



# Inspection Report

**Joe and Jane Buyer**

**Property Address:**  
123 Anywhere Lane  
Raleigh NC 27609



**Delta Residential, LLC**

**Paul E. Stubbs**  
**NC LIC# - 3731**  
**IAS-INAC Radon Certification - CRS03731**  
**P. O. Box 19365**  
**Raleigh, NC 27619**  
**919-868-6981**

A handwritten signature in cursive script that reads "Paul E. Stubbs". The signature is written in black ink on a light-colored background.

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<b>Date:</b> 5/8/2025	<b>Time:</b> 01:00 PM	<b>Report ID:</b> Sample123
<b>Property:</b> 123 Anywhere Lane Raleigh NC 27609	<b>Customer:</b> Joe and Jane Buyer	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Type of Inspection:**

Pre-Purchase Inspection

**Style of Structure:**

Ranch (basement)

**Structure Status:**

Occupied

**Year the Structure was**

**Constructed:**

1980

**Client Is Present:**

Yes @ the end of the inspection

**Radon Testing:**

Tested by Delta Residential

**Water Testing:**

No

**Wood Destroying Insect Inspection: Septic System and Well Inspection:**

Inspected by Pest & Termite Consultants Not Inspected--Unground Components

**Irrigation System:**

Not Present

**Start Temperature:**

78 degrees

**Weather:**

Clear

**Rain in last 3 days:**

Yes

**Contract Status:**

Completed online

## 1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: 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 observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**FOUNDATION:**

Masonry block and brick  
Concrete slab

**CRAWL SPACE MOISTURE/VAPOR**

**BARRIER:**

100% coverage

**WALL STRUCTURE:**

Wood framing

**CEILING STRUCTURE:**

2 x 6 wood joists--stick built

**FLOOR STRUCTURE:**

Concrete slab

**COLUMNS OR PIERS:**

Supporting walls  
Masonry block and brick

**ROOF-TYPE:**

Gable  
Shed

**ROOF STRUCTURE:**

2 X 6 rafters--stick built

**METHOD USED TO OBSERVE BASEMENT/CRAWL SPACE:**

Walked with a flashlight and probe

**INTERIOR SUPPORTS:**

Supporting walls

**ROOF FRAMING/SHEATHING MATERIAL:**

Plywood sheathing

**METHOD USED TO OBSERVE ATTIC:**

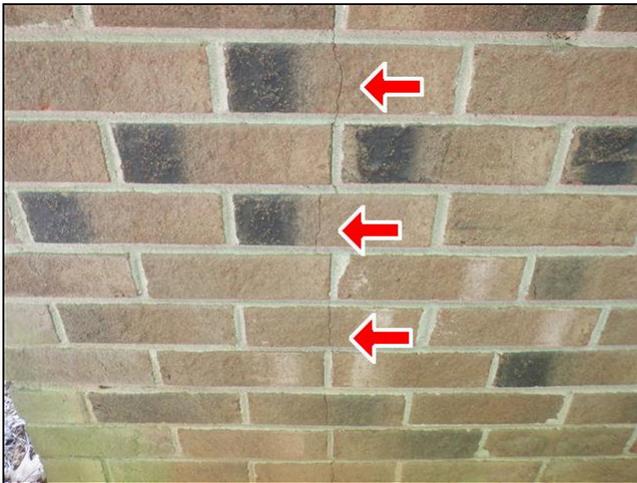
Limited access due to framing components  
Limited access due to HVAC ductwork  
Limited access due to low clearance  
Limited access due to partial flooring  
No flooring--unsafe to walk  
Pull down staircase  
Walked with flashlight

### Items

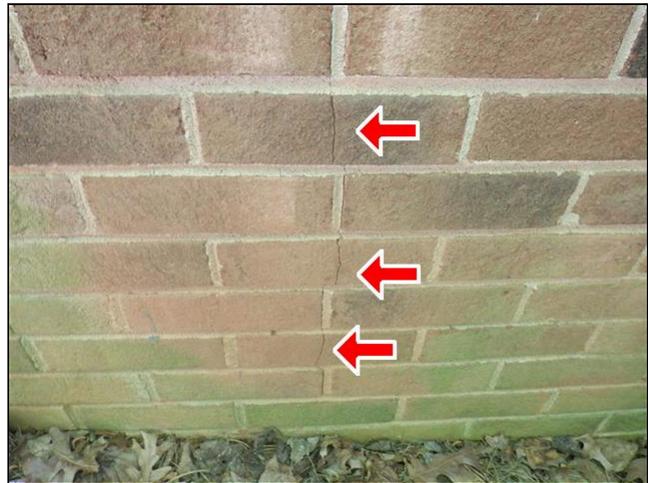
**1.0 FOUNDATIONS**

**Comments:** Inspected, Repair or Replace

Noted cracks in the exterior brick cladding at the following locations: front right of the structure. The cracks are signs of possible foundation settlement. A structural engineer or foundation specialist should further investigate.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

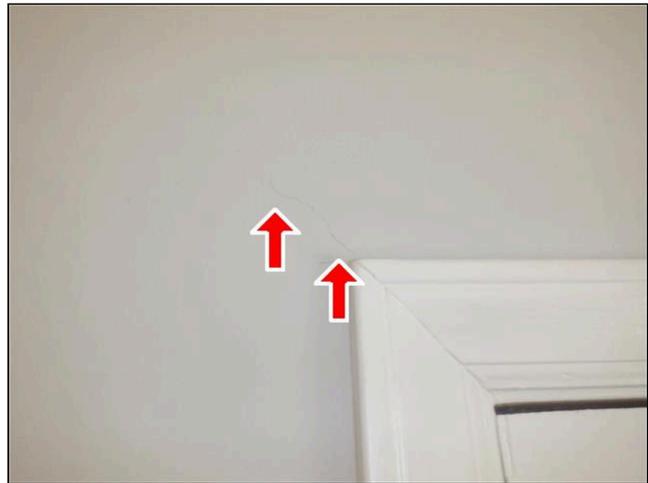
**1.1 WALLS (Structural)**

**Comments:** Inspected, Repair or Replace

Cracks in the sheetrock above the doors at the following locations: left bedroom closet door and the right bedroom closet door. The cracks are signs of possible foundation settlement. A structural engineer or foundation specialist should further investigate.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

**1.2 FLOORS (Structural)**

**Comments:** Inspected

**1.3 CEILINGS (structural)**

**Comments:** Inspected

**1.4 ROOF STRUCTURE AND ATTIC**

**Comments:** Inspected, Repair or Replace

The inspector could not walk the attic area due to no flooring and unsafe conditions.

