOWS: Defective Glass Vacuum Seals
- ⊖ 7.6.2 INTERIOR ELEMENTS - WINDOWS: Windows Inoperable From Paint / Hardware
- ⊖ 7.6.3 INTERIOR ELEMENTS - WINDOWS: Windows Not Lockable
- 🔧 7.11.1 INTERIOR ELEMENTS - FIREPLACE GAS LOGS: Pilot Light Off
- ⊖ 8.4.1 KITCHEN - RANGE / COOKTOP: Gas Burners / Elements Not Functional
- ⊖ 8.7.1 KITCHEN - DISPOSAL: Loud / Noisy
- ⊖ 8.9.1 KITCHEN - VENTILATOR: Vent Hood Cleaning
- 🔧 9.4.1 LAUNDRY ROOM - DRYER EXHAUST VENT: Dryer Vents Not Inspected
- ⊖ 10.7.1 MASTER BATH - BATH SINK: Bath Sink Drain Stopper
- ⊖ 10.8.1 MASTER BATH - TOILET: Toilet Leak
- ⊖ 10.9.1 MASTER BATH - VENTILATION: Exhaust Fan Terminating In Attic Space
- ⊖ 10.9.2 MASTER BATH - VENTILATION: Mildew Growth In Bathroom
- ⊖ 11.6.1 FIRST FLOOR GUEST BATH - BATH TUB: Drain Stopper
- ⊖ 11.7.1 FIRST FLOOR GUEST BATH - BATH SINK: Bath Sink Drain Stopper
- ⊖ 11.7.2 FIRST FLOOR GUEST BATH - BATH SINK: Holes / Openings Under Sink
- ⊖ 12.7.1 SECOND FLOOR GIRLS BATH - BATH SINK: Bath Sink Drain Stopper
- ⊖ 12.7.2 SECOND FLOOR GIRLS BATH - BATH SINK: Bath Sink Loose/ Not Secured
- ⊖ 12.10.1 SECOND FLOOR GIRLS BATH - GLASS SURROUNDS / ENCLOSURES: Bi-Pass Shower Doors
- ⊖ 13.6.1 SECOND FLOOR HALL BATH - BATH TUB: Drain Stopper
- ⊖ 13.7.1 SECOND FLOOR HALL BATH - BATH SINK: Bath Sink Drain Stopper
- ⊖ 13.8.1 SECOND FLOOR HALL BATH - TOILET: Loose Toilet
- ⊖ 14.2.1 COOLING SYSTEM - CONDENSOR UNITS: Condensor Unit Cleaning

- ⊖ 14.3.1 COOLING SYSTEM - CONDENSATE PROVISIONS: Water Stains Inside Unit
- 🔧 14.4.1 COOLING SYSTEM - INDOOR COIL UNIT: AC Indoor Coil Not Inspected
- ⊖ 15.1.1 HEATING SYSTEM - ELECTRIC / GAS HEATING SYSTEM: Heat Unit Short Cycle
- ⊖ 16.3.1 ELECTRICAL SYSTEM - DISTRIBUTION PANEL: Double Tapped Breakers
- ⊖ 16.4.1 ELECTRICAL SYSTEM - SUB PANEL: Rusty Breaker Screws
- ⊖ 16.5.1 ELECTRICAL SYSTEM - DEVICES: Lights Out
- ⊖ 16.5.2 ELECTRICAL SYSTEM - DEVICES: Outlets Loose
- ⊖ 16.7.1 ELECTRICAL SYSTEM - GFCI OUTLET TEST: GFCI Outlet Failed Testing
- 🔧 17.6.1 PLUMBING SYSTEM - DRAIN / WASTE PIPING: Exterior Septic Lift Not Inspected
- ⊖ 17.7.1 PLUMBING SYSTEM - WATER SUPPLY PIPING: Exterior Faucet Frozen / Jammed NF
- 🔧 17.7.2 PLUMBING SYSTEM - WATER SUPPLY PIPING: Outdoor Shower
- 🔧 17.9.1 PLUMBING SYSTEM - WATER FILTRATION SYSTEMS: Water Softner System Not Inspected
- ⊖ 18.4.1 WATER HEATERS - VENT CONNECTOR: Improper Venting Design
- ⊖ 19.1.1 CRAWL SPACE FOUNDATION - CRAWL SPACE WALLS: Parge Coat Cracks
- ⊖ 19.4.1 CRAWL SPACE FOUNDATION - INSULATION: CS Loose / Missing Ins
- ⊖ 19.7.1 CRAWL SPACE FOUNDATION - CRAWL SPACE ELECTRICAL: Open / Uncovered Junction Boxes
- ⊖ 19.8.1 CRAWL SPACE FOUNDATION - CRAWL SPACE HVAC: Condensation Stains & Drips
- ⚠ 19.8.2 CRAWL SPACE FOUNDATION - CRAWL SPACE HVAC: Gas Pipe Corrosion
- ⊖ 19.8.3 CRAWL SPACE FOUNDATION - CRAWL SPACE HVAC: Duct System Drawing Crawlspace Air
- ⊖ 19.9.1 CRAWL SPACE FOUNDATION - CRAWL SPACE ENVIRONMENT: Efflorescence
- ⊖ 19.9.2 CRAWL SPACE FOUNDATION - CRAWL SPACE ENVIRONMENT: History Of Moisture Throughout
- ⊖ 19.10.1 CRAWL SPACE FOUNDATION - CRAWL SPACE MISC: WDI Drill Holes
- ⊖ 20.1.1 APARTMENT / GARAGE - DETACHED GARAGE ROOF: Loose Shingles
- ⊖ 20.2.1 APARTMENT / GARAGE - WALLS / CEILINGS / FLOORS: Minor Cracks Garage Floor
- ⊖ 22.7.1 APARTMENT INTERIOR - ROOM DOORS: Doors Rub / Hit
- ⊖ 23.3.1 APARTMENT KITCHEN - KITCHEN SINK: Flex Drain
- ⊖ 23.3.2 APARTMENT KITCHEN - KITCHEN SINK: Hot / Cold Reversed
- ⊖ 24.5.1 APARTMENT BATH - COUNTERTOP: Counter Top Caulking
- ⊖ 24.7.1 APARTMENT BATH - BATH SINK: Bath Sink Drain Stopper
- ⊖ 24.8.1 APARTMENT BATH - TOILET: Loose Toilet
- ⊖ 26.7.1 APARTMENT ELECTRICAL SYSTEM - GFCI OUTLET TEST: GFCI Outlet Failed Testing
- ⊖ 27.2.1 APARTMENT COOLING SYSTEM - CONDENSOR UNITS: AC Unit Freon Line Ins
- ⊖ 27.2.2 APARTMENT COOLING SYSTEM - CONDENSOR UNITS: Condensor Unit Cleaning
- 🔧 27.4.1 APARTMENT COOLING SYSTEM - INDOOR COIL UNIT: AC Indoor Coil Not Inspected
- 🔧 28.1.1 APARTMENT HEATING SYSTEM - ELECTRIC / GAS HEATING SYSTEM: Heat Pump Too Hot Not Inspected
- ⊖ 31.1.1 APARTMENT / GARAGE FOUNDATION - SLAB FOUNDATION: Slab Typical Cracks

1: GENERAL INFORMATION

Information

Age Of Property 24 Year Old	People Present Inspector, Client(s), Contractors	Status Of Home Occupied
Temperature 85 Degrees	Type of Inspection Standard Residential	Type Of Structure Two Story Single Family
Weather Clear, Hot & Humid		

Limitations

PROPERTY INFORMATION

IMPORTANT INFORMATION

Directions are as though facing structure from front at street.

Not all areas of concerns are required to be photographed. Client should consider photos as a continuation, enhancement, and part of the original report.

Any repairs made from this report should be considered a starting point and the entire element of concern should be evaluated by a qualified contractor for any possible concealed, hidden, or items not reported / mentioned within this inspection report.

IMPORTANT NOTE: While this report may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists and/or professional qualified NC / SC licensed contractors. FSHI highly recommends that a repair review / re-inspection be performed of any repairs to subject property after inspections to protect the client before closing.

IMPORTANT NOTE: FSHI will assume NO liability or consider any future claims for errors within this report in regard to any and all sellers who made repairs / mishandling of the recommendations or repairs performed by unqualified contractors.

IMPORTANT NOTE: It is highly recommended that the (Client and / or the Clients Representative) follow all recommendations for repairs by qualified (licensed) contractors as instructed within the contents of this report.

IMPORTANT NOTE: The term / word (QUALIFIED) means (NC / SC STATE LICENSED) when recommendations are made in regard to (ELECTRICAL / HVAC / PLUMBING / GENERAL / STRUCTURAL ENGINEERS)

IMPORTANT NOTE: Per the FSHI Pre-Inspection Agreement (which has been signed by the client) it is required that the (Client) read the full version of this report.

IMPORTANT NOTE: By signing this agreement the (Clients) and there (Agent Representative) agree that the written report and attachments shall be the exclusive findings of FSHI (Inspectors) and verbal representations given during an in-person / virtual or phone review are / is never part of the home inspection report nor valid

Alert to Cleints & Agents- All home buyers and agents are hereby advised that in todays enviroment many home insurance companies (may or may not) require specific documentation regarding roof age and condition in order to offer or renew coverage. This inspection report does not and / or will not include the opinions or estimate about (any roof life expectancy) herein. Therefore this report does not satisfy the documentation requirements of home insurance companies and should not be relied upon as such. Clients are encouraged to consult directly with their insurance provider and / or a qualified roofing contractor for specific documentation and certification required for insurance purposes.

Alert to Cleints & Agents- In regard to electricity / gas or water. If none or one utility is not on / available at the time of the inspection the operation of any appliances or fixtures dependent on them cannot and will not be evaluated. Therefore the functionality of any components or systems reliant on certain utility services will not be nor was not inspected.

2: ROOFING

Information

Chimney / Vent Wood, Composite Siding	Estimated Age 5 to 10 years	Inspection Method Ground / With Binaculors, Walked On
Roof Material Asphalt Shingles		

Limitations

INFO / LIMITATIONS

ROOF SOP STATEMENT

Per the NC / SC Standards of Practice, does not require any home inspector of get up on any roof due to obvious safety reasons. A complete roof inspection has limitations that may prevent thorough evaluation of all roof components. Roof inspections are typically performed from ground level or safe roof access points, which may limit visibility of certain areas, particularly valleys, flashing details, and interior conditions. Weather conditions, roof pitch, height, and safety concerns can restrict visible access to specific sections. Additionally, the interior condition of the roof structure, decking, and underlying support systems cannot be fully assessed from external observation alone. These limitations may prevent a complete visual assessment of all roof surfaces, flashing, and underlying conditions. As always the client is advised to follow all recommendations stated in this report. If the cleint has any concerns over the roof inspection they are advised to see further consultation from a qualified roofing contractor.

Comments

2.1.1 HOUSE / GARAGE ROOF

LOOSE SHINGLES

 Recommend Repair

Observed loose shingles in several areas of the roof. This is due to expansion and contraction which is typical and very common with most homes. Condition is conducive to water penetrations. Evaluation / Correction by a qualified roofing contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation
Contact a qualified roofing contractor



Next to chimney

2.1.2 HOUSE / GARAGE ROOF

PREVIOUS ROOF LEAK

 Recommend Repair

Observed previous water damage / stained roof decking inside the attic. This indicates the roof or flashing has experienced water penetration in the past, which may have caused damage to underlying structures or insulation. Condition is conducive to other damages / concern. Evaluation / Correction by a qualified general / roofing contractor is recommended for this entire condition. [\(See photos for locations / direction\)](#).

Recommendation

Contact a qualified general contractor.



Inside bonus room attic



Inside bonus room attic



Outside bonus room attic

2.6.1 GUTTERS / DOWNSPOUTS

GUTTER DEBRIS



Recommend Repair

Observed evidence of guttering filled with debris, keep clean for proper function. Condition is conducive to further damages / water penetrations into the home, crawl space, and/or basement. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. [\(See photos for locations / direction\)](#).

