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360 INSPECTION SERVICES RESIDENTIAL HOME INSPECTION

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03/18/2026



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When reviewing your report online, please note that each section has multiple tabs containing important information about your inspection.

1) **Overview**: This tab outlines the components of the home's major systems and details if they were inspected, not inspected, not present, and if there were any observations that require further evaluation and/or repair by an appropriate licensed or otherwise qualified contractor. When present, descriptions, locations, and implications of any observations, concerns, or material defects will be provided along with detailed pictures/videos as well as recommendations for what should be done next and the type of contractor that should be consulted.

2) **Information**: This tab contains general information, photographs, and descriptions of each of the home's major systems and their components. Some of the information provided includes descriptions of the materials and practices used in construction, locations of utility shutoffs, methods of inspection, and reference photographs showing the general condition and operation of the home's major systems.

3) **Standards**: This tab contains excerpts from the applicable sections of the standards of practice that licensed home inspectors in the state of North Carolina must meet when performing a home inspection. This section serves as a reference for the minimum standard required when inspecting each component.

This report has been prepared for the exclusive use of the client(s) named in the report. No person or entity other than the named client(s) may rely upon any representations made in this report. 360 Inspection Services will not discuss any information contained within this report with any party other than the client(s) and their authorized agents, where applicable, without their expressed written permission.

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RECOMMENDATION

6

SAFETY HAZARD

SUMMARY

The Summary page is not the entire report. The complete report may include additional information of interest or concern. 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.

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3.1.1 Exterior and Structural Components - Exterior Stairs: Loose Railing

3.5.1 Exterior and Structural Components - Decks or Patios: Deck - Multiple Concerns Noted

3.7.1 Exterior and Structural Components - Floor Structure: Floor Structure - Light to Moderate Organic Growth

3.7.2 Exterior and Structural Components - Floor Structure: Floor Structure - Previous repairs noted

3.7.3 Exterior and Structural Components - Floor Structure: Floor Structure - Previous repairs noted (Further Evaluation Recommended)

3.9.1 Exterior and Structural Components - Ceiling and Roof Structure: Roof Structure - Truss Repair/Alteration

3.10.1 Exterior and Structural Components - General Comments, Exterior and Structural Components: Animals Entering Crawlspace

4.1.1 Roofing and Gutters - Roof Coverings: Roof - Broken Shingle(s)

4.1.2 Roofing and Gutters - Roof Coverings: Moss, Lichens on Roof

5.1.1 Insulation, Ventilation, and Vapor Barriers - Insulation: Insulation - Fallen/Delaminated Insulation in Crawlspace

5.2.1 Insulation, Ventilation, and Vapor Barriers - Ventilation: Dryer Vent - Clogged
5.2.2 Insulation, Ventilation, and Vapor Barriers - Ventilation: Bathroom Ventilation - Venting to Attic
5.3.1 Insulation, Ventilation, and Vapor Barriers - Vapor Barriers: Vapor Barrier - Inadequate Coverage
6.2.1 Doors, Windows, and Interiors - Interior Doors: Interior Doors - Door Doesn't Latch
6.3.1 Doors, Windows, and Interiors - Windows: Windows - Stuck/Open
8.2.1 Cabinetry and Appliances - Appliances: Appliance - Anti-Tip Bracket Missing
8.2.2 Cabinetry and Appliances - Appliances: Appliances - Vent Hood Lights
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9.9.1 Plumbing - Tubs and Showers: Tubs and Showers - Cracked Grout/Caulk Joints
9.9.2 Plumbing - Tubs and Showers: Tubs and Showers - Dirt and Debris in Whirlpool
10.4.1 Electrical - Branch Circuits: Wet Location Outlet(s) Not Ground Fault Protected
10.4.2 Electrical - Branch Circuits: GFCI - Would Not Trip
10.5.1 Electrical - Electrical Fixtures: Light Inoperable
10.6.1 Electrical - Smoke Alarms: Smoke Alarms: Multiple Deficiencies Noted
10.7.1 Electrical - Carbon Monoxide Alarms: CO Alarm Not Present - Hazard
11.1.1 Heating and Air Conditioning - HVAC System #1: Air Conditioning Not Tested
12.1.1 Fireplaces and Solid Fuel Burning Equipment - Fireplaces or other solid fuel burning appliances: Fireplace - Electric Insert Inoperable
12.2.1 Fireplaces and Solid Fuel Burning Equipment - Chimney or Flue: Soot/Creosote build up