**1.5 COLUMNS OR PIERS**

**Comments:** Inspected

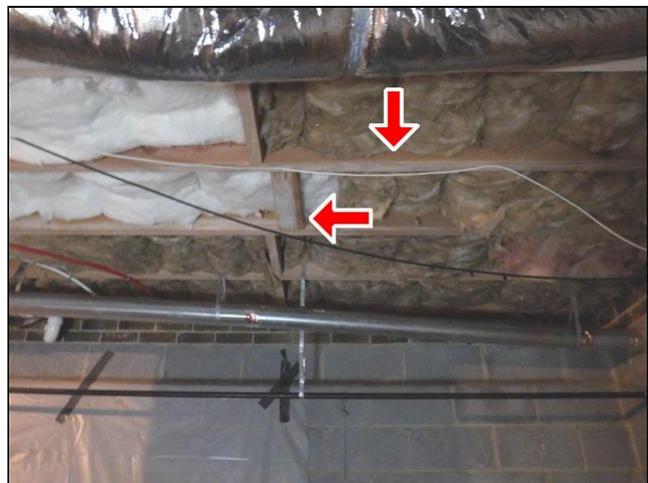
**1.6 BASEMENT/CRAWL SPACE CONDITIONS--VAPOR BARRIER COVERAGE**

**Comments:** Inspected, Repair or Replace

Evidence of an organic growth is present on the floor system in the crawl space in several areas. This evidence is possibly due to higher than typical moisture levels. We did not inspect, test or determine if this growth is or is not a health hazard. The wood framing components were not completely visible due to the organic growth and the inspector could not verify the structural integrity. Mechanically driven air may need to be added to provide functional air flow throughout the crawl space. A certified mold specialist should further investigate and determine the method of removal.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)



1.6 Item 5(Picture)

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

#### SIDING STYLE:

Brick  
Board and batten

#### SIDING/WALL CLADDING

##### MATERIAL:

Brick  
Wood

#### METHOD USED TO INSPECT SIDING/

##### WALL CLADDING:

From ground

#### EXTERIOR ENTRY DOORS:

Wood  
Wood with single pane glass

#### APPURTENANCE:

Brick patio  
Deck with steps  
Sidewalk  
Elevated rear deck  
Patio below the deck

#### DECK/SUPPORTS/SCREENED PORCH:

2x8 Treated wood joists  
4x6 Treated wood posts  
Attached to the structure with  
galvanized bolts or coated ledger screws  
Metal posts

#### GARAGE DOOR TYPE:

Two car automatic

#### GARAGE DOOR MATERIAL:

Metal with light inserts

#### AUTO OPENER MANUFACTURER:

Overhead Door

#### GARAGE DOOR(S) REVERSE WHEN MET WITH RESISTANCE:

No (see section 2.0 for details)

#### GARAGE DOOR REVERSES WITH THE ELECTRONIC SENSORS:

Yes

#### DRIVEWAY:

Concrete

#### RETAINING WALL MATERIAL:

Brick and mortar  
Scored face masonry block

### Items

#### 2.0 GARAGE DOOR, REVERSE MECHANISM AND SENSORS

**Comments:** Inspected, Repair or Replace

- (1) The garage door does not reverse when met with resistance. Safety hazard. A garage door contractor should further investigate and repair.
- (2) The garage walls and floor are blocked in some locations by personal belongings. These areas were not accessible and were not inspected. No representation of the conditions of any components.



2.0 Item 1(Picture)

**2.1 DOORS (Exterior)**

**Comments:** Inspected, Repair or Replace

- (1) Noted the door entering the structure from the garage has glass light inserts. Safety hazard. A qualified contractor should further investigate and replace the door with a 20 minute fire rated door to protect the structure in case of fire.



2.1 Item 1(Picture)

- (2) The basement rear exterior entry French doors strike each other. A qualified contractor should further investigate and repair to prevent damage to the doors.
- (3) The left rear exterior entry door dead bolt does not engage the strike plate when the lower lock assembly is latched. A qualified contractor should further investigate and repair to allow proper operation.
- (4) The garage pedestrian door dead bolt does not engage the strike plate when the lower lock assembly is latched. A qualified contractor should further investigate and repair to allow proper operation.
- (5) Damaged weather-stripping below the left rear exterior entry door. A qualified contractor should further investigate and repair to prevent vermin entry and heating/cooling loss.
- (6) The right rear exterior entry door dead bolt does not engage the strike plate when the lower lock assembly is latched. A qualified contractor should further investigate and repair to allow proper operation.

**2.2 WINDOWS**

Comments: Inspected

**2.3 WALL CLADDING FLASHING AND TRIM**

Comments: Inspected, Repair or Replace

(1) Damaged siding at the following locations: right side and front of the structure. (the pictures may be a representative number). Water can enter through the damaged siding and cause deterioration of the adjacent framing components. A qualified contractor should repair or replace all damaged siding to prevent further deterioration and water entry.



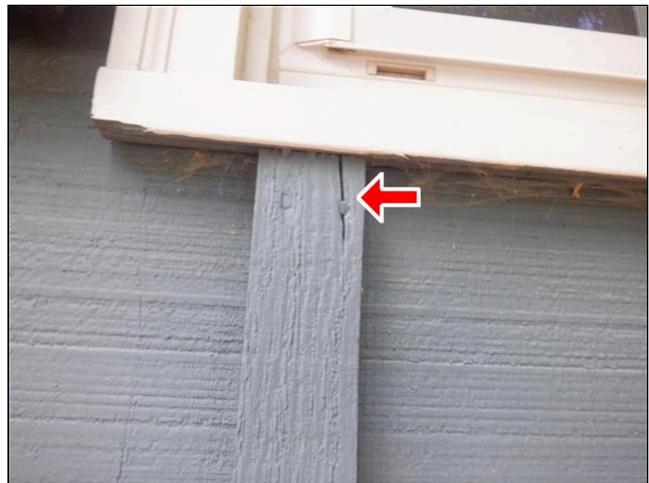
2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

(2) Missing weep holes in the masonry bricks above the doors/windows at the following locations: surrounding the structure. The weep holes provide an opening to enable water to exit from behind the brick veneer. A masonry contractor should further investigate and repair.



2.3 Item 7(Picture)



2.3 Item 8(Picture)

## 2.4 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

## 2.5 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

**Comments:** Inspected

## 2.6 DECKS, SCREENED PORCH AND APPLICABLE RAILINGS

**Comments:** Inspected, Repair or Replace

Missing cross bracing below the rear deck. Structural concern. A qualified contractor should further investigate and repair to prevent side to side movement of the deck.

## 2.7 EXTERIOR CAULK / PAINT

**Comments:** Inspected, Repair or Replace

Openings between the exterior trim joints (the pictures may be a representative number). A qualified contractor should further investigate and repair to prevent vermin and water entry.