Recommendation

Contact a qualified handyman contractor



Multiple locations



Multiple locations



Multiple locations



Multiple locations

2.6.2 GUTTERS / DOWNSPOUTS

LEAKING GUTTERS

Observed evidence of guttering or gutter joints that leak. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter leaks should be sealed or the affected sections replaced by a qualified professional to prevent water intrusion and structural damage. Evaluation / Correction by a qualified gutter contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified gutter contractor



Recommend Repair



Master bedroom / outside deck

2.6.3 GUTTERS / DOWNSPOUTS

SPLASH BLOCKS / LEADERS

Observed downspouts terminating at the foundation wall and missing diverter / splash block / leader pipes in various locations. Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified handyman contractor



Recommend Repair



Garage



Garage



Left rear

3: EXTERIOR ELEMENTS

Information

Columns Stone	Decks Rear	Driveway & Sidewalks Concrete, Paver
Exterior Wall Materials Wood, Composite Board, Stone	Porches & Patios Covered, Masonry / Concrete, Front	

Limitations

INFO / LIMITATIONS

EXTERIOR SOP STATEMENT

Per the NC / SC Standards of Practice, the inspection of the exterior is limited to readily accessible areas and components visible at the time of the inspection. The inspector is not required to move personal property, vegetation, debris, or other obstructions that may limit visibility. The inspection does not include evaluation of components that are underground, concealed, or otherwise inaccessible, nor does it include destructive testing. Conditions such as weather, grading, or seasonal factors may affect observations, and the inspector is not required to determine the effectiveness of drainage systems or predict future performance of exterior components.

Comments

3.1.1 DRIVEWAYS

CRACKING / DISPLACEMENT

 Recommend Repair

Observed sections of the driveway that are cracked / raised up with some displacement. Although concrete movement and typical cracking is common in almost every home this condition poses a safety (tripping) hazard. Evaluation / Correction by a qualified concrete contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified concrete contractor.



Driveway



Driveway

3.6.1 COMPOSITE SIDING

COMPOSITE / WOOD SIDING & TRIM DAMAGE



Observed damage / deterioration / loose / warped pieces of siding and trim at multiple areas. Areas that were observed are from ground level (only) but there may be additional repairs needed higher up and or out of view. Open gaps can allow moisture to enter behind the exterior wall covering and cause water penetration damages. Evaluation / Correction by a qualified siding contractor is recommended for the entire wood exterior condition. (See photos for locations / direction)

Recommendation

Contact a qualified siding specialist.



Left rear above master bedroom



Right rear above guest bedroom

3.11.1 WINDOWS

ROTTED / WEATHERED FRAMES



Observed window trim and/or frames are in need of repair / replacement, painting and/or caulk sealing. Condition is conducive to potential water penetrations and further damages. Visual observations are from ground level (only), there may be additional repairs needed higher up and / or out of view. Evaluation / Correction by a qualified siding / handyman contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified handyman contractor



Front right below dining room window

3.12.1 ENTRY DOORS

EXTERIOR DOOR DEADBOLTS / DOOR KNOBS

Observed that the following exterior door dead bolts and or door knob hardware does not operate properly. These hardware elements should be adjusted to ensure they lock and unlock properly without sticking, binding. Condition is conducive to improper functionality and potential damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. (See photos for locations / direction).

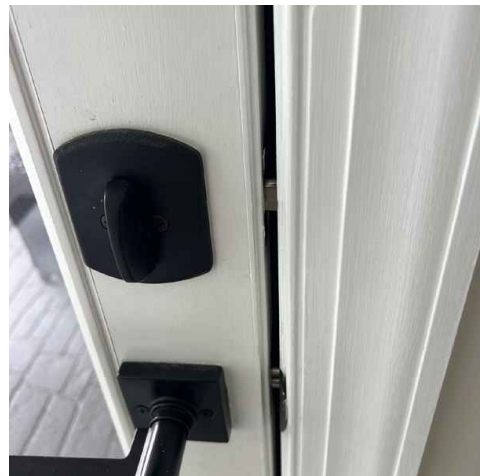
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Recommendation

Contact a qualified handyman contractor



Recommend Repair



Master bedroom to screen patio

3.12.2 ENTRY DOORS

SWINGING STORM DOORS

Observed storm doors that were hitting the floor deck. Condition is conducive to the doors closing abruptly which may cause damage to the doors or create a safety hazard. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. (See photos for location.)



Recommend Repair



Screen door to master deck area

3.12.3 ENTRY DOORS

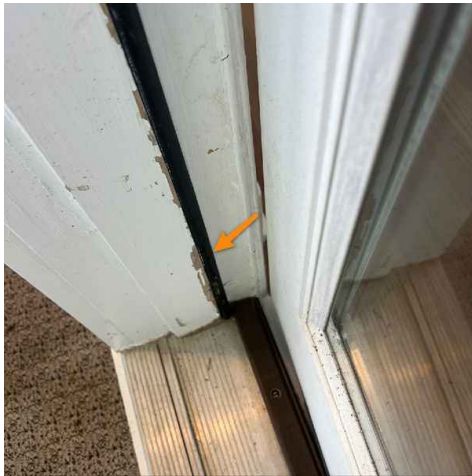
WEATHER STRIPPING / SWEEP

Recommend Repair

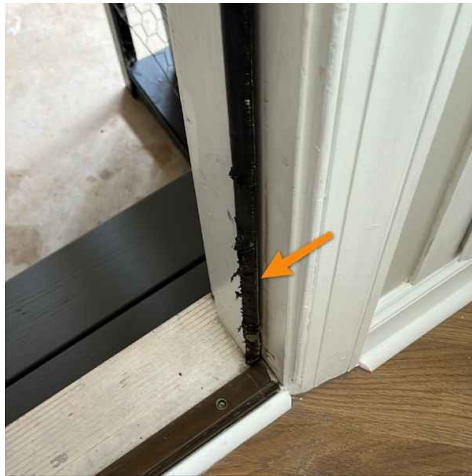
Observed loose / missing / damaged weather stripping at an entry door(s). This allows air infiltration and moisture penetration around the door frame. Condition is conducive to Heat / AC loss. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for location and directions.](#))

Recommendation

Contact a qualified handyman contractor



Entry door



Too garage

3.15.1 STAIRS / STOOPS

MINOR CRACKING

 Recommend Repair

Observed typical cracking in the front stoop surface with no displacement. Small cracks in concrete are common due to normal settling and temperature fluctuations. While not immediately urgent, monitoring these cracks and addressing them proactively can prevent water infiltration and further deterioration. Recommend sealing of cracks as needed / desired by a qualified handyman contractor and then subsequent observation. ([See photos for locations / direction](#))

Recommendation

Contact a qualified handyman contractor



Front stairs



Front stairs

4: SITE ELEMENTS

Information

Retaining Wall Location	Retaining Wall Material
Front, Right, Rear	Stone

Limitations

INFO / LIMITATIONS

SITE CONDITIONS SOP STATEMENT

Per the NC / SC Standards of Practice, the inspection of site conditions is limited to observations of visible and readily accessible features at the time of the inspection. The inspector is not required to perform surveying, soil analysis, or engineering evaluations, nor to determine property boundaries, easements, or lot lines. The inspection does not include evaluation of subsurface conditions, underground drainage systems, or septic systems unless specifically contracted. The inspector is not required to predict future settlement, drainage performance, or the impact of environmental or weather-related conditions on the site.

Comments

4.1.1 GRADE AT FOUNDATION / LOT

SIDING BELOW GRADE

 Recommend Repair

Observed soil / landscaping material / tree debris in contact with the siding / building. Condition is conducive to attracting wood destroying insects and moisture penetration concerns. Evaluation / Correction by a qualified landscaping contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified landscaping contractor



Garage front left below window



Right front of attached garage

4.2.1 VEGETATION

VEGETATION

 Recommend Repair

Observed vegetation that is in direct contact with building materials. Cutting back at least 12 inches is recommended. Condition is conducive to further damages. Evaluation / Correction by a qualified landscaping contractor is recommended for this entire condition. (See photos for locations / direction)

Recommendation

Contact a qualified landscaping contractor



Exterior multiple locations



Exterior multiple locations

5: GARAGE

Information

Garage Type
Two Car, Attached, Detached

Limitations

INFO / LIMITATIONS

GARAGE SOP STATEMENT

Per the NC / SC Standards of Practice, inspection of the garage is limited to readily visible and accessible elements. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only.

6: ATTIC

Information

Insulation Type
Blankett/Batt

Roof Structure Type
Rafters, Structural Panels

Attic Inspection Methods / Entry Location
Pull Down Stairs, Flashlight / Cameras / Testers / Meters



Limitations

INFO / LIMITATIONS

ATTIC SOP STATEMENT

Per the NC / SC Standards of Practice, the inspection of the attic is limited to areas that are readily accessible and safely entered at the time of the inspection. The inspector is not required to enter attics that lack safe access, have inadequate clearance, or present hazardous conditions. The inspection does not include moving insulation, stored items, or other obstructions, and concealed areas are excluded. The inspector is not required to determine exact insulation values, identify latent defects, or perform destructive testing. In addition inspection of attic areas may be limited by obstructions such as heat shields and spray-foam insulation. These materials can restrict access and visibility, so the inspector is not required to disturb or move them. As a result, portions of the attic or roof structure concealed by these materials may not be inspected or reported on. Observations are limited to visible conditions present at the time of the inspection.

Comments

6.1.1 ROOF FRAMING

OPENINGS

Observed an opening / daylight at the right rear attic area. This is a potential area for rodent penetration and should be sealed off. Evaluation / Correction by qualified handyman contractor is recommended for this entire condition. (See photos for locations / direction).

 Recommend Repair

Recommendation

Contact a qualified pest control contractor



Right rear attic

6.3.1 VENTILATION PROVISIONS

ATTIC FAN NOT FUNCTIONAL

Observed that neither of the attic fans were operational / functional. These are designed to help ventilate the attic space and reduce heat buildup. A non-functional fan may result in inadequate attic ventilation, potentially leading to moisture accumulation, reduced energy efficiency, and premature deterioration of roofing materials and insulation. Evaluation / Correction by a qualified general contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified roofing / general contractor



Attic fan Inoperable



Attic fan Inoperable

6.5.1 ATTIC ACCESS / STAIRS

ATTIC STAIRS BOLTS

Observed attic stair unit support brackets / hardware that are loose and the bolts need to be tightened. Condition is conducive to a safety hazard. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified handyman contractor



Left side attic stairs

7: INTERIOR ELEMENTS

Information

Ceilings / Walls / Floors Wood Framed Floors / Walls / Ceilings	Fireplaces Type / Locations Gas Fireplace, Family Room, Rear Sunroom	SMD / CMD Detectors Type Battery, Hard Wired
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Window Type / Style
Double-hung, Vinyl Framed

Gas Or Wood Burning Fireplace Photos
Photographic evidenced of the Gas or Wood burning fireplace system(s) at day / time of inspection.



Dining room / Outside fireplace
running ok

Limitations

INFO / LIMITATIONS
INTERIOR SOP STATEMENT

Entire Interior- Per the NC / SC Standards of Practice, If personal belongings were present in the home at the time of inspection, these personal belongings were not moved or altered in any way. Belongings can block visual accessibility including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk-through or at some point after these belongings have been removed.

All Windows- Per the NC / SC Standards of Practice, home inspector is only required to check a representative number of windows meaning that all windows are not required to be examined. Glass vacuum seals are sometimes difficult to detect. Certain conditions at the time of the home inspection such as ambient temperature / rain / air conditioning may conceal such defects in glass. Although FSHI makes every attempt to identify all broken glass vacuum seals the client is advised to follow all recommendations stated in this report by FSHI. FSHI will not assume responsibility for broken vacuum seals after identifying these defects in the initial home inspection report.

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Client Safety Alert- Replacement of all smoke / carbon detector unit batteries is recommended. Smoke / fire detection systems and fire extinguishers are generally recommended for all homes. Any installed systems should be checked / serviced at least monthly. Conditions conducive to safety concerns.

Comments

7.1.1 CEILINGS

TYPICAL CRACKS / NAIL POPS

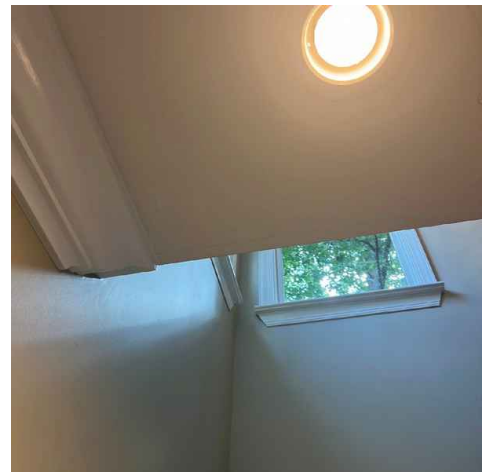
Observed typical drywall cracking, nail pops, minor damages and/or minor repairs in various areas around the home. This is normal for age and condition and is viewed as cosmetic. Recommend drywall and paint repair. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified handyman contractor



Recommend Repair



Bottom of stairwell ceiling

7.6.1 WINDOWS

DEFECTIVE GLASS VACUUM SEALS



Recommend Repair

Observed windows with defective / broken vacuum seals or other glazing defects. Replacement of insulated glass windows or doors is usually required to correct failed vacuum seals. Certain conditions at the time of the home inspection such as ambient temperature / rain / air conditioning may conceal such defects which makes glass vacuum seals difficult to detect. Evaluation / Correction by a qualified window / glass contractor is recommended for this entire condition. (See photos for locations / direction)

Note: Glass vacuum seals are sometimes difficult to detect. Certain conditions at the time of the home inspection such as ambient temperature / rain / air conditioning may conceal such defects in glass. The standards of practice in NC states that the home inspector is only required to check a representative number of windows meaning that all windows are not required to be examined. Although FSHI make every attempt to identify all broken glass vacuum seals the client is advised to follow the recommendation stated above by FSHI. FSHI will not assume responsibility for broken vacuum seals after identifying these defects in the initial home inspection report.