1: INSPECTION DETAILS

		IN	NI	NP	O
1.1	Inspection Information	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

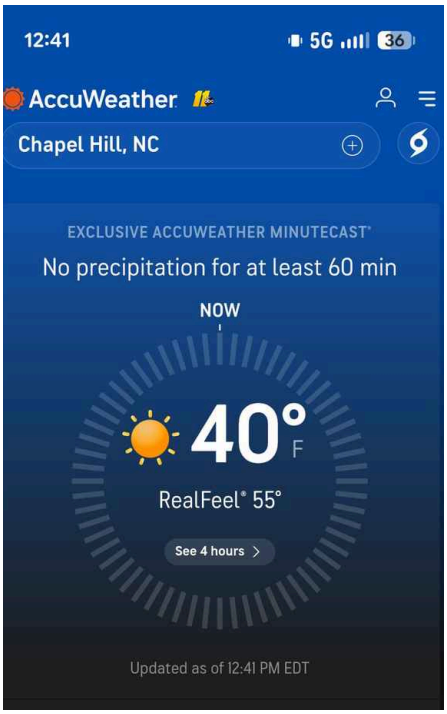
Inspection Information: In Attendance
Home Owner, Inspector

Inspection Information: Occupancy
Vacant, Utilities On

Inspection Information: Type of Building
Single Family

Inspection Information: Weather Conditions
Partly Cloudy, Cold

Inspection Information: Soil Conditions
Damp



Inspection Information: Structure Orientation

Structure Orientation

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

2: SITEWORK AND GRADING

		IN	NI	NP	O
2.1	Driveway	X			
2.2	Walkways	X			
2.3	Grading	X			
2.4	Retaining Walls			X	
2.5	Vegetation	X			
2.6	General Comments, Sitework and Grading	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Driveway: **Driveway Material**
Gravel

Walkways: **Walkway Material**
Concrete

3: EXTERIOR AND STRUCTURAL COMPONENTS

		IN	NI	NP	O
3.1	Exterior Stairs	X			X
3.2	Exterior Paint	X			
3.3	Caulking/Sealing	X			
3.4	Exterior Wall Cladding and Trim	X			
3.5	Decks or Patios	X			X
3.6	Foundation/Crawlspace/Basement	X			X
3.7	Floor Structure	X			X
3.8	Wall Structure	X			
3.9	Ceiling and Roof Structure	X			X
3.10	General Comments, Exterior and Structural Components	X			X

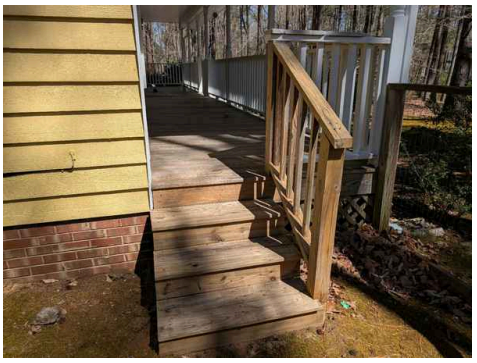
IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Exterior Stairs: Material

Wood





Exterior Paint: Condition

Good

Caulking/Sealing: Condition

OK where Observed

Exterior Wall Cladding and Trim: Siding Material

Wood siding




Exterior Wall Cladding and Trim: Trim Material
Wood

Exterior Wall Cladding and Trim: Weep Holes/Weep Screed Present?
Not Applicable

Decks or Patios: Area
Deck, Covered Porch

Decks or Patios: Material
Pressure Treated Wood, 6x6 support posts, 4x6 support posts, Multiple concerns noted

Foundation/Crawlspace/Basement: Foundation Type
Crawl Space, Pier and Curtain Wall

Foundation/Crawlspace/Basement: Foundation Material
Pressure Treated Wood, Concrete Block, Brick



Foundation/Crawlspace/Basement: Piers and Support Columns
Masonry piers, 2 1/2" screw jacks





Foundation/Crawlspace/Basement: Foundation Drainage
Gravity Fed Drain

Foundation/Crawlspace/Basement: Method of Inspection
Entered and inspected with light and probe, Observed Perimeter Walls

Floor Structure: Floor Structure Material
2x8 Southern Yellow Pine, Plywood Subfloor



Floor Structure: Beams and Girders
3-2x10 Southern Yellow Pine

Wall Structure: Wall Framing
Wood Frame

Wall Structure: Limitation: Walls covered with drywall

Walls are finished with drywall and structural components could not be directly observed.