2.7 Item 1(Picture)

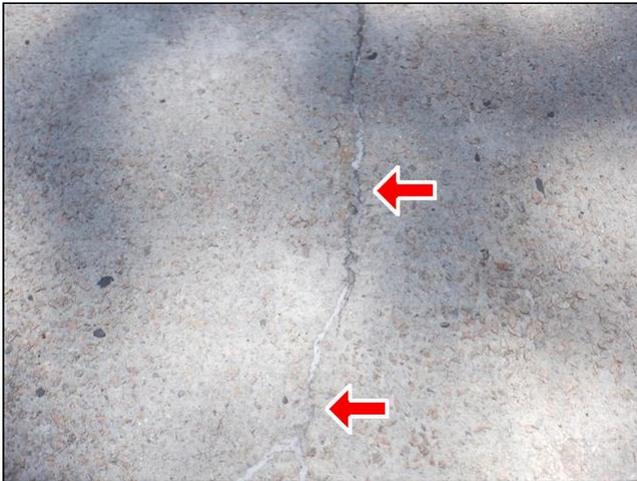


2.7 Item 2(Picture)

## 2.8 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**Comments:** Inspected, Repair or Replace

Cracks in the driveway concrete slabs. A qualified contractor should further investigate and repair to prevent water from entering below the slab and further deterioration.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

**2.9 STORM DOORS/WINDOWS (including screen doors)**

**Comments:** Inspected

**2.10 FENCES, PRIVACY PANELS AND GATES**

**Comments:** Not Present

**2.11 RETAINING WALLS**

**Comments:** Inspected, Repair or Replace

The retaining wall at the left rear of the structure is leaning toward the patio below the elevated deck. Structural concern. A structural engineer should further investigate.



2.11 Item 1(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and 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 observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

#### Styles & Materials

<b>ROOF COVERING:</b>	<b>VIEWED ROOF COVERING FROM:</b>	<b>APPROXIMATE AGE OF THE ROOF COVERING:</b>
25 year (+) asphalt/fiberglass	Binoculars	No representation/could not determine
	Ground	Not original
<b>CHIMNEY (exterior):</b>	<b>NUMBER OF SKY LIGHT (S):</b>	
Brick	2	
	Fixed	
	Solar Tube	

#### Items

##### 3.0 ROOF COVERINGS

**Comments:** Inspected

##### 3.1 FLASHINGS

**Comments:** Inspected

##### 3.2 CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

##### 3.3 ROOF DECKING/SHEATHING

**Comments:** Inspected, Repair or Replace

Noted water stained/damaged roof decking at the following locations: front of the garage attic. A roofing contractor should further investigate and repair to prevent further deterioration.



3.3 Item 1(Picture)

##### 3.4 ROOFING DRAINAGE SYSTEMS (gutters)

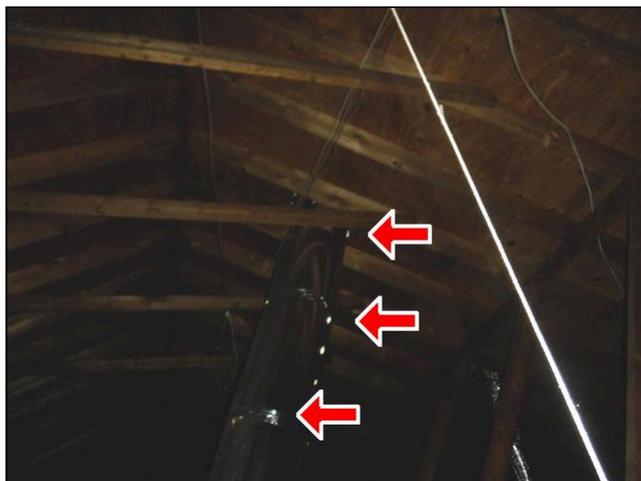
**Comments:** Inspected, Repair or Replace

The gutter downspouts empty into underground drain pipes. The inspector could not locate where the pipes terminate. Consult a qualified contractor for further investigation to ensure proper drainage.

##### 3.5 SKYLIGHTS

**Comments:** Inspected, Repair or Replace

Visible daylight surrounding the master solar tube skylight (in attic). A roofing contractor should further investigate and repair.



3.5 Item 1(Picture)

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and 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; and Location of 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 effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<p><b>MAIN WATER SHUT OFF VALVE LOCATION:</b> Front crawl space wall</p> <p><b>WATER FILTRATION SYSTEMS:</b> None</p> <p><b>CLOTHES WASHER DRAIN SIZE:</b> 2" DIAMETER</p> <p><b>WATER HEATER POWER SOURCE:</b> Electric</p> <p><b>WATER HEATER LOCATION:</b> Basement mechanical room</p>	<p><b>WATER SOURCE:</b> Public</p> <p><b>PLUMBING SUPPLY (from the street meter or well):</b> Copper</p> <p><b>PLUMBING WASTE MATERIAL:</b> PVC ABS</p> <p><b>CAPACITY:</b> 50 gallon</p> <p><b>WATER HEATER AGE:</b> 5-10 years Not original</p>	<p><b>SEWER WASTE SYSTEM:</b> Septic tank</p> <p><b>PLUMBING DISTRIBUTION:</b> Copper PEX (with brass fittings) Fitting series # were not visible</p> <p><b>PLUMBING VENT MATERIAL:</b> PVC ABS</p> <p><b>MANUFACTURER:</b> Bradford White</p>
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### Items

#### 4.0 MAIN WATER SHUT OFF VALVE

**Comments:** Inspected

The picture of the main water shut off valve is provided for your information only.



4.0 Item 1(Picture)

**4.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Inspected

The septic tank and drain field were not inspected. Not part of a typical home inspection. Contact a septic contractor for evaluation, if desired.

**4.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS**

**Comments:** Inspected

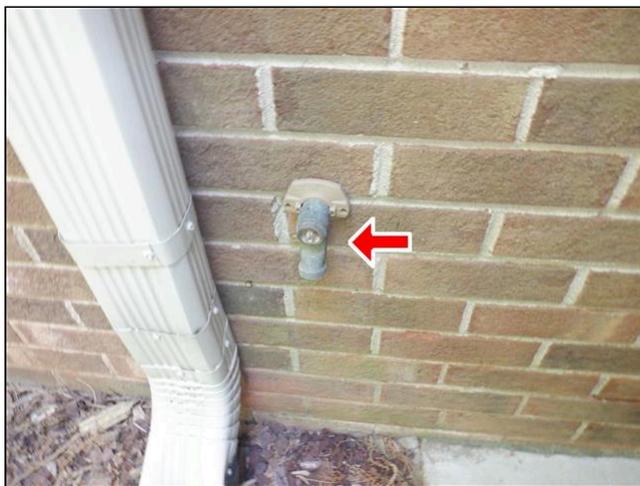
**4.3 HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS**

**Comments:** Inspected

**4.4 FAUCETS, BATHTUBS, SINKS, & SHOWERS**

**Comments:** Inspected, Repair or Replace

(1) The right rear exterior faucet has been disconnected and abandoned in place. Contact a licensed plumber for removal, if desired.



4.4 Item 1(Picture)

(2) The hot and cold settings are missing on the basement shower faucet handle. Safety hazard. A licensed plumber should further investigate and repair.

(3) The basement bathroom vanity sink stopper assembly does not function. A licensed plumber should further investigate and repair to enable the sink to hold water.

(4) The master bathroom right vanity sink stopper assembly does not function. A licensed plumber should further investigate and repair to enable the sink to hold water.