Recommendation

Contact a qualified window contractor



Master bedroom rear wall upper left



Master bath behind tub

7.6.2 WINDOWS

WINDOWS INOPERABLE FROM PAINT / HARDWARE

Observed windows in the breakfast room that do not function as intended and are most likely painted shut / have broken spring balances or hardware that is difficult to operate. This condition is a concern in regards to safety conditions and egress in case an emergency exit is needed. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. (See photos for locations / direction)

Recommendation

Contact a qualified handyman contractor



Recommend Repair



Right side breakfast room

7.6.3 WINDOWS

WINDOWS NOT LOCKABLE



Recommend Repair

Observed a window at the rear breakfast room is missing a latch. Window latches are essential safety features that prevent unauthorized entry and allow occupants to secure the home. Non-functional latches compromise home security and may also affect window operation and weathertightness. Condition is conducive to improper functionality and a safety hazard. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. (See photos for locations / direction)



Rear breakfast room

7.11.1 FIREPLACE GAS LOGS



PILOT LIGHT OFF

NC / SC Home Inspectors are not required to start / turn on / ignite / inspect any appliance or other component that is not ready or available before the home inspection is performed. Several attempts were made to light the pilot but was unable to inspect properly. Units that sit unused for a period of time sometimes require bleeding of the gas lines, which is beyond the scope of an inspection. Recommend all fireplace components be cleaned and inspected before next use. Evaluation / Correction by a qualified fireplace / gas log contractor is recommended for this entire condition. (See photos for location and directions).

Recommendation

Contact a qualified not inspected by fshi



Living room gas fireplace

8: KITCHEN

Information

Dishwasher 5 to 10 years	Disposal 5 to 10 years	Microwave 5 to 10 years
Range / Cooktop 5 to 10 years, Gas	Vents Vent Hood To Exterior	

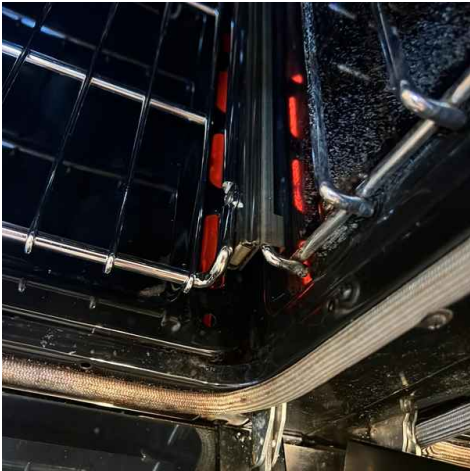
Range / Oven Photos of Function
Photographic evidence of the Range / Oven running at day / time of inspection.



House cooktop



House oven baking



House oven baking



House oven broiler



House oven broiler

Limitations

INFO / LIMITATIONS
KITCHEN SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

Comments

8.4.1 RANGE / COOKTOP

GAS BURNERS / ELEMENTS NOT FUNCTIONAL

Observed range electric elements or gas burners that were not functioning at the time of inspection. Condition is conducive to further damage and other concerns. Evaluation / Correction by a qualified appliance contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified appliance contractor



Recommend Repair



House gas cook top right front burner

8.7.1 DISPOSAL

LOUD / NOISY

Observed that the disposal make a loud noise when running. It is possible that the unit may need to be replaced. Condition is conducive to other potential damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified plumbing contractor.



Recommend Repair



8.9.1 VENTILATOR

VENT HOOD CLEANING

Observed that the ventilator blower motor housing was dripping grease. Accumulated grease and debris reduce airflow efficiency and can create a fire hazard. Have the vent hood professionally cleaned and inspect the ductwork for blockages. Condition is conducive to further damage and other safety concerns. Evaluation / Correction by a qualified appliance contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified hvac contractor



Recommend Repair



Vent hood gease on motors

9: LAUNDRY ROOM

Information

Location

Front, Right, Hallway

Limitations

INFO / LIMITATIONS

LAUNDRY SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

Comments

9.4.1 DRYER EXHAUST VENT



Not Inspected

DRYER VENTS NOT INSPECTED

Observed that the dryer vent system could not be evaluated due to the following reasons. Vertical / Horizontal construction and length of vent system / Installed appliance limiting access and visibility / Storage items blocking access. Dryer vents are critical components that remove moisture and lint from the dryer to the exterior of the home. Blockages or improper venting can reduce dryer efficiency, create fire hazards, and potentially allow moisture to accumulate within wall cavities. All dryer vents should be checked / serviced annually by a qualified contractor / handyman to prevent the risk of fire.



Dryer vent connected

Recommendation

Contact a qualified handyman contractor

10: MASTER BATH

Information

Description	Location	Ventilation
Full Bath	First Floor, Front, Left	Exhaust Fan

Limitations

INFO / LIMITATIONS

BATHROOM SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Cleint Alert- The potential impact of so-called 'flushable' wipes on the drainage system is not determinable during a standard home inspection. No conclusion regarding internal drain conditions was made.

Comments

10.7.1 BATH SINK

BATH SINK DRAIN STOPPER

 Recommend Repair

Observed that the bath sink drain stopper did not function properly and is damaged / disconnected / missing / did not hold water. This is typical due to lack of maintenance and is a condition conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation
Contact a qualified plumbing contractor.



Master bath right sink

10.8.1 TOILET

TOILET LEAK

 Recommend Repair

Observed an active leak at the backside of the master bath toilet. The tile grout lines behind the toilet were damp. Condition is conducive to further leaking and other potential damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified plumbing contractor.



Behind master toilet



Behind master toilet

10.9.1 VENTILATION

EXHAUST FAN TERMINATING IN ATTIC SPACE

Observed that one of the master bathroom exhaust fans is not venting to the exterior due to the flex pipe being broken in the upper attic space. This allows moisture-laden air to accumulate in the attic space promoting potential damage. Condition conducive to moisture in the attic. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified hvac contractor



Recommend Repair



Left attic space second floor

10.9.2 VENTILATION

MILDEW GROWTH IN BATHROOM

Observed mildew growth around the exhaust fan in the master bathroom water closet above the toilet. One common cause is a lack of proper ventilation and/or exhaust fan usage. Condition is conducive to further damages and health concerns. Further Evaluation / Correction by a qualified contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified fungi remediation contractor



Recommend Repair



Master toilet exhaust fan

11: FIRST FLOOR GUEST BATH

Information

Description	Location	Ventilation
Full Bath	First Floor, Hallway, Front, Right	Exhaust Fan

Limitations

INFO / LIMITATIONS

BATHROOM SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Cleint Alert- The potential impact of so-called 'flushable' wipes on the drainage system is not determinable during a standard home inspection. No conclusion regarding internal drain conditions was made.

Comments

11.6.1 BATH TUB

Recommend Repair

DRAIN STOPPER

Observed that the bathtub drain stopper was missing / did not hold water. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified plumbing contractor.



First floor guest bath

11.7.1 BATH SINK

Recommend Repair

BATH SINK DRAIN STOPPER

Observed that the first floor guest bath sink drain stopper did not function properly and is damaged / disconnected / missing / did not hold water. This is typical due to lack of maintenance and is a condition conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified plumbing contractor.



First floor guest bath

11.7.2 BATH SINK

HOLES / OPENINGS UNDER SINK

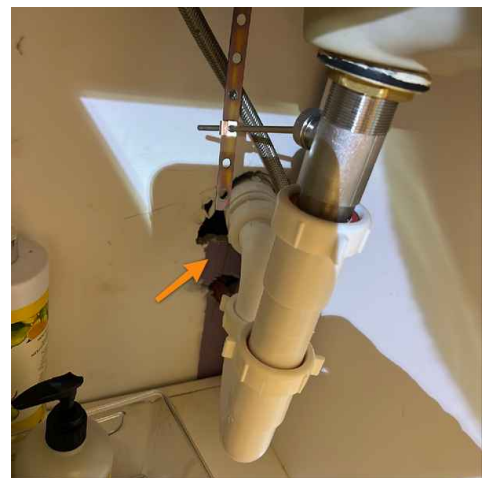


Recommend Repair

Observed gaps and openings around the plumbing penetrations beneath the sink. Recommend properly sealing all gaps and openings to help prevent moisture, pest, and air intrusion. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified general contractor.



First floor guest bath

12: SECOND FLOOR GIRLS BATH

Information

Description	Location	Ventilation
Full Bath	Second Floor, Front, Right	Exhaust Fan

Limitations

INFO / LIMITATIONS

BATHROOM SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Cleint Alert- The potential impact of so-called 'flushable' wipes on the drainage system is not determinable during a standard home inspection. No conclusion regarding internal drain conditions was made.

Comments

12.7.1 BATH SINK

Recommend Repair

BATH SINK DRAIN STOPPER

Observed that the girls bath sink drain stopper did not function properly and is damaged / disconnected / missing / did not hold water. This is typical due to lack of maintenance and is a condition conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation
Contact a qualified plumbing contractor.



Drain stopper malfunctioning

12.7.2 BATH SINK

Recommend Repair

BATH SINK LOOSE/ NOT SECURED

Observed that the girls bath sink base is loose and not secured to the counter top. Condition is conducive to other damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified plumbing contractor.



Sink disconnected from countertop



Sink disconnected from countertop

12.10.1 GLASS SURROUNDS / ENCLOSURES

BI-PASS SHOWER DOORS

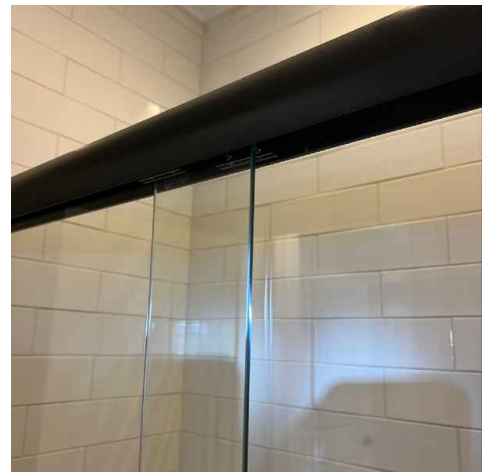
Observed that the girls bath shower doors hit together when trying to open. Condition is conducive to potential damages and safety concerns. Evaluation / Correction by a qualified contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified handyman contractor



Recommend Repair



Shower doors hit together

13: SECOND FLOOR HALL BATH

Information

Description	Location	Ventilation
Full Bath	Second Floor, Front, Right	Exhaust Fan

Limitations

INFO / LIMITATIONS

BATHROOM SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Cleint Alert- The potential impact of so-called 'flushable' wipes on the drainage system is not determinable during a standard home inspection. No conclusion regarding internal drain conditions was made.

Comments

13.6.1 BATH TUB

Recommend Repair

DRAIN STOPPER

Observed that the bathtub drain stopper did not function properly / was missing / did not hold water. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified plumbing contractor.



Tub drain stopper missing

13.7.1 BATH SINK

Recommend Repair

BATH SINK DRAIN STOPPER

Observed that both of the bath sink drain stoppers did not function properly and is damaged / disconnected / missing / did not hold water. This is typical due to lack of maintenance and is a condition conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified plumbing contractor.



Left sink drain stopper



Right sink drain stopper

13.8.1 TOILET

LOOSE TOILET

Observed that the bathroom toilet is loose at the floor. If the seal is broken it can damage the flooring under the toilet. Condition is conducive to leaking and other potential damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified handyman contractor



Recommend Repair



Second floor hall bath

14: COOLING SYSTEM

Information

Age Of System 15 to 20 Years, 20 to 25 Years	Condenser Unit Location Right Side, Rear	System Make Goodman
System Type Central AC (Split System)		

Cooling System Photos

Photographic evidence of the AC System temperatures using laser thermometers at day / time of inspection and if access panels were removed or inaccessible due to obstructions.