Ceiling and Roof Structure: Roof Style

Gable

Ceiling and Roof Structure: Roof Structure Materials

2x4 Trusses, Plywood Decking








Ceiling and Roof Structure: Attic Access

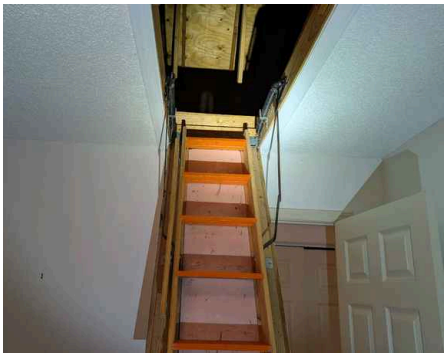
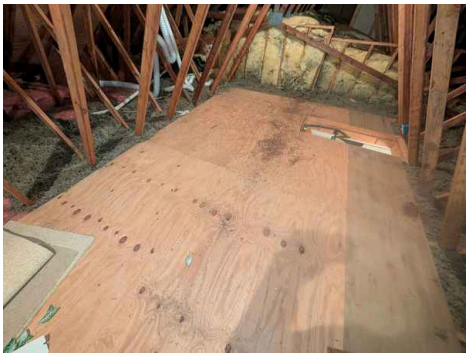
Pull-Down Stairs

Ceiling and Roof Structure: Attic Flooring

Partially floored for storage

Ceiling and Roof Structure: Method of Inspection

Entered and inspected with a flashlight., Inspected from floored area only.

Ceiling and Roof Structure: Limitation: Lack of safe walkway

Unless otherwise noted, attics are only observed from floored areas. When floored areas are not present, attics are observed from a step ladder or adjacent finished areas only in order to prevent damage to framing, ceilings, insulation, and other building materials as well as for inspector safety. While every reasonable effort is made to gain access to or view all areas, this limitation means that all areas of an attic may not be directly observed and that unknown conditions or defects may be present.

Observations and concerns

3.1.1 Exterior Stairs

Safety Hazard

LOOSE RAILING

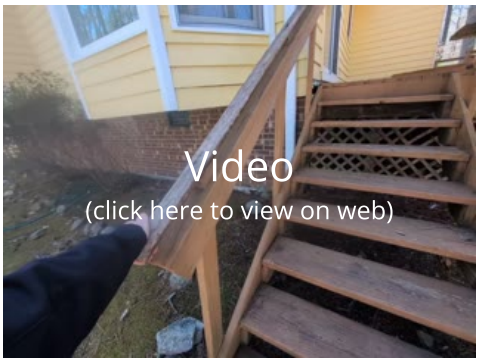
DECK

Loose railings were observed at the noted location(s). The concern is that loose railings can create a potential fall hazard. Railings should be repaired by a qualified contractor for safety.

Recommendation

Contact a qualified professional.





3.5.1 Decks or Patios

DECK - MULTIPLE CONCERNS NOTED

Multiple concerns were noted with the deck, including...
1) A portion of the deck is not properly secured to the home and has settled significantly, pulling away from the wall.
2) Multiple joist hangers have corroded and are no longer providing proper support.
3) Bases of support posts have rotted due to ground contact.
4) Guard rail spacing exceeds 4 inches, representing a potential child safety hazard.
5) Multiple deck boards are showing signs of rot.

The deck should be evaluated by a qualified contractor familiar with modern deck building standards and repaired as needed for safety.

Recommendation

Contact a qualified professional.
















3.7.1 Floor Structure

FLOOR STRUCTURE - LIGHT TO MODERATE ORGANIC GROWTH

Light to moderate organic growth was found on floor framing in the crawl space. Fungal growth is typically the result of past or present excessive moisture levels under the home. Moisture levels in floor framing were acceptable and no evidence of resulting damage was found, however if moisture is allowed to accumulate the growth of wood destroying fungus can result in significant damage to the building structure. If growth progresses, any significant growth should be removed by a qualified contractor.

Recommendation

Contact a qualified environmental contractor





3.7.2 Floor Structure

FLOOR STRUCTURE - PREVIOUS REPAIRS NOTED

AT CRAWLSPACE ENTRANCE

Evidence of previous repair to the floor structure was found at the noted location(s). Repairs are in the form of a 'floor stiffener' support spanning below floor joists, usually installed to remove deflection/