**4.5 TOILETS**

**Comments:** Inspected

**4.6 GROUT/CAULK/TILE**

**Comments:** Inspected, Repair or Replace

Openings in the caulk/grout surrounding the first floor hall shower. A qualified contractor should further investigate and seal openings to prevent water entry.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

#### **4.7 BATHROOM HARDWARE / SHOWER DOORS / MIRRORS/TOWEL BARS**

**Comments:** Inspected

#### **4.8 HYDRO MASSAGE BATHTUB (with jets)**

**Comments:** Not Present

#### **4.9 SUMP PUMP/LIFT PUMP**

**Comments:** Not Present

#### **4.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Not Present

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; 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; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

<b>ELECTRICAL SERVICE ENTRY TYPES:</b> 220/240 Volts Below ground Aluminum	<b>PANEL TYPE:</b> Circuit breakers	<b>BRANCH WIRE 15 and 20 AMP:</b> Copper
<b>WIRING METHODS:</b> Grounded	<b>PANEL CAPACITY:</b> (2) 200 Amp	<b>ELEC. PANEL MANUFACTURER:</b> Gould
<b>NUMBER OF BREAKERS/FUSES TO TURN OFF ALL POWER:</b> 2	<b>MAIN ELECTRICAL BREAKER BOX LOCATION:</b> Basement mechanical room	<b>ELECTRICAL SUB BREAKER BOX LOCATION:</b> Basement mechanical room
<b>LOCATION OF THE BATHROOM GFCI RESET:</b> Electrical breaker box	<b>DRYER SOURCE:</b> 220/240 volt/electric	

**Items**

**5.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected, Repair or Replace

(1) The protective cover on the front main electrical breaker box does not latch (latch assembly missing). Electrical hazard. A licensed electrician should further investigate and repair to prevent possible bodily injury.

(2) The rear main electrical panel exterior cover could not be removed due to personal belongings and limited access. The interior of the panel was not inspected.



5.0 Item 1(Picture)

(3) Pictures of the interior of the electrical panels are provided for your information only.



5.0 Item 2(Picture)

### 5.1 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

### 5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Inspected

### 5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Inspected, Repair or Replace

(1) Noted an "open" ground on the electrical receptacles at the following locations: master bathroom. Electrical hazard. A licensed electrician should further investigate and repair.

(2) The exterior lights are activated by photocells and/or motion sensors. The lights did not function during the inspection. A licensed electrician should further investigate and repair.

(3) Electrical receptacles are loose in the wall at the following locations: dining room front wall. Electrical hazard. A licensed electrician should further investigate and repair to prevent further deterioration.

### 5.4 CEILING FANS

**Comments:** Inspected

### 5.5 SMOKE DETECTORS

**Comments:** Inspected, Repair or Replace

(1) Noted the smoke detectors appear to be older models. Refer to the manufacturer's specifications concerning the life expectancy. Recommend replacement.

(2) Missing smoke detectors in the bedrooms. Not a building requirement when the structure was built. Recommend installing a smoke detector in each bedroom.

### 5.6 PERMANENTLY INSTALLED CARBON MONOXIDE DETECTORS (Required as of 2012)

**Comments:** Not Inspected, Not Present, Repair or Replace

Noted the absence of permanently installed carbon monoxide detectors. Not required when the home was constructed (required as of 2012). Recommend installing a carbon monoxide detector on each floor.

### 5.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN THE CARPORT, GARAGE, EXTERIOR WALLS OF THE STRUCTURE

**Comments:** Inspected, Repair or Replace

(1) The ground fault circuit interrupter (GFCI) receptacles in the master bathroom does not trip when a testing device is activated (required since 1975). Safety hazard. A licensed electrician should further investigate and repair.

(2) The kitchen GFCI receptacles are not protected (required since 1987). Safety concern. Not a building

requirement when the structure was built. Contact a licensed electrician to add GFCI receptacles (if desired).

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Heating

The home inspector shall observe 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; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>TEMPERATURE EXITING THE VENTS:</b> Above 65 degrees (2 units)	<b>HEAT TYPE:</b> Forced air Heat pump split system (basement) Heat pump split system (first floor)	<b>ENERGY SOURCE:</b> Electric
<b>HEAT SYSTEM MANUFACTURER:</b> Carrier	<b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> 2	<b>HEATING UNIT AGE (s):</b> Over 10 years old--2 units
<b>FURNACE SERVICE PANELS REMOVED:</b> No. Could not remove	<b>DUCTWORK:</b> Rigid ducts	<b>FILTER TYPE:</b> Disposable
<b>FILTER SIZE:</b> 10x20 16x20 16x24 20x20	<b>OPERABLE FIREPLACES:</b> Two	<b>TYPES OF FIREPLACES:</b> Manual pilot light Vented gas logs with blower fan
<b>FIREPLACE CHIMNEY/FLUE PIPE:</b> Viewed from lower fire box Partially visible (flue pipe turns/blocking full view)	<b>CHIMNEY CAP/FLUE PIPE COVER:</b> Present	<b>NUMBER OF WOODSTOVES:</b> None

### Items

#### 6.0 HEATING EQUIPMENT

**Comments:** Inspected, Repair or Replace

(1) The heat mode of the heat pumps could not be tested due to outside temperature that was above 65 degrees and damage could result to the unit.

(2) The HVAC air handler units are over 10 years of age. A licensed HVAC mechanical contractor should be consulted for an exhaustive inspection and preventive maintenance service.

#### 6.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 6.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

#### 6.3 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

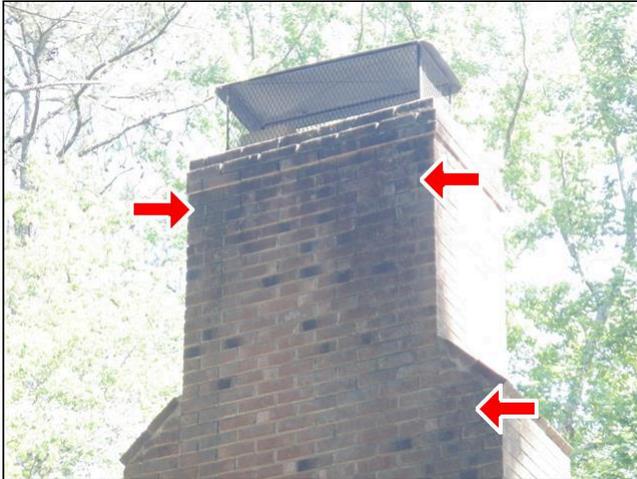
#### 6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

#### 6.5 CHIMNEYS, FLUES, FIREPLACES, AND VENTS

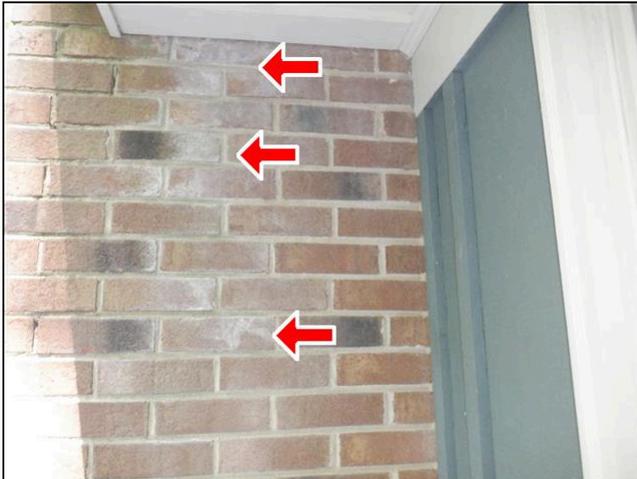
**Comments:** Inspected, Repair or Replace

(1) Noted soot stains on the upper exterior edges of the fireplace chimney. A chimney sweep should further investigate.