Second floor AC temp- House



Second floor AC temp- House



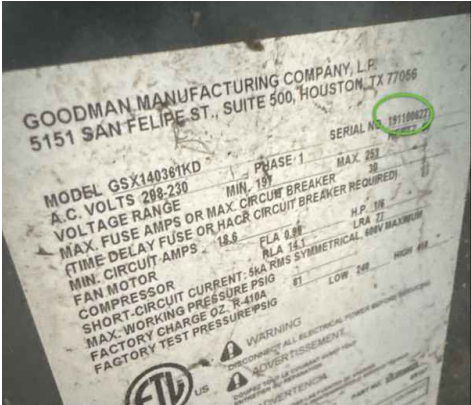
First floor AC temp



First floor AC temp



Right rear Goodman unit 24 years old



Right rear Goodman unit 15 years old

Limitations

Per the NC / SC Standards of Practice, Evaluations are usually restricted to the basic operation of electric central air conditioning and cooling systems. Home inspectors are required to observe and report on the condition of accessible cooling system components, including the central air conditioning unit, cooling distribution systems, thermostat controls, and visible ductwork. Inspectors operate the system using normal controls when weather conditions permit and assess performance based on observable operation. No cooling gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool / cold weather operation / evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant. Client should consider having cooling system serviced by a qualified HVAC contractor.

Comments

14.2.1 CONDENSOR UNITS

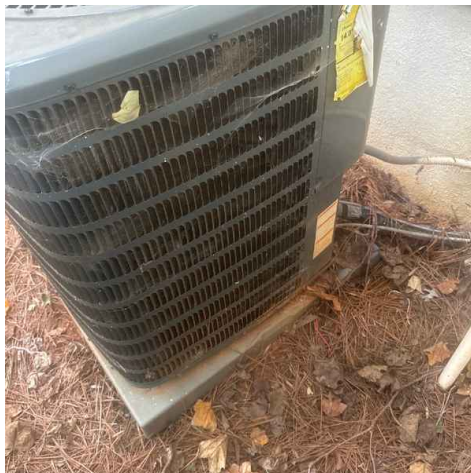
CONDENSOR UNIT CLEANING



Observed that the condenser unit needs to be fully cleaned and serviced. There was a significant amount of blockage around the outer coils which could be a contributing factor to the AC performance. Over time, a dirty condenser forces the unit to work harder, increasing energy consumption and potentially shortening equipment lifespan. Condition is conducive to other damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition. (See photos for locations / direction)



House Amana unit



House Goodman unit

14.3.1 CONDENSATE PROVISIONS

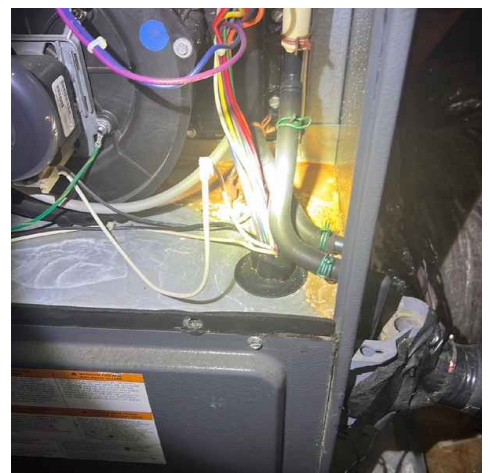
WATER STAINS INSIDE UNIT



Observed water staining and corrosion inside the air handler unit located in the upper main attic. This indicates potential condensate drainage issues or water accumulation around the unit. The stains suggest moisture has been present, which lead to the rust / corrosion. Condition is conducive to other potential concerns and damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified hvac contractor



Inside second floor air handler unit

14.4.1 INDOOR COIL UNIT

AC INDOOR COIL NOT INSPECTED

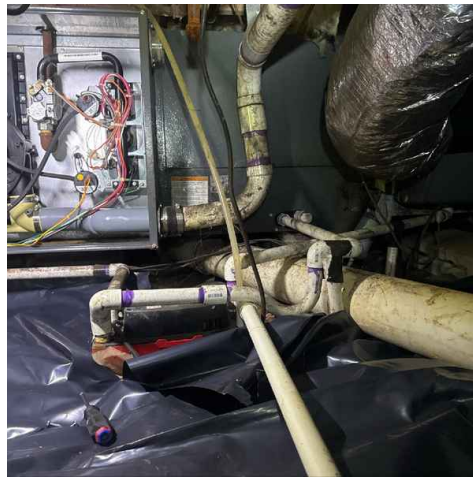
Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards to the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. Access to the coil or visibility was limited, preventing a thorough assessment of its condition, cleanliness, and operational status. This limitation may affect the completeness of the cooling system evaluation. The indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified hvac contractor



Second floor AC Indoor coil unit- Attic



First floor AC Indoor coil unit- Crawl space

15: HEATING SYSTEM

Information

Age Of System 15 to 20 Years, 25 to 30 Years	Heating System Location Attic Second Floor, Crawl Space First Floor	System Make Amana, Goodman, Comfort aire
System Type Natural Gas		

Heating System Photos

Photographic evidence of the Heating System temperatures using laser thermometers at day / time of inspection and if access panels were removed or inaccessible due to obstructions.



Heating System Data-Attic



First floor heat temp



First floor heat temp

Limitations

INFO / LIMITATIONS

HEATING SOP STATEMENT

Per the NC / SC Standards of Practice, Evaluations are usually restricted to the basic operation of gas or electric heating systems. Home inspectors are required to observe and report on the condition of accessible heating system components, including furnaces, heat pumps, boilers, distribution systems, and normal operating controls such as thermostats. Inspectors operate the system using standard controls when conditions allow and assess overall performance based on observable operation. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. Heat exchangers / burner compartments are not inspected except thru available grille. System has to be dismantled for this type of inspection and is technically exhaustive. Some systems do not have available access to visually see thru grille to view burner compartment. Client should consider having heating system serviced by a qualified HVAC contractor.

Comments

15.1.1 ELECTRIC / GAS HEATING SYSTEM

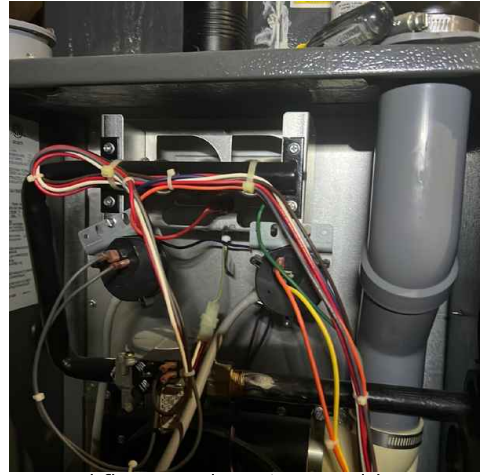
HEAT UNIT SHORT CYCLE

Recommend Repair

Observed that the gas fired heating unit was short cycling. The system was observed to run for a few minutes at a time and then it would shut off and restart this process. Short cycling can result from thermostat issues, improper system sizing, or mechanical problems, and causes increased wear on equipment and higher energy consumption. Condition is conducive to potential safety concerns and other damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified hvac contractor



Second floor gas heat inoperable

16: ELECTRICAL SYSTEM

Information

GFCI / AFCI GFCI At Outlets	Main Breaker Location / House Circuits Rear Exterior, 120 Volt Copper, 240 Volt Copper	Main Panel Type / Location Circuit Breaker, Location: Garage, Location: Utility Room
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Garage main panel

Main Service Type / Size / Amps Aluminum, 4/0, 200 Amps

Limitations

INFO / LIMITATIONS

ELECTRICAL SOP STATEMENT

Per the NC / SC Standards of Practice, the home inspector is only required to check a representative number of switches and or outlets meaning that all devices are not require to be examined. Home inspectors visually examine readily accessible electrical components including the service entrance, main panel, circuit breakers, visible wiring, outlets, switches, and light fixtures to identify obvious defects or safety concerns. However, inspectors do not perform load calculations, test circuit capacity, inspect concealed wiring within walls, evaluate code compliance in detail, or operate all electrical systems under full load conditions. Although your home inspector makes every attempt to identify all defects, the client is advised to follow the recommendation stated by FSHI.

Comments

16.3.1 DISTRIBUTION PANEL

DOUBLE TAPPED BREAKERS

 Recommend Repair

Observed a double tapped breaker located inside an electrical panel. When two wires are attached on one lug the breaker can cause overloading / overheating, arcing, or other deficiencies. Condition is conducive to a potential safety concern. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition. (See photos for location and directions).

Recommendation

Contact a qualified electrical contractor.



Main house panel

16.4.1 SUB PANEL

RUSTY BREAKER SCREWS

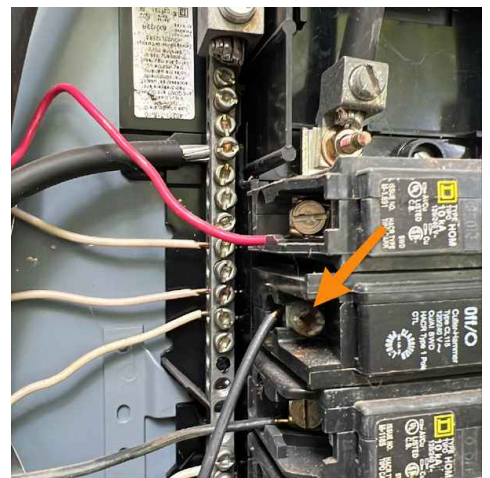
Observed rusted breakers screws inside the electrical panel. Rust on these fasteners can indicate moisture exposure or age-related deterioration, potentially affecting the integrity of electrical connections. Condition is conducive to a safety / electrical concerns and further damage. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition. (See photos for location and directions).

Recommendation

Contact a qualified electrical contractor.



Recommend Repair



Exterior sub panel by condenser units-House

16.5.1 DEVICES

LIGHTS OUT

Observed that several lights in various locations did not function. Recommend bulb replacement to ensure proper function first. If not bulb then Evaluation / Correction by a qualified electrical contractor may be necessary. (See photos for location and directions).

Recommendation

Contact a qualified handyman contractor



Recommend Repair



Attic lights out

16.5.2 DEVICES

OUTLETS LOOSE



Recommend Repair

Observed loose outlets in multiple locations throughout the home. Recommend checking all outlets in all locations. Condition is conducive to loose connections / safety concerns. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. (See photos for location and directions).

Recommendation

Contact a qualified handyman contractor



Multiple locations / check all

16.7.1 GFCI OUTLET TEST

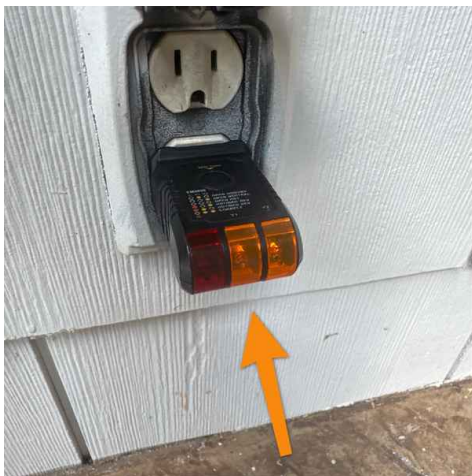
GFCI OUTLET FAILED TESTING



Observed that the Ground-fault Circuit-interrupter failed to operate properly when tested. GFCI (Ground Fault Circuit Interrupter) outlets are required in wet or damp locations to protect against electrical shock hazards. This may indicate a wiring problem or a defect with the device. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition. (See photos for location and directions).

Recommendation

Contact a qualified electrical contractor.



Left of front door



Rear back wall- Screen room GFCI

17: PLUMBING SYSTEM

Information

Drain Lines Piping Type
PVC

Gas Shut Off Location
At Meter

Water Shut Off Location
Garage, Interior Closet, Rear



Gas meter left side



Main water shut off valve- Garage utility closet

Water Supply Piping Type
Pex, Copper

Limitations

INFO / LIMITATIONS

PLUMBING SOP STATEMENT

Per the NC / SC Standards of Practice, home inspectors are required to visually examine and report on the condition of accessible plumbing components, including water supply and distribution systems, drain, waste, and vent systems, fixtures, and water heating equipment. Inspectors identify and document observable deficiencies such as leaks, corrosion, improper installations, and inadequate water pressure. The SOP does not require inspectors to perform invasive procedures, dismantle systems, or determine code compliance; rather, the inspection is intended to provide a general assessment of the system’s condition at the time of inspection.