6.5 Item 1(Picture)

(2) Noted white efflorescence (powder substance) on the exterior of the fireplace chimney. Water is entering from the top of the fireplace chimney. A chimney sweep should further investigate and repair to prevent further deterioration.



6.5 Item 2(Picture)

(3) The great room fireplace damper door is damaged and does not function. A qualified contractor should further investigate and repair to prevent vermin entry and heating/cooling loss.



6.5 Item 3(Picture)

(4) The fireplace chimney was partially visible and appeared good, but due to soot build-up we could not inspect for cracks. A qualified chimney sweep clean and inspect for safety.

(5) The fireplace flue pipe turns and is partially visible. The upper portion of the flue pipe was not visible.

**6.6 NATURAL/PROPANE GAS FIRE LOGS**

**Comments:** Inspected

**6.7 WOOD FIREWOOD STARTER PIPE (GAS)**

**Comments:** Not Present

**6.8 SOLID FUEL HEATING DEVICES (wood stoves)**

**Comments:** Not Present

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The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

### Styles & Materials

**COOLING EQUIPMENT ENERGY SOURCE:**

Electricity

**COOLING EQUIPMENT TYPE:**

Heat pump  
Split system  
Two thermostats

**CENTRAL AIR MANUFACTURER:**

Carrier

**NUMBER OF A/C UNITS:**

2

**A/C UNIT AGE (s):**

Over 10 years--2 units

**TEMPERATURE DROP TEST (15-20 degrees=normal):**

First Floor = 20 degrees

Basement = 20 degrees

### Items

#### 7.0 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected, Repair or Replace

(1) The first floor A/C support pad is damaged. A licensed HVAC mechanical contractor should further investigate and repair.



7.0 Item 1(Picture)

(2) Noted soil erosion below the first floor A/C support pad. Repair to prevent the A/C from leaning.



7.0 Item 2(Picture)

(3) The A/C units are over 10 years of age. A licensed HVAC mechanical contractor should be consulted for an exhaustive inspection and preventive maintenance service.

(4) Return in A/C mode - basement



7.0 Item 3(Picture)

(5) Supply in A/C mode - basement



7.0 Item 4(Picture)

(6) Return in A/C mode - first floor



7.0 Item 5(Picture)

(7) Supply in A/C mode - first floor



7.0 Item 6(Picture)

**7.1 NORMAL OPERATING CONTROLS (thermostats, etc.)**

**Comments:** Inspected

**7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Inspected, Repair or Replace

Missing insulation surrounding the low pressure Freon lines entering the A/C unit. A licensed HVAC contractor should further investigate and repair to prevent further deterioration.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

### 7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected

### 7.4 A/C CONDENSATION DRAIN LINES, FLOAT SWITCH, PANS AND PUMPS

**Comments:** Inspected

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The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

**CEILING MATERIALS:**

- Sheetrock/drywall (Gypsum Board)
- Ceiling tile
- Wood

**WALL MATERIAL:**

- Sheetrock/drywall (Gypsum Board)
- Tile
- Paneling
- Wood

**FLOOR COVERING(S):**

- Carpet
- Hardwood T&G
- Tile
- Laminated T&G

**INTERIOR DOORS:**

- Hollow core

**WINDOW TYPES:**

- Thermal/insulated simulated divided glass
- Tilt feature
- Vinyl double hung
- Replacement windows

**WINDOW MANUFACTURER:**

- Comfort World

**CABINETRY:**

- Wood

**COUNTERTOP:**

- Solid surface

**Items**

**8.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (including pulldown staircases)**

**Comments:** Inspected, Repair or Replace

(1) The garage staircase is considered unsafe for usage due to the following issues: Missing balusters on the handrail system and the balcony handrail, handrails are loose, missing risers, and the staircase moves when walked on. A qualified contractor should further investigate and repair to prevent possible bodily injury.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

(2) The attic pull down staircase does not seal against the frame. A qualified contractor should further investigate and repair to prevent heating/cooling loss and vermin entry.



8.0 Item 3(Picture)

(3) The hinge assembly catches the wood treads on the pull down staircase during operation. A qualified contractor should further investigate and repair to enable the staircase to function properly.

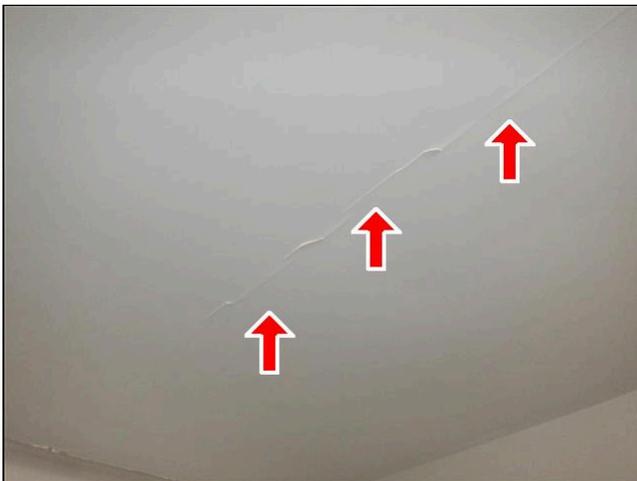
(4) Missing handle for the attic pull down staircase. A qualified contractor should further investigate and repair to allow proper operation.

(5) The basement staircase "squeaks" when walked on. A qualified contractor should further investigate and repair to prevent further deterioration.

**8.1 CEILINGS**

**Comments:** Inspected, Repair or Replace

Damaged sheetrock in the ceilings at the following locations: garage ceiling. A qualified contractor should further investigate and repair to prevent further deterioration.



8.1 Item 1(Picture)

**8.2 WALLS**

**Comments:** Inspected, Repair or Replace

Most ceilings and walls in finished basement are covered and the structural members are not visible. No obvious problems discovered. We could not see behind the coverings and the areas were not inspected.

**8.3 FLOORS**

**Comments:** Inspected, Repair or Replace

Loose flooring transition strip at basement bathroom pocket entry doors. Tripping hazard. A qualified contractor should repair or replace to prevent possible bodily injury.

**8.4 CLOSETS, COUNTERS, AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected, Repair or Replace

Noted openings between the basement bathroom vanity sink top and the wall. A qualified contractor should further investigate and repair to prevent water entry.



8.4 Item 1(Picture)

### 8.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

The following doors do not latch: basement bathroom pocket doors. A qualified contractor should further investigate and repair to allow proper operation.

### 8.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

### 8.7 INTERIOR TRIM

**Comments:** Inspected

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and 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; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, 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 report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

#### ATTIC INSULATION:

Blown-in loose fill cellulose  
Fiberglass batts

#### ATTIC R- VALUE:

Approximate R-30

#### ATTIC VENTILATION:

Gable vents  
Ridge vents  
Soffit vents  
Electric vent fan

#### BASEMENT/CRAWL SPACE

##### INSULATION:

Cellulose batts

#### BASEMENT/CRAWL SPACE

##### VENTILATION:

Manual foundation vents

#### BATHROOM VENTILATION

##### TYPES:

Fan  
Window  
Fan/heat/light

### Items

#### 9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

**Comments:** Inspected, Repair or Replace

Missing insulation on the attic pull down staircase. Replace to prevent heating and cooling loss.

#### 9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

#### 9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Inspected, Repair or Replace

(1) The basement bathroom exhaust vent fan makes a "grinding" noise when activated. A licensed electrician should further investigate and repair to prevent further deterioration.

(2) The first floor hall bathroom exhaust fan makes a "grinding" noise when activated. A licensed electrician should further investigate and repair to prevent further deterioration.

#### 9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Not Present

#### 9.4 WHOLE HOUSE VENTILATION FAN

**Comments:** Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

<b>DISHWASHER:</b> Samsung	<b>OVEN/RANGE:</b> General Electric	<b>OVEN/RANGE TYPE:</b> Gas range Gas cooktop Double wall oven Convection Drop/slide in
<b>OVEN/RANGE ANTI-TIP SAFETY DEVICE:</b> Functioning Properly	<b>EXHAUST/RANGE VENT HOOD:</b> General Electric	<b>MICROVAVE OR VENT HOOD (type of vent):</b> Vents to the exterior
<b>REFRIGERATOR:</b> Samsung		

### Items

#### 10.0 DISHWASHER

**Comments:** Inspected

#### 10.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

#### 10.2 FOOD WASTE DISPOSER

**Comments:** Not Present

#### 10.3 BUILT-IN MICROWAVE COOKING EQUIPMENT

**Comments:** Not Present

#### 10.4 RANGE HOOD (including down draft fans and below the microwave)

**Comments:** Inspected

#### 10.5 REFRIGERATOR

**Comments:** Inspected

The refrigerator/ice maker is considered an "AS IS" component and was inspected for functionality at time of inspection only. No representation of age or condition.

#### 10.6 WASHER / DRYER

**Comments:** Not Inspected

#### 10.7 CENTRAL VACUUM

**Comments:** Not Present

#### 10.8 TRASH COMPACTOR

**Comments:** Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



**Delta Residential, LLC**

**P. O. Box 19365  
Raleigh, NC 27619  
919-868-6981**

**Customer**

Joe and Jane Buyer

**Address**

123 Anywhere Lane  
Raleigh NC 27609

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney. *The home inspector's view point is facing the front door when reporting issues.*

### 1. Structural Components

#### 1.0 FOUNDATIONS

**Inspected, Repair or Replace**

Noted cracks in the exterior brick cladding at the following locations: front right of the structure. The cracks are signs of possible foundation settlement. A structural engineer or foundation specialist should further investigate.

#### 1.1 WALLS (Structural)

**Inspected, Repair or Replace**

Cracks in the sheetrock above the doors at the following locations: left bedroom closet door and the right bedroom closet door. The cracks are signs of possible foundation settlement. A structural engineer or foundation specialist should further investigate.

#### 1.4 ROOF STRUCTURE AND ATTIC

**Inspected, Repair or Replace**

The inspector could not walk the attic area due to no flooring and unsafe conditions.

#### 1.6 BASEMENT/CRAWL SPACE CONDITIONS--VAPOR BARRIER COVERAGE

**Inspected, Repair or Replace**

Evidence of an organic growth is present on the floor system in the crawl space in several areas. This evidence is possibly due to higher than typical moisture levels. We did not inspect, test or determine if this growth is or is not a health hazard. The wood framing components were not completely visible

due to the organic growth and the inspector could not verify the structural integrity. Mechanically driven air may need to be added to provide functional air flow throughout the crawl space. A certified mold specialist should further investigate and determine the method of removal.

## 2. Exterior

### 2.0 GARAGE DOOR, REVERSE MECHANISM AND SENSORS

#### Inspected, Repair or Replace

(1) The garage door does not reverse when met with resistance. Safety hazard. A garage door contractor should further investigate and repair.

### 2.1 DOORS (Exterior)

#### Inspected, Repair or Replace

(1) Noted the door entering the structure from the garage has glass light inserts. Safety hazard. A qualified contractor should further investigate and replace the door with a 20 minute fire rated door to protect the structure in case of fire.

(2) The basement rear exterior entry French doors strike each other. A qualified contractor should further investigate and repair to prevent damage to the doors.

(3) The left rear exterior entry door dead bolt does not engage the strike plate when the lower lock assembly is latched. A qualified contractor should further investigate and repair to allow proper operation.

(4) The garage pedestrian door dead bolt does not engage the strike plate when the lower lock assembly is latched. A qualified contractor should further investigate and repair to allow proper operation.

(5) Damaged weather-stripping below the left rear exterior entry door. A qualified contractor should further investigate and repair to prevent vermin entry and heating/cooling loss.

(6) The right rear exterior entry door dead bolt does not engage the strike plate when the lower lock assembly is latched. A qualified contractor should further investigate and repair to allow proper operation.

### 2.3 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

(1) Damaged siding at the following locations: right side and front of the structure. (the pictures may be a representative number). Water can enter through the damaged siding and cause deterioration of the adjacent framing components. A qualified contractor should repair or replace all damaged siding to prevent further deterioration and water entry.

(2) Missing weep holes in the masonry bricks above the doors/windows at the following locations: surrounding the structure. The weep holes provide an opening to enable water to exit from behind the brick veneer. A masonry contractor should further investigate and repair.

### 2.6 DECKS, SCREENED PORCH AND APPLICABLE RAILINGS

#### Inspected, Repair or Replace

Missing cross bracing below the rear deck. Structural concern. A qualified contractor should further investigate and repair to prevent side to side movement of the deck.

### 2.7 EXTERIOR CAULK / PAINT

#### Inspected, Repair or Replace

Openings between the exterior trim joints (the pictures may be a representative number). A qualified contractor should further investigate and repair to prevent vermin and water entry.

### 2.8 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected, Repair or Replace

Cracks in the driveway concrete slabs. A qualified contractor should further investigate and repair to prevent water from entering below the slab and further deterioration.

### 2.11 RETAINING WALLS

**Inspected, Repair or Replace**

The retaining wall at the left rear of the structure is leaning toward the patio below the elevated deck. Structural concern. A structural engineer should further investigate.

### 3. Roofing

**3.3 ROOF DECKING/SHEATHING****Inspected, Repair or Replace**

Noted water stained/damaged roof decking at the following locations: front of the garage attic. A roofing contractor should further investigate and repair to prevent further deterioration.