Comments

17.6.1 DRAIN / WASTE PIPING

EXTERIOR SEPTIC LIFT NOT INSPECTED

 Not Inspected

Observed a septic lift station that was located on the property. A lift pump is a specialized septic system used to move wastewater upward to the main sewer line when gravity drainage is not possible. These systems requires periodic maintenance and professional evaluation to ensure proper operation. These are sealed units and cannot be properly inspected with out disassembling. Client is advised to have it evaluated further by a qualified plumbing / septic contractor for any possible maintenance concerns. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified septic system contractor.



Behind garage



Behind house

17.7.1 WATER SUPPLY PIPING

EXTERIOR FAUCET FROZEN / JAMMED NF

Observed that an exterior water faucet was rusted / not operable / moveable. Condition is conducive to potential other damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified plumbing contractor.



Recommend Repair



Left side

17.7.2 WATER SUPPLY PIPING

OUTDOOR SHOWER

Observed no water was available for testing the outdoor shower. Further Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified plumbing contractor.



Not Inspected



Outside shower shut off

17.9.1 WATER FILTRATION SYSTEMS

WATER SOFTNER SYSTEM NOT INSPECTED



Not Inspected

Per NCSOP home inspectors are not required to make any representation in regards to the water softner filtration systems. These systems require regular replacement to maintain water quality and system efficiency. Filter replacement schedules vary depending on filter type, water quality, and usage patterns. Homeowners should follow manufacturer recommendations and monitor filter condition to ensure optimal performance.

Recommendation

Contact a qualified plumbing contractor.



Component not inspected-Garage utility closet

18: WATER HEATERS

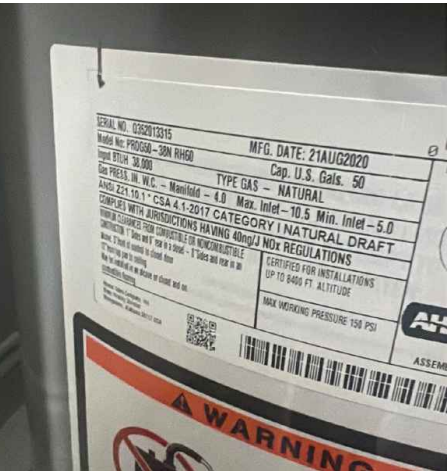
Information

Estimated Age / Size / Type

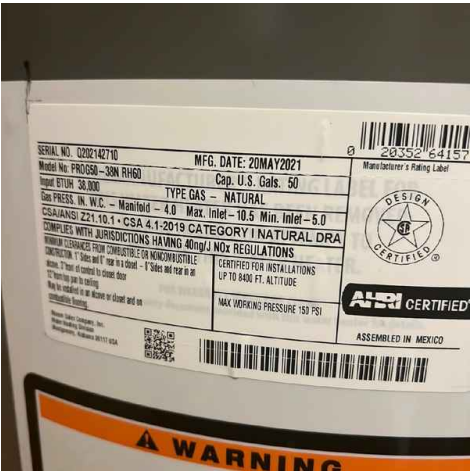
5 to 10 years, 40 Gallons, 50 Gallons, Natural Gas, Electric

System Make

Rheem, AO Smith



Water Heater Data-Garage



Water Heater Data-Attic

Limitations

INFO / LIMITATIONS

WATER HEATERS SOP STATEMENT

Per the NC / SC Standards of Practice, the inspection of the water heater is limited to the observation of visible and readily accessible components at the time of the inspection. The inspector is not required to disassemble the unit, verify internal conditions, or determine the remaining life expectancy of the system. The inspection does not include evaluation of manufacturer recalls, latent defects, or full compliance with current codes. Any deficiencies noted are based solely on conditions present and observable at the time of the inspection.

Comments

18.4.1 VENT CONNECTOR

IMPROPER VENTING DESIGN

Recommend Repair

Observed that the top cap for the water heater vent located at the left rear over the master bedroom is dislodged. This can compromise the safe operation of the heating system and may allow combustion gases to enter the home. Proper venting ensures that all CO and moisture get dispersed from the home. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition. (See photos for location and directions)

Recommendation
Contact a qualified hvac contractor



Second floor gas heater vent cap

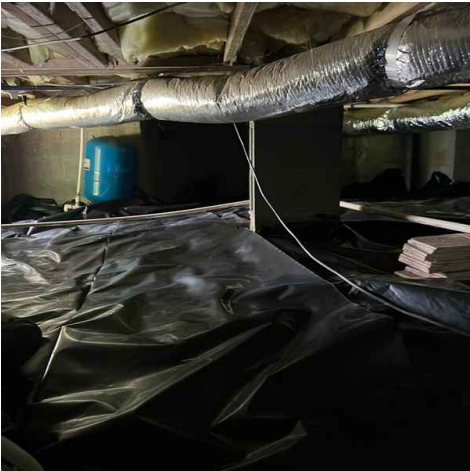
19: CRAWL SPACE FOUNDATION

Information

Column & Pier Type Block Piers, Brick Piers	Crawlspace Entrance Location Left side	CS Moisture Photos Moisture reading in the crawl space at the day / time of inspection.
Floor Structure Dimensional Lumber, Solid Wood Beams	Foundation Materials Block / Brick Walls	 CS moisture-Good
Sump Pump Location NA	Insulation Type Insulation Batts Between Joists	
Evidence Of Prior Work Crawlspace Water Moisture Barrier System Installed, Sealed Crawlspace		



Dehumidifier in CS



New moisture barrier in CS

Limitations

INFO / LIMITATIONS

CRAWL SPACE FOUNDATION SOP STATEMENT

Per the NC / SC Standards of Practice, the inspection of the foundation and substructure is limited to visible and readily accessible areas at the time of the inspection. Other limitations such as overall height / duct systems / drain pipes / electrical wires, some sections of the crawl space may not be accessible. The inspector is not required to move stored items, furnishings, soil, insulation, or other obstructions that may conceal structural components. Additionally, the inspector does not perform engineering analyses or offer opinions on the adequacy of structural design. As a result, conditions that are hidden, obstructed, or otherwise not observable may exist and are beyond the scope of this inspection.

Per the NC Standards of Practice, the inspection of foundation water penetrations is limited to identifying visible signs of moisture intrusion or damage at the time of the inspection. The inspector is not required to determine the source or cause of water penetration, predict future moisture conditions, or perform testing for water intrusion. Areas that are concealed, obstructed, or not readily accessible are excluded from the inspection, and the absence of visible evidence at the time of inspection does not guarantee that water penetration has not occurred or will not occur in the future. Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Downspouts that run into the ground are subject to backup / blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

Comments

19.1.1 CRAWL SPACE WALLS

 Recommend Repair

PARGE COAT CRACKS

Observed typical cracking and minor damage to the stucco / parge coat in the foundation wall at various locations around the home. Although small cracks in foundation walls are typical, these areas should be sealed or repaired. Condition is conducive to potential water penetrations and other damage. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified handyman contractor



Left side below rear bedroom window



Top of stairs below sunroom



Below Left Rear porch



Below left rear porch



Blow left rear porch



Below left rear porch

19.4.1 INSULATION

CS LOOSE / MISSING INS

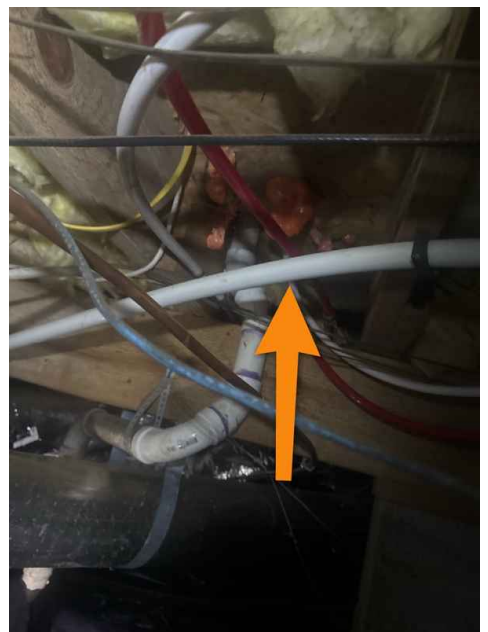
Observed loose / missing / damaged insulation at various areas of crawl space. Inadequate insulation reduces the home's energy efficiency and can allow heat loss and moisture infiltration. Condition is conducive to Heat / AC loss. Evaluation / Correction by a qualified insulation contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified insulation contractor.



Recommend Repair



Missing insulation middle rear of CS

19.7.1 CRAWL SPACE ELECTRICAL

OPEN / UNCOVERED JUNCTION BOXES

Observed open electrical junction boxes. Junction boxes need a proper cover to protect the wiring and limit the chances of a potential safety incident. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition. (See photos for location and directions).

Recommendation

Contact a qualified electrical contractor.



Recommend Repair



Left side crawlspace

19.8.1 CRAWL SPACE HVAC

CONDENSTION STAINS & DRIPS

Recommend Repair

Observed water stains on one pier in the middle front of the crawlspace. This water is coming from a drain line (source not determined) that is not connected or run to the exterior. Water is dripping out of this pipe onto the pier which can lead to other potential damages such as water under the CS / motar joint deterioration and the potential for microbial growth. Evaluation / Correction by an qualified plumbing / HVAC contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified hvac contractor



Drain line not connected Middle Front in CS



Drain line not connected causing wet blocks

19.8.2 CRAWL SPACE HVAC

GAS PIPE CORROSION

Safety Hazard

Observed rust and corrosion on the gas line assembly at the gas furnace in the crawlspace. Corroded gas pipes can develop leaks, which pose serious safety risks including gas exposure and potential fire hazards. Condition is conducive to a safety concern. Evaluation / Correction by a qualified gas piping contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified gas piping contractor



Gas line at CS heating unit

19.8.3 CRAWL SPACE HVAC

DUCT SYSTEM DRAWING CRAWLSPACE AIR

Recommend Repair

Observed a disconnected duct on the return side of the system in the middle of the crawlspace and it is (drawing) air. This allows unconditioned, potentially contaminated crawlspace air to enter the heating and cooling system. Crawlspace air often contains moisture, dust, and other contaminants that can reduce system efficiency and indoor air quality. Condition is conducive to multiple concerns in regards to clean air quality. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified hvac contractor



Distribution box in CS-Middle front

19.9.1 CRAWL SPACE ENVIROMENT

EFFLORESCENCE

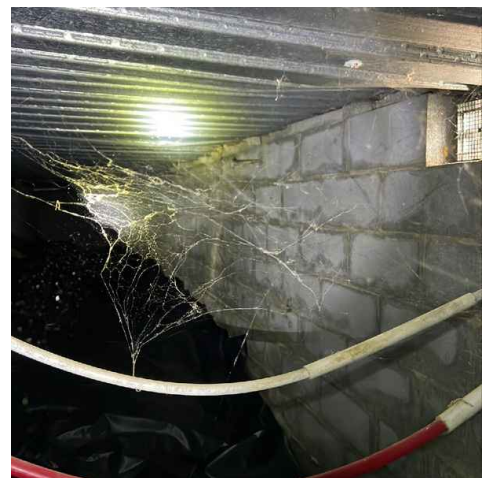
Observed efflorescence (lime deposits) on the inside crawl space concrete block wall. This indicates moisture is in or has been in contact with this masonry wall. Efflorescence is found on many homes without water penetrations occurring, but it should alert you to the possibility that future steps may be needed. Recommend checking gutters, downspout drain lines for proper operation and subsequent observation / monitoring. (See photos for locations / direction).

Recommendation

Recommend monitoring.



Recommend Repair



Rear CS wall under screen porch

19.9.2 CRAWL SPACE ENVIROMENT

HISTORY OF MOISTURE THROUGHOUT

Observed a history of moisture conditions all throughout the crawl space. Evidence of fungi conditions was observed through out the crawlspace area on the floor joists / insulation and other components. Contributing factors were mosy likely leaking / condensating ductwork / potential water penetrations coming from exterior grade or gutter system and poor circulation / ventilation. Evaluation / Correction by a qualified fungi remediation and general contractor is recommended for the entire crawl space enviroment condition. (See photos for locations / direction).

Recommendation

Contact a qualified general contractor.