**3.4 ROOFING DRAINAGE SYSTEMS (gutters)****Inspected, Repair or Replace**

The gutter downspouts empty into underground drain pipes. The inspector could not locate where the pipes terminate. Consult a qualified contractor for further investigation to ensure proper drainage.

**3.5 SKYLIGHTS****Inspected, Repair or Replace**

Visible daylight surrounding the master solar tube skylight (in attic). A roofing contractor should further investigate and repair.

### 4. Plumbing System

**4.4 FAUCETS, BATHTUBS, SINKS, & SHOWERS****Inspected, Repair or Replace**

(1) The right rear exterior faucet has been disconnected and abandoned in place. Contact a licensed plumber for removal, if desired.

(2) The hot and cold settings are missing on the basement shower faucet handle. Safety hazard. A licensed plumber should further investigate and repair.

(3) The basement bathroom vanity sink stopper assembly does not function. A licensed plumber should further investigate and repair to enable the sink to hold water.

(4) The master bathroom right vanity sink stopper assembly does not function. A licensed plumber should further investigate and repair to enable the sink to hold water.

**4.6 GROUT/CAULK/TILE****Inspected, Repair or Replace**

Openings in the caulk/grout surrounding the first floor hall shower. A qualified contractor should further investigate and seal openings to prevent water entry.

### 5. Electrical System

**5.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Inspected, Repair or Replace**

(1) The protective cover on the front main electrical breaker box does not latch (latch assembly missing). Electrical hazard. A licensed electrician should further investigate and repair to prevent possible bodily injury.

(2) The rear main electrical panel exterior cover could not be removed due to personal belongings and limited access. The interior of the panel was not inspected.

**5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected, Repair or Replace**

- (1) Noted an "open" ground on the electrical receptacles at the following locations: master bathroom. Electrical hazard. A licensed electrician should further investigate and repair.
- (2) The exterior lights are activated by photocells and/or motion sensors. The lights did not function during the inspection. A licensed electrician should further investigate and repair.
- (3) Electrical receptacles are loose in the wall at the following locations: dining room front wall. Electrical hazard. A licensed electrician should further investigate and repair to prevent further deterioration.

**5.5 SMOKE DETECTORS****Inspected, Repair or Replace**

- (1) Noted the smoke detectors appear to be older models. Refer to the manufacturer's specifications concerning the life expectancy. Recommend replacement.
- (2) Missing smoke detectors in the bedrooms. Not a building requirement when the structure was built. Recommend installing a smoke detector in each bedroom.

**5.6 PERMANENTLY INSTALLED CARBON MONOXIDE DETECTORS (Required as of 2012)****Not Inspected, Not Present, Repair or Replace**

Noted the absence of permanently installed carbon monoxide detectors. Not required when the home was constructed (required as of 2012). Recommend installing a carbon monoxide detector on each floor.

**5.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN THE CARPORT, GARAGE, EXTERIOR WALLS OF THE STRUCTURE****Inspected, Repair or Replace**

- (1) The ground fault circuit interrupter (GFCI) receptacles in the master bathroom does not trip when a testing device is activated (required since 1975). Safety hazard. A licensed electrician should further investigate and repair.
- (2) The kitchen GFCI receptacles are not protected (required since 1987). Safety concern. Not a building requirement when the structure was built. Contact a licensed electrician to add GFCI receptacles (if desired).

## 6. Heating

**6.0 HEATING EQUIPMENT****Inspected, Repair or Replace**

- (1) The heat mode of the heat pumps could not be tested due to outside temperature that was above 65 degrees and damage could result to the unit.
- (2) The HVAC air handler units are over 10 years of age. A licensed HVAC mechanical contractor should be consulted for an exhaustive inspection and preventive maintenance service.

**6.5 CHIMNEYS, FLUES, FIREPLACES, AND VENTS****Inspected, Repair or Replace**

- (1) Noted soot stains on the upper exterior edges of the fireplace chimney. A chimney sweep should further investigate.
- (2) Noted white efflorescence (powder substance) on the exterior of the fireplace chimney. Water is entering from the top of the fireplace chimney. A chimney sweep should further investigate and repair to prevent further deterioration.
- (3) The great room fireplace damper door is damaged and does not function. A qualified contractor should further investigate and repair to prevent vermin entry and heating/cooling loss.
- (4) The fireplace chimney was partially visible and appeared good, but due to soot build-up we could not inspect for cracks. A qualified chimney sweep clean and inspect for safety.
- (5) The fireplace flue pipe turns and is partially visible. The upper portion of the flue pipe was not visible.

## 7. Central Air Conditioning

### 7.0 COOLING AND AIR HANDLER EQUIPMENT

#### Inspected, Repair or Replace

(1) The first floor A/C support pad is damaged. A licensed HVAC mechanical contractor should further investigate and repair.

(2) Noted soil erosion below the first floor A/C support pad. Repair to prevent the A/C from leaning.

(3) The A/C units are over 10 years of age. A licensed HVAC mechanical contractor should be consulted for an exhaustive inspection and preventive maintenance service.

### 7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Inspected, Repair or Replace

Missing insulation surrounding the low pressure Freon lines entering the A/C unit. A licensed HVAC contractor should further investigate and repair to prevent further deterioration.

## 8. Interiors

### 8.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (including pulldown staircases)

#### Inspected, Repair or Replace

(1) The garage staircase is considered unsafe for usage due to the following issues: Missing balusters on the handrail system and the balcony handrail, handrails are loose, missing risers, and the staircase moves when walked on. A qualified contractor should further investigate and repair to prevent possible bodily injury.

(2) The attic pull down staircase does not seal against the frame. A qualified contractor should further investigate and repair to prevent heating/cooling loss and vermin entry.

(3) The hinge assembly catches the wood treads on the pull down staircase during operation. A qualified contractor should further investigate and repair to enable the staircase to function properly.

(4) Missing handle for the attic pull down staircase. A qualified contractor should further investigate and repair to allow proper operation.

(5) The basement staircase "squeaks" when walked on. A qualified contractor should further investigate and repair to prevent further deterioration.

### 8.1 CEILINGS

#### Inspected, Repair or Replace

Damaged sheetrock in the ceilings at the following locations: garage ceiling. A qualified contractor should further investigate and repair to prevent further deterioration.

### 8.2 WALLS

#### Inspected, Repair or Replace

Most ceilings and walls in finished basement are covered and the structural members are not visible. No obvious problems discovered. We could not see behind the coverings and the areas were not inspected.

### 8.3 FLOORS

#### Inspected, Repair or Replace

Loose flooring transition strip at basement bathroom pocket entry doors. Tripping hazard. A qualified contractor should repair or replace to prevent possible bodily injury.

### 8.4 CLOSETS, COUNTERS, AND A REPRESENTATIVE NUMBER OF CABINETS

#### Inspected, Repair or Replace

Noted openings between the basement bathroom vanity sink top and the wall. A qualified contractor should further investigate and repair to prevent water entry.

### 8.5 DOORS (REPRESENTATIVE NUMBER)

**Inspected, Repair or Replace**

The following doors do not latch: basement bathroom pocket doors. A qualified contractor should further investigate and repair to allow proper operation.