Recommend Repair



Fungi on floor joists in CS



Fungi in crawlspace multi locations



Fungi in crawlspace multi locations



Fungi in crawlspace multi locations

19.10.1 CRAWL SPACE MISC

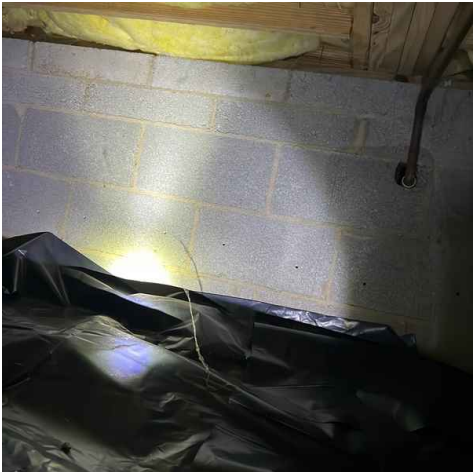
WDI DRILL HOLES

Observed bore holes in the crawlspace at the foundation walls at the front and left side wall which is evidence of a past termite treatment. Cleint is advised to ask seller of any known conditions and obtain documentation. Also see attached WDI report for further comments. (See photos for locations / direction)

Recommendation

Contact a qualified ask seller / obtain documentation

 Recommend Repair



WDI drill holes left side & front walls

20: APARTMENT / GARAGE

Information

Garage Roof Inspection Method	Garage Type
Ground / With Binoculars	Two Car

Limitations

INFO / LIMITATIONS

GARAGE SOP STATEMENT

Per the NC / SC Standards of Practice, inspection of the garage is limited to readily visible and accessible elements. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. (See photos for current conditions if applicable)

Comments

20.1.1 DETTACHED GARAGE ROOF

LOOSE SHINGLES

Observed loose shingles in several areas of the roof. This is due to expansion and contraction which is typical and very common with most homes. Condition is conducive to water penetrations. Evaluation / Correction by a qualified roofing contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified roofing contractor

 Recommend Repair



Apartment / garage roof

20.2.1 WALLS / CEILINGS / FLOORS

MINOR CRACKS GARAGE FLOOR

Observed typical cracking in the garage floor base due to age and typical masonry shrinkage. No displacement at the time of inspection was observed. Recommend sealing of cracks as needed / desired and then subsequent observation. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. (See photos for locations / direction).

 Recommend Repair

Recommendation
Contact a qualified handyman contractor



Garage floor left side

21: APARTMENT EXTERIOR

Information

Columns NA	Driveway & Sidewalks Concrete	Exterior Wall Materials Wood, Composite Board
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Limitations

INFO / LIMITATIONS

EXTERIOR SOP STATEMENT

Per the NC / SC Standards of Practice, the inspection of the exterior is limited to readily accessible areas and components visible at the time of the inspection. The inspector is not required to move personal property, vegetation, debris, or other obstructions that may limit visibility. The inspection does not include evaluation of components that are underground, concealed, or otherwise inaccessible, nor does it include destructive testing. Conditions such as weather, grading, or seasonal factors may affect observations, and the inspector is not required to determine the effectiveness of drainage systems or predict future performance of exterior components.

22: APARTMENT INTERIOR

Information

Ceilings / Walls / Floors Wood Framed Floors / Walls / Ceilings	Fireplaces Type / Locations NA	SMD / CMD Detectors Type Battery, Hard Wired
Window Type / Style Double-hung, Vinyl Framed		

Limitations

INFO / LIMITATIONS

INTERIOR SOP STATEMENT

Entire Interior- Per the NC / SC Standards of Practice, If personal belongings were present in the home at the time of inspection, these personal belongings were not moved or altered in any way. Belongings can block visual accessibility including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk-through or at some point after these belongings have been removed.

All Windows- Per the NC / SC Standards of Practice, home inspector is only required to check a representative number of windows meaning that all windows are not require to be examined. Glass vacuum seals are sometimes difficult to detect. Certain conditions at the time of the home inspection such as ambient temperature / rain / air conditioning may conceal such defects in glass. Although FSHI makes every attempt to identify all broken glass vacuum seals the client is advised to follow all recommendations stated in this report by FSHI. FSHI will not assume responsibility for broken vacuum seals after identifying these defects in the initial home inspection report.

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Client Safety Alert- Replacement of all smoke / carbon detector unit batteries is recommended. Smoke / fire detection systems and fire extinguishers are generally recommended for all homes. Any installed systems should be checked / serviced at least monthly. Conditions conducive to safety concerns.

Comments

22.7.1 ROOM DOORS
DOORS RUB / HIT

 Recommend Repair

Observed room entry and / or closet doors that hit and/or rub thier frames. This is typically due to expansion and contraction from seasonal interior humidity. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#))

Recommendation

Contact a qualified handyman contractor



Master closet detached apartment



Apartment / garage rear door



Master bedroom door detached apartment



Master bathroom door detached apartment



First floor powder room detached apartment

23: APARTMENT KITCHEN

Information

Dishwasher 0 to 5 years	Disposal 0 to 5 years	Microwave 0 to 5 years
Range / Cooktop 0 to 5 years	Vents Recirculating	

Range / Oven Photos of Function
Photographic evidence of the Range / Oven running at day / time of inspection.



Apartment cooktop



Apartment baking



Apartment broil

Limitations

INFO / LIMITATIONS

KITCHEN SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

Comments

23.3.1 KITCHEN SINK

FLEX DRAIN

Recommend Repair

Observed that a flexible drain piping is installed under the kitchen sink. Flex drain pipes are not recommended as they may clog more often and affect water drain flow. Evaluation / Correction by a qualified plumbing contractor is recommended for the entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified plumbing contractor.



Apartment kitchen sink

23.3.2 KITCHEN SINK

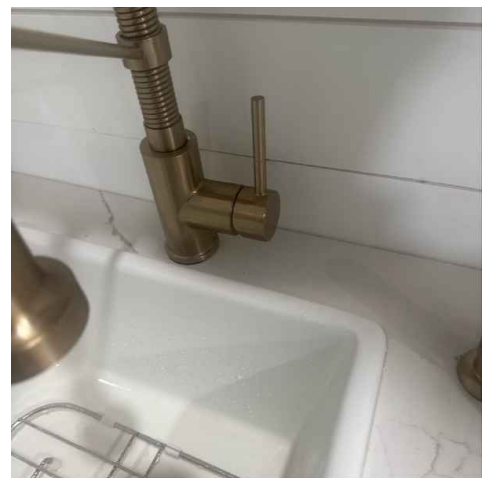
HOT / COLD REVERSED

Recommend Repair

Observed that the apartment kitchen sink faucet is plumbed in reverse. Condition is conducive to a potential safety hazard. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. (See photos for locations / direction)

Recommendation

Contact a qualified plumbing contractor.



Apartment Hot / Cold kitchen sink

24: APARTMENT BATH

Information

Description	Location	Ventilation
Full Bath	Second Floor, Hallway	Exhaust Fan
	Rcrk	

Limitations

INFO / LIMITATIONS

BATHROOM SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Cleint Alert- The potential impact of so-called 'flushable' wipes on the drainage system is not determinable during a standard home inspection. No conclusion regarding internal drain conditions wa

Comments

24.5.1 COUNTERTOP

COUNTER TOP CAULKING

Observed loose / missing caulking at the bathroom back splash / countertop. Condition is conducive to potential water penetrations and damages to the counter top. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. (See photos for locations / direction).

Recommendation

Contact a qualified handyman contractor

Recommend Repair



Bath sink in detached apartment

24.7.1 BATH SINK

BATH SINK DRAIN STOPPER

Recommend Repair

Observed that the bath sink drain stopper did not function properly and is damaged / disconnected / missing / did not hold water. This is typical due to lack of maintenance and is a condition conducive to further damages. Evaluation / Correction by a qualified plumbing contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified plumbing contractor.



Bath sink apartment

24.8.1 TOILET

LOOSE TOILET



Recommend Repair

Observed that the bathroom toilet is loose at the floor. If the seal is broken it can damage the flooring under the toilet. Condition is conducive to leaking and other potential damages. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified handyman contractor



Master bathroom apartment

25: GARAGE POWDER ROOM

Information

Description	Location	Ventilation
Powder Room	First Floor, Rear	Exhaust Fan

Limitations

INFO / LIMITATIONS

BATHROOM SOP STATEMENT

Under All Sink Cabinets- Per the NC / SC Standards of Practice, inspectors are not required to move personal property. Inspection of the all sink base cabinets can be limited due to stored items and containers with liquids which restrict visibility and access.

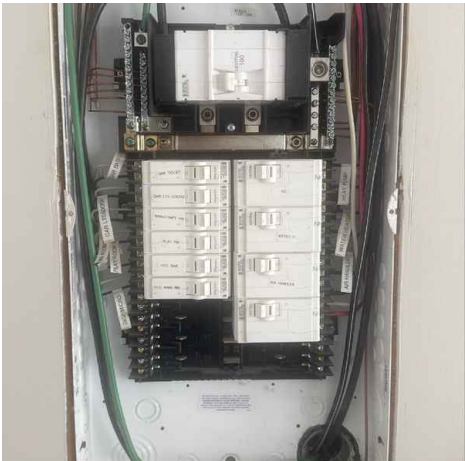
All Tile Showers- Per the NC / SC Standards of Practice, tile showers present challenges for thorough inspection due to grout lines, caulking, and tile surfaces that can conceal water intrusion, structural issues, and underlying damage. Water damage behind tiles may not be visible without invasive inspection methods. Recommend monitoring for signs of water leakage, soft spots, or mold growth around the shower enclosure. Although FSHI makes every attempt to identify concerns with all tile shower floors, the client must be aware the simulation of everyday usage cannot be repeated during a routine home inspection.

Cleint Alert- The potential impact of so-called 'flushable' wipes on the drainage system is not determinable during a standard home inspection. No conclusion regarding internal drain conditions was made.

26: APARTMENT ELECTRICAL SYSTEM

Information

GFCI / AFCI GFCI At Outlets	Main Breaker Location / House Circuits Garage, 120 Volt Copper, 240 Volt Aluminum, 100 AMPS	Main Panel Type / Location Circuit Breaker, Location: Garage, Location: Interior
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Apartment / garage panel

Limitations

INFO / LIMITATIONS ELECTRICAL SOP STATEMENT

Per the NC / SC Standards of Practice, the home inspector is only required to check a representative number of switches and or outlets meaning that all devices are not require to be examined. Home inspectors visually examine readily accessible electrical components including the service entrance, main panel, circuit breakers, visible wiring, outlets, switches, and light fixtures to identify obvious defects or safety concerns. However, inspectors do not perform load calculations, test circuit capacity, inspect concealed wiring within walls, evaluate code compliance in detail, or operate all electrical systems under full load conditions. Although your home inspector makes every attempt to identify all defects, the client is advised to follow the recommendation stated by FSHI.

Comments

26.7.1 GFCI OUTLET TEST

GFCI OUTLET FAILED TESTING

 Recommend Repair

Observed that the Ground-fault Circuit-interrupter failed to operate properly when tested. GFCI (Ground Fault Circuit Interrupter) outlets are required in wet or damp locations to protect against electrical shock hazards. This may indicate a wiring problem or a defect with the device. Condition is conducive to potential safety hazards. Evaluation / Correction by a qualified electrical contractor is recommended for this entire condition. (See photos for location and directions).

Recommendation
Contact a qualified electrical contractor.



Attached garage right wall



Attached garage right wall

27: APARTMENT COOLING SYSTEM

Information

Age Of System 0 to 5 Years	Condenser Unit Location Rear	System Make Comfortmaker
System Type Central AC (Split System)		

Cooling System Photos

Photographic evidence of the AC System temperatures using laser thermometers at day / time of inspection and if access panels were removed or inaccessible due to obstructions.



Second floor AC temp- Apartment



Second floor AC temp- Apartment



Apartment Unit Data Comfortmaker 2023

Limitations

INFO / LIMITATIONS

COOLING SOP STATEMENT

Per the NC / SC Standards of Practice, Evaluations are usually restricted to the basic operation of electric central air conditioning and cooling systems. Home inspectors are required to observe and report on the condition of accessible cooling system components, including the central air conditioning unit, cooling distribution systems, thermostat controls, and visible ductwork. Inspectors operate the system using normal controls when weather conditions permit and assess performance based on observable operation. No cooling gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool / cold weather operation / evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant. Client should consider having cooling system serviced by a qualified HVAC contractor.

Comments

27.2.1 CONDENSOR UNITS

AC UNIT FREON LINE INS

Observed that the insulation on the freon lines at the AC condenser units needs to be repaired / replaced. Damaged insulation reduces system efficiency and can lead to increased energy consumption and potential refrigerant loss. Condition can effect proper function of the cooling system. Evaluation / Correction by a qualified handyman contractor is recommended for this entire condition. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified handyman contractor



Recommend Repair



Apartment unit

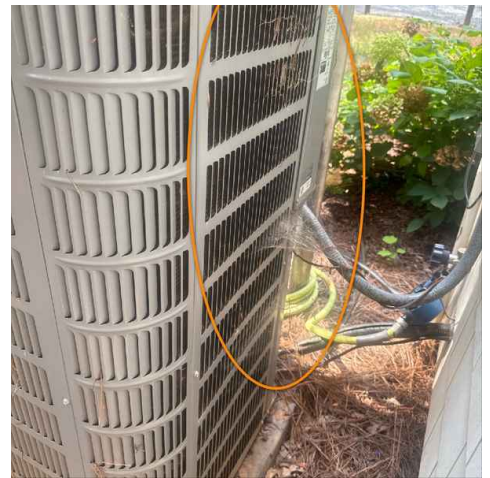
27.2.2 CONDENSOR UNITS

CONDENSOR UNIT CLEANING

Observed that the condenser unit needs to be fully cleaned and serviced. There was a significant amount of blockage around the outer coils which could be a contributing factor to the AC performance. Over time, a dirty condenser forces the unit to work harder, increasing energy consumption and potentially shortening equipment lifespan. Condition is conducive to other damages. Evaluation / Correction by a qualified HVAC contractor is recommended for this entire condition. ([See photos for locations / direction](#)).



Recommend Repair



Apartment Comfortmaker

27.4.1 INDOOR COIL UNIT

AC INDOOR COIL NOT INSPECTED

Per the standards of practice all NC / SC home inspectors are only required / allowed to remove readily accessible panels for inspection. In regards to the indoor coil units some of these panels cannot be removed due to design / obstructions / seal tape and or mastic compound. Access to the coil or visibility was limited, preventing a thorough assessment of its condition, cleanliness, and operational status. This limitation may affect the completeness of the cooling system evaluation. The indoor coil units work in tandem with the condenser unit outside to produce the air conditioning. Although temperature readings indicate that the unit was functioning properly at the time of inspection, it is recommended that a qualified HVAC contractor further evaluate due to no service information revealed / given to FSHI at the time of inspection. ([See photos for locations / direction](#)).

Recommendation

Contact a qualified hvac contractor



Not Inspected



Second floor AC Indoor coil unit-
Apartment

28: APARTMENT HEATING SYSTEM

Information

Age Of System

0 to 5 Years

Heating System Location

Garage

System Make

Comfortmaker

System Type

Electric, Electric Heat Pump

Heating System Photos

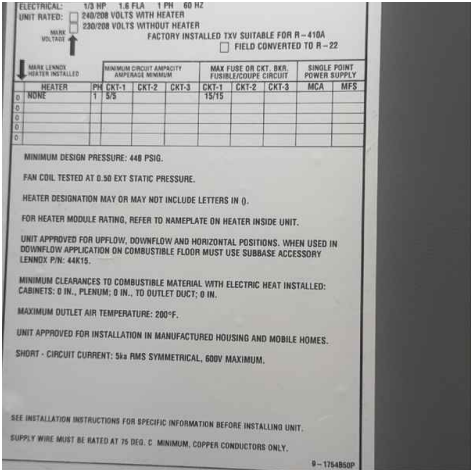
Photographic evidence of the Heating System temperatures using laser thermometers at day / time of inspection and if access panels were removed or inaccessible due to obstructions.



Apartment heat temp



Apartment heat temp



Apartment Air Handler Unit Data
Comfortmaker 2022

Limitations

INFO / LIMITATIONS HEATING SOP STATEMENT

Per the NC / SC Standards of Practice, Evaluations are usually restricted to the basic operation of gas or electric heating systems. Home inspectors are required to observe and report on the condition of accessible heating system components, including furnaces, heat pumps, boilers, distribution systems, and normal operating controls such as thermostats. Inspectors operate the system using standard controls when conditions allow and assess overall performance based on observable operation. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. Heat exchangers / burner compartments are not inspected except thru available grille. System has to be dismantled for this type of inspection and is technically exhaustive. Some systems do not have available access to visually see thru grille to view burner compartment. Client should consider having heating system serviced by a qualified HVAC contractor.

Comments

28.1.1 ELECTRIC / GAS HEATING SYSTEM

 Not Inspected**HEAT PUMP TOO HOT NOT INSPECTED**

Observed that this home has an all electric heat pump system. These system cannot be run safely when the ambient temperatures are above manufactures recommended levels of operation. Operation of the system at high heat months anytime its above (80 degrees) is a higher risk of component damages with the system. However heat pump systems will generally function as intended if the AC side of the system is in good condition at the time of inspection. The heating side of this system was not inspected due the judgment of your inspector. Client is advised to consult with a qualified HVAC contractor in regards to further information about this system. (See Cooling Section for air temperature readings at the day / time of this inspection)

Note: FSHI assumes no liability with the future function of the heating side of this system due to the ambient temperature risks which are recommended by the manufactures.

Recommendation

Contact a qualified hvac contractor



Run in emergency mode only too hot
for main heat pump

29: APARTMENT PLUMBING SYSTEM

Information

Drain Lines Piping Type	Water Shut Off Location	Water Supply Piping Type
PVC	Not Determined	Pex

Limitations

INFO / LIMITATIONS

PLUMBING SOP STATEMENT

Per the NC / SC Standards of Practice, home inspectors are required to visually examine and report on the condition of accessible plumbing components, including water supply and distribution systems, drain, waste, and vent systems, fixtures, and water heating equipment. Inspectors identify and document observable deficiencies such as leaks, corrosion, improper installations, and inadequate water pressure. The SOP does not require inspectors to perform invasive procedures, dismantle systems, or determine code compliance; rather, the inspection is intended to provide a general assessment of the system’s condition at the time of inspection.

30: APARTMENT WATER HEATERS

Information

Estimated Age / Size / Type	System Make	Water Heater Location
0 to 5 years, 40 Gallons, Electric	AO Smith	Garage, Interior Closet



Water Heater Data- Apartment / Garage

Limitations

INFO / LIMITATIONS

WATER HEATERS SOP STATEMENT

Per the NC / SC Standards of Practice, the inspection of the water heater is limited to the observation of visible and readily accessible components at the time of the inspection. The inspector is not required to disassemble the unit, verify internal conditions, or determine the remaining life expectancy of the system. The inspection does not include evaluation of manufacturer recalls, latent defects, or full compliance with current codes. Any deficiencies noted are based solely on conditions present and observable at the time of the inspection.

31: APARTMENT / GARAGE FOUNDATION

Information

Foundation Type
Mono Slab

Limitations

INFO / LIMITATIONS

SLAB FOUNDATION SOP STATEMENT

Per the NC / SC Standards of Practice, The inspection of slab foundations for water intrusion, moisture, or subsurface water conditions is limited by the nature of slab construction. Water issues beneath or within a slab cannot be visually observed from above the surface, and specialized equipment would be required to detect moisture or seepage. This limitation means potential water-related concerns affecting the slab's integrity may not be identified during a standard visual inspection. Providing an adequate roof drainage system, cleaning of all gutters, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns.

Comments

31.1.1 SLAB FOUNDATION SLAB TYPICAL CRACKS

 Recommend Repair

Observed typical cracks in the sides of the slab foundation. This is typical due to normal masonry product shrinkage. No displacement at the time of inspection was observed. Seal as needed to prevent water penetrations and subsequently monitor conditions. Evaluation / Correction by a handyman contractor is recommended for this entire condition. (See photos for locations / direction)

Recommendation
Contact a qualified handyman contractor



Apartment garage right wall

STANDARDS OF PRACTICE

GENERAL INFORMATION

General Exclusions NC & SC SOP Regulations

Home inspectors are not required to report on: Life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not inspected; the presence or absence of pests such as rodents, or insects; any and all cosmetic damage, underground items, or items not installed; the presence or absence of systems installed to control or remove suspected hazardous substances.

Home inspectors are not required to: Offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; determine House Energy Ratings (HER), insulation R values, system or component efficiencies; inspect heat recovery and similar whole house ventilation systems; predict future condition, including failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; inspect equipment or accessories that are not listed as components to be inspected in this section; disturb insulation; inspect elevators or related equipment meant to transport occupants or materials between elevations; inspect 240V receptacles or outlets.

Home inspectors shall not: Offer or perform any act or service contrary to law; offer or perform engineering, architectural, plumbing, electrical, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license. In that case the home inspector shall inform the client that the home inspector is so licensed, and therefore qualified to go beyond and perform additional inspections beyond those within the scope of the Standards of Practice.

ROOFING

Roofing Elements

The home inspector shall inspect: Roof coverings, Roof drainage systems, Flashings, Skylights, Chimneys, Roof penetrations and signs of leaks or abnormal condensation on building components.

The home inspector shall: Describe the type of roof covering materials and report the methods used to inspect the roofing.

The home inspector is not required to: Walk on the roof or inspect attached accessories including solar systems, antennae, and lightning arrestors.

EXTERIOR ELEMENTS

EXTERIOR ELEMENTS

The home inspector shall inspect: Wall cladding, flashings, trim, entryway doors and a representative number of windows. Garage door operators, including automatic safety controls, decks, balconies, stoops, steps, areaways, porches, and appurtenant railings, eaves, soffits, fascias, driveways, patios, walkways, retaining walls, vegetation, grading, and drainage with respect only to their effect on the condition of the building.

The home inspector shall: Describe wall cladding materials, operate all entryway doors, operate garage doors manually or by using installed controls for any garage door operator. Report any garage door operator that will not automatically reverse when meeting reasonable resistance during closing. Report any garage door that will not automatically reverse when photoelectric safety devices are actuated. Report any garage door operator that does not utilize a photoelectric safety device, probe exterior wood components where deterioration is suspected.

The home inspector is not required to inspect: Storm windows, storm doors, screening, shutters, awnings, fences. Presence of safety glazing in doors, windows. Test garage door operator remote control transmitters. Geological soil conditions, recreational facilities including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities or for the presence or condition of buried fuel storage tanks.

SITE ELEMENTS

SITE ELEMENTS / GROUNDS

The home inspector shall inspect: Driveways, patios, walkways, and retaining walls; and vegetation, grading, and drainage with respect only to their effect on the condition of the building.

The home inspector is not required to inspect: Geological conditions; soil conditions; recreational facilities including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities or for the presence or condition of buried fuel storage tanks.

GARAGE

GARAGE / STORAGE

The home inspector shall: Operate garage doors manually or by using installed controls for any garage door operator. Report any garage door operator that will not automatically reverse when meeting reasonable resistance during closing. Report any garage door that will not automatically reverse when photoelectric safety devices are actuated. Report any garage door operator that does not utilize a photoelectric safety device.

The home inspector is not required to inspect: Garage door operator remote control transmitters.

ATTIC

ATTICS / INSULATION AND VENTILATION

The home inspector shall inspect: Insulation and vapor retarders in unfinished spaces; Ventilation of attics: The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall describe: Insulation in unfinished spaces; The absence of insulation in unfinished space at conditioned surfaces.

The home inspector is not required to report on: Concealed insulation and vapor retarders.

The home inspector shall: Move insulation where readily visible evidence indicates a problem.

INTERIOR ELEMENTS

INTERIOR COMPONENTS

The home inspector shall inspect: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of built-in cabinets; A representative number of doors and windows. Insulation and vapor retarders in unfinished spaces; Ventilation of attics, kitchen, bathroom, and laundry venting systems.

The home inspector shall: Operate a representative number of windows and interior doors; Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components. Move insulation where readily visible evidence indicates a problem; Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

The home inspector is not required to inspect: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; Draperies, blinds, or other window treatments; Coatings on and hermetic seals between panes of glass in windows and doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice.

KITCHEN

BUILT-IN KITCHEN APPLIANCES

The home inspector shall inspect and operate the basic functions of the following kitchen appliances: Installed dishwasher(s), through a complete cycle; Range(s), cook top(s), and permanently installed oven(s); Trash compactor(s); Garbage disposal(s); Ventilation equipment or range hood(s); Installed microwave oven(s).

The home inspector is not required to inspect: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; Refrigeration Units / Washers or Dryers.

The home inspector is not required to operate: Appliances in use; Any appliance that is shut down or otherwise inoperable.

LAUNDRY ROOM BUILT-IN KITCHEN APPLIANCES

The home inspector is not required to inspect: Clocks, timers, self-functions, or thermostats for calibration or automatic operation; Non built-in appliances; Refrigeration Units / Washers or Dryers.

The home inspector is not required to operate: Appliances in use; Any appliance that is shut down or otherwise inoperable.

MASTER BATH BATHROOMS

The home inspector shall inspect: Walls, ceilings, and floors; Counters and a representative number of built-in cabinets. A representative number of doors and windows, ventilation systems. All plumbing fixtures except where the flow end of the faucet is connected to an appliance. Interior water supply and distribution system, including piping materials, supports, insulation, fixtures faucets, functional flow, cross connections, interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation. Identify leaks and functional drainage defects.

The home inspector is not required to inspect: Inspect fixture overflow devices or shower pan liners. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors. Carpeting, draperies, blinds, or other window treatments.