**9. Insulation and Ventilation****9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)****Inspected, Repair or Replace**

Missing insulation on the attic pull down staircase. Replace to prevent heating and cooling loss.

**9.2 VENTING SYSTEMS (Kitchens, baths and laundry)****Inspected, Repair or Replace**

(1) The basement bathroom exhaust vent fan makes a "grinding" noise when activated. A licensed electrician should further investigate and repair to prevent further deterioration.

(2) The first floor hall bathroom exhaust fan makes a "grinding" noise when activated. A licensed electrician should further investigate and repair to prevent further deterioration.

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Home inspectors are not required to report on the following: 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 observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. 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 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; Disturb insulation, 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 but not limited to 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; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Paul E. Stubbs



Delta Residential, LLC  
PO Box 19365  
Raleigh, NC 27619  
919-868-6981

**Real Estate Inspection Contract**

Client(s) Name: Joe and Jane Buyer

Inspected Address: 123 Anywhere Lane  
Raleigh NC 27609

Current Address:

Date of Inspection: 5/8/2025

Client(s) Phone:

Email Address: JoJob@gmail.com

Delta Residential, LLC and/or it's contractors, are hereby employed by the Client(s) listed above to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection only. Generally accepted professional inspection standards and methods shall be used. This home inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensing Board and a copy of these guidelines are available from the Board. Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. Delta Residential, LLC and/or it's contractors are not liable for any defects or deficiencies that cannot be reasonably discovered during the limited visual inspection. As part of your home inspection the inspector will inspect and report (per NC state regulations) on the following areas unless that area has been marked for exclusion from our services:

1. Structural Components - including foundation, floors, walls, columns, ceilings, and roofs.
2. Exterior - including wall claddings, exterior entry doors, decks, steps, driveways/ sidewalks and a representative number of windows.
3. Roofing- including roof coverings, roof drainage systems, flashing, skylights, and chimneys.
4. Plumbing Systems- including interior water supply, distribution system, interior drain waste, vent system. water heater, and sump pump.
5. Electrical Systems - including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and carbon monoxide/smoke detectors.
6. Heating Systems - including permanently installed heating system, system controls, chimneys, heat distribution system, including fans, and ductwork.
7. Air Conditioning Systems- including normal operating control of the air conditioning

and the distribution systems.

8. Interiors - including walls, ceilings, floors, staircase, a representative number of cabinets, doors, and windows.
9. Insulation & Ventilation- including insulation types, venting systems, and ventilation of the attic.
10. Built-In Kitchen Appliances - including the observation and operation of all permanently installed kitchen appliances.

*\*\*\*Radon testing, Termite inspection, Water testing, Septic inspection, and Detached Structures are not included in a typical home inspection. Any of these tests can be performed for an additional charge. Any additional requested services (if available) should be discussed with the home inspector prior to the inspection date.*

*\*\*\*Septic contractor fees are not included in the agreement or home inspection invoice fees. Any associated fees would be paid by the client directly to the septic contractor.*

*\*\*\*Heating and Air conditioning contractor inspection fees are not included in the agreement or home inspection invoice fees. Any associated fees would be paid by the client directly to the heating and cooling contractor.*

*\*\*\*Hot tub and pool inspection fees are not included in the agreement or home inspection invoice fees. Any associated fees would be paid by the client directly to the hot tub/pool contractor.*

The price for this inspection with the exclusions identified above shall be:

<b>Service</b>	<b>Price Amount</b>	<b>Sub-Total</b>
Home Inspection (3001 - 3500 square feet)	535.00	1 535.00
Termite Inspection Wood Destroying Insect Report (WDIR) Must be performed at time of the home inspection	120.00	1 120.00
Radon Testing Electronic Monitor (48 hour test) Durham, Johnston & Wake Counties	140.00	1 140.00
		<b>Total: 795.00</b>

**EXCLUSIONS AND LIMITATIONS:** The parties acknowledge and agree that this is limited to a visual observation of apparent conditions existing at the time of the inspection only. The inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with building codes, ordinance, and statutes, the suitability of this property for specialized use, life expectancy of any component or system in the property, efficiency of any component or system, cosmetic items, underground items (i.e. lawn irrigation systems, electrical wiring, plumbing pipes or systems, propane tanks, geo-thermal HVAC systems and etc.) or items that are not permanently installed (i.e. clothes washing/drying machines, refrigeration units, coffee makers, countertop microwaves and etc). Home inspectors are not required to inspect hot tubs, pools, saunas or water features and these services are not included in a typical home inspection. Home inspectors will not dismantle HVAC units for inspection of the gas heat exchanger. Reference is specifically made to the standards of practice and code of ethics of the North Carolina Home Inspector Licensing

Board for a comprehensive listing of those items, which are not required, and, unless specifically included, will not be part of this inspection. The home inspection will be performed in accordance with the North Carolina Home Inspectors Licensure Board's rules and regulations. <https://www.ncosfm.gov/licensing-cert/home-inspector-licensure-board-hilb/hilb-statutes-and-rules>

This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxins (mold), petroleum, chemical analysis, airborne hazards, polluted water, underground oil storage tanks, the presence of any vermin (insects, pests, rodents or snakes, etc). Further, Delta Residential, LLC and/or it's contractors are not responsible for any misleading information provided by the seller or for any matter concealed or hidden from the inspector.

LIMIT OF LIABILITY: The inspection and report are not intended to be used as a guaranty or warranty, expressed or implied. Any issues that arise after the inspection must be discussed with the home inspector in written form (via email, text or mailed letter) prior to any starting repairs. Delta Residential, LLC and/or it's contractors will not be held liable for any repair costs that were not pre-approved prior to starting the job. It is understood and agreed that should Delta Residential, LLC and/or it's contractors be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of Delta Residential, LLC and/or it's contractors shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report. The limit of liability is not to exceed one year from the date of the inspection.

ARBITRATION: Should the client believe that Delta Residential, LLC and/or it's contractors to be liable for any issues arising out of this inspection, the client shall communicate said issues in writing to Delta Residential, LLC and/or it's contractors within forty-five (45) days of the date of inspection. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full-time building inspector with a minimum of six (6) years' experience as a building inspector. The inspection will be judged in accordance with the North Carolina Standards of Practice and Code of Ethics.

AGREEMENT: This contract represents the entire agreement between Delta Residential, LLC and/or it's contractors and the Client. Delta Residential, LLC and/or it's contractors are not responsible for alteration, enhancement, repair or replacement of any item within or upon the inspected property. **The Client acknowledges that they have read and understand the extent and limitations of this inspection and agree to all the limitations, terms and exclusions contained within this contract. The Client is responsible for payment if not received at the time of inspection or paid at closing. If payment is arranged with the inspector to be paid at closing, the client is responsible for payment if the property does not close or the invoice was not paid by the closing attorney.**

Client's  
Signature: \_\_\_\_\_

Date: March 26,  
2026

Printed Name: Joe and Jane Buyer

Inspector's  
Signature:



Date: March 26,  
2026

Printed Name: Paul E. Stubbs

License Number: NC LIC# - 3731