FIRST FLOOR GUEST BATH BATHROOMS

The home inspector shall inspect: Walls, ceilings, and floors; Counters and a representative number of built-in cabinets. A representative number of doors and windows, ventilation systems. All plumbing fixtures except where the flow end of the faucet is connected to an appliance. Interior water supply and distribution system, including piping materials, supports, insulation, fixtures faucets, functional flow, cross connections, interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation. Identify leaks and functional drainage defects.

The home inspector is not required to inspect: Inspect fixture overflow devices or shower pan liners. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors. Carpeting, draperies, blinds, or other window treatments.

SECOND FLOOR GIRLS BATH BATHROOMS

The home inspector shall inspect: Walls, ceilings, and floors; Counters and a representative number of built-in cabinets. A representative number of doors and windows, ventilation systems. All plumbing fixtures except where the flow end of the faucet is connected to an appliance. Interior water supply and distribution system, including piping materials, supports, insulation, fixtures faucets, functional flow, cross connections, interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation. Identify leaks and functional drainage defects.

The home inspector is not required to inspect: Inspect fixture overflow devices or shower pan liners. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors. Carpeting, draperies, blinds, or other window treatments.

SECOND FLOOR HALL BATH BATHROOMS

The home inspector shall inspect: Walls, ceilings, and floors; Counters and a representative number of built-in cabinets. A representative number of doors and windows, ventilation systems. All plumbing fixtures except where the flow end of the faucet is connected to an appliance. Interior water supply and distribution system, including piping materials, supports, insulation, fixtures faucets, functional flow, cross connections, interior drain, waste,

and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation. Identify leaks and functional drainage defects.

The home inspector is not required to inspect: Inspect fixture overflow devices or shower pan liners. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors. Carpeting, draperies, blinds, or other window treatments.

COOLING SYSTEM

AIR CONDITIONING SYSTEM

The home inspector shall inspect: Central air conditioning and through-the-wall ductless installed cooling systems including: Cooling and air handling equipment; Normal operating controls. Cooling distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; The presence or absence of an installed cooling source for each habitable space.

The home inspector shall: Describe Energy sources; Cooling equipment type. Operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection: open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. Report the method used to inspect the air conditioning system and whether or not access panels were removed.

The home inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Inspect window air conditioners; or Inspect the uniformity or adequacy of cool-air supply to the various rooms

HEATING SYSTEM

HEATING SYSTEM

The home inspector shall inspect: Permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; the presence or absence of an installed heat source for each habitable space.

The home inspector shall describe: The energy source; heating equipment and distribution type. Operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector shall: Report the method of inspection used to inspect the heating system and whether or not access panels were removed.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light; or Inspect: The interior of flues; Fireplace insert flue connections; Heat exchanges; Humidifiers; Electronic air filters; The uniformity or adequacy of heat supply to the various rooms; Solar space heating equipment.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEMS

The home inspector shall inspect: Electrical service entrance conductors; electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported; amperage and voltage ratings of the electrical service; branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; the operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; all readily accessible 120V receptacles within six feet of interior plumbing fixtures, not separated from a fixture by an operable door, and all receptacles in the garage or carport, and on the exterior of inspected structures; and the operation of ground fault circuit interrupters within six feet of the floor/ground.

The home inspector shall describe: Electrical service amperage and voltage; electrical service entry conductor materials at the readily openable access panels at the main; the electrical service type as being overhead or underground; and the location of main and distribution panels.

The home inspector shall report: The presence of any readily accessible single strand aluminum branch circuit wiring. The presence or absence of readily accessible: installed smoke alarms, and operate their test function, except when smoke alarms are part of a central alarm system; installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, except when carbon monoxide alarms are part of a central alarm system; and ground fault protection of receptacles within six feet of interior plumbing fixtures not separated from a fixture by an operable door, and all receptacles in the garage or carport, on the exterior of inspected structures.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; test or operate any arc-fault circuit interrupters or other overcurrent devices except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or **Inspect:** low voltage systems; security systems and heat detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; built-in vacuum equipment; back up electrical generating equipment; other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power; battery or electrical automotive charging systems; electrical systems to swimming pools or spas, including bonding and grounding; elevators or related equipment used for the purpose of transporting occupants or materials between elevations.

PLUMBING SYSTEM PLUMBING SYSTEMS

The home inspector shall inspect: Interior water supply and distribution system, including piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and the location of any main water supply shutoff device.

The home inspector shall: Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the requirement for or effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; determine the presence or absence of backflow devices; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage; swimming pools; solar water heating equipment; fixture overflow devices or shower pan liners;

WATER HEATERS PLUMBING SYSTEMS

The home inspector shall inspect: Interior water supply and distribution system, including piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and the location of any main water supply shutoff device.

The home inspector shall: Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the requirement for or effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; determine the presence or absence of backflow devices; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage; swimming pools; solar water heating equipment; fixture overflow devices or shower pan liners;

CRAWL SPACE FOUNDATION STRUCTURAL COMPONENTS

The home inspector shall: Inspect structural components including: Foundation; Floors; Walls; Columns or piers; Ceilings; and Roofs. Describe the type of: Foundation; Floor structure; Wall structure; Columns or piers; Ceiling structure; and Roof structure. Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to inspect under floor crawl spaces and attics; Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

**APARTMENT / GARAGE
GARAGE / STORAGE**

The home inspector shall: Operate garage doors manually or by using installed controls for any garage door operator. Report any garage door operator that will not automatically reverse when meeting reasonable resistance during closing. Report any garage door that will not automatically reverse when photoelectric safety devices are actuated. Report any garage door operator that does not utilize a photoelectric safety device.

The home inspector is not required to inspect: Garage door operator remote control transmitters.

**APARTMENT EXTERIOR
EXTERIOR ELEMENTS**

The home inspector shall inspect: Wall cladding, flashings, trim, entryway doors and a representative number of windows. Garage door operators, including automatic safety controls, decks, balconies, stoops, steps, areaways, porches, and appurtenant railings, eaves, soffits, fascias, driveways, patios, walkways, retaining walls, vegetation, grading, and drainage with respect only to their effect on the condition of the building.

The home inspector shall: Describe wall cladding materials, operate all entryway doors, operate garage doors manually or by using installed controls for any garage door operator. Report any garage door operator that will not automatically reverse when meeting reasonable resistance during closing. Report any garage door that will not automatically reverse when photoelectric safety devices are actuated. Report any garage door operator that does not utilize a photoelectric safety device, probe exterior wood components where deterioration is suspected.

The home inspector is not required to inspect: Storm windows, storm doors, screening, shutters, awnings, fences. Presence of safety glazing in doors, windows. Test garage door operator remote control transmitters. Geological soil conditions, recreational facilities including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities or for the presence or condition of buried fuel storage tanks.

**APARTMENT INTERIOR
INTERIOR COMPONENTS**

The home inspector shall inspect: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of built-in cabinets; A representative number of doors and windows. Insulation and vapor retarders in unfinished spaces; Ventilation of attics, kitchen, bathroom, and laundry venting systems.

The home inspector shall: Operate a representative number of windows and interior doors; Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components. Move insulation where readily visible evidence indicates a problem; Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

The home inspector is not required to inspect: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; Draperies, blinds, or other window treatments; Coatings on and hermetic seals between panes of glass in windows and doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice.

**APARTMENT KITCHEN
BUILT-IN KITCHEN APPLIANCES**

The home inspector shall inspect and operate the basic functions of the following kitchen appliances: Installed dishwasher(s), through a complete cycle; Range(s), cook top(s), and permanently installed oven(s); Trash compactor(s); Garbage disposal(s); Ventilation equipment or range hood(s); Installed microwave oven(s).

The home inspector is not required to inspect: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; Refrigeration Units / Washers or Dryers.

The home inspector is not required to operate: Appliances in use; Any appliance that is shut down or otherwise inoperable.

APARTMENT BATH

BATHROOMS

The home inspector shall inspect: Walls, ceilings, and floors; Counters and a representative number of built-in cabinets. A representative number of doors and windows, ventilation systems. All plumbing fixtures except where the flow end of the faucet is connected to an appliance. Interior water supply and distribution system, including piping materials, supports, insulation, fixtures faucets, functional flow, cross connections, interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation. Identify leaks and functional drainage defects.

The home inspector is not required to inspect: Inspect fixture overflow devices or shower pan liners. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors. Carpeting, draperies, blinds, or other window treatments.

**GARAGE POWDER ROOM
BATHROOMS**

The home inspector shall inspect: Walls, ceilings, and floors; Counters and a representative number of built-in cabinets. A representative number of doors and windows, ventilation systems. All plumbing fixtures except where the flow end of the faucet is connected to an appliance. Interior water supply and distribution system, including piping materials, supports, insulation, fixtures faucets, functional flow, cross connections, interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation. Identify leaks and functional drainage defects.

The home inspector is not required to inspect: Inspect fixture overflow devices or shower pan liners. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors. Carpeting, draperies, blinds, or other window treatments.

**APARTMENT ELECTRICAL SYSTEM
ELECTRICAL SYSTEMS**

The home inspector shall inspect: Electrical service entrance conductors; electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported; amperage and voltage ratings of the electrical service; branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; the operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; all readily accessible 120V receptacles within six feet of interior plumbing fixtures, not separated from a fixture by an operable door, and all receptacles in the garage or carport, and on the exterior of inspected structures; and the operation of ground fault circuit interrupters within six feet of the floor/ground.

The home inspector shall describe: Electrical service amperage and voltage; electrical service entry conductor materials at the readily openable access panels at the main; the electrical service type as being overhead or underground; and the location of main and distribution panels.

The home inspector shall report: The presence of any readily accessible single strand aluminum branch circuit wiring. The presence or absence of readily accessible: installed smoke alarms, and operate their test function, except when smoke alarms are part of a central alarm system; installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, except when carbon monoxide alarms are part of a central alarm system; and ground fault protection of receptacles within six feet of interior plumbing fixtures not separated from a fixture by an operable door, and all receptacles in the garage or carport, on the exterior of inspected structures.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; test or operate any arc-fault circuit interrupters or other overcurrent devices except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or Inspect: low voltage systems; security systems and heat detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; built-in vacuum equipment; back up electrical generating equipment; other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power; battery or electrical automotive charging systems; electrical systems to swimming pools or spas, including bonding and grounding; elevators or related equipment used for the purpose of transporting occupants or materials between elevations.

**APARTMENT COOLING SYSTEM
AIR CONDITIONING SYSTEM**

The home inspector shall inspect: Central air conditioning and through-the-wall ductless installed cooling systems including: Cooling and air handling equipment; Normal operating controls. Cooling distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan coil units; The presence or absence of an installed cooling source for each habitable space.

The home inspector shall: Describe Energy sources; Cooling equipment type. Operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection: open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. Report the method used to inspect the air conditioning system and whether or not access panels were removed.

The home inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Inspect window air conditioners; or Inspect the uniformity or adequacy of cool-air supply to the various rooms

APARTMENT HEATING SYSTEM HEATING SYSTEM

The home inspector shall inspect: Permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; the presence or absence of an installed heat source for each habitable space.

The home inspector shall describe: The energy source; heating equipment and distribution type. Operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector shall: Report the method of inspection used to inspect the heating system and whether or not access panels were removed.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Ignite a pilot light; or Inspect: The interior of flues; Fireplace insert flue connections; Heat exchanges; Humidifiers; Electronic air filters; The uniformity or adequacy of heat supply to the various rooms; Solar space heating equipment.

APARTMENT PLUMBING SYSTEM PLUMBING SYSTEMS

The home inspector shall inspect: Interior water supply and distribution system, including piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and the location of any main water supply shutoff device.

The home inspector shall: Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the requirement for or effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; determine the presence or absence of backflow devices; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage; swimming pools; solar water heating equipment; fixture overflow devices or shower pan liners;

APARTMENT WATER HEATERS PLUMBING SYSTEMS

The home inspector shall inspect: Interior water supply and distribution system, including piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and the location of any main water supply shutoff device.

The home inspector shall: Operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the requirement for or effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; determine the presence or absence of backflow devices; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage; swimming pools; solar water heating equipment; fixture overflow devices or shower pan liners;

APARTMENT / GARAGE FOUNDATION STRUCTURAL COMPONENTS

The home inspector shall: Inspect structural components including: Foundation; Floors; Walls; Columns or piers; Ceilings; and Roofs. Describe the type of: Foundation; Floor structure; Wall structure; Columns or piers; Ceiling structure; and Roof structure. Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to inspect under floor crawl spaces and attics; Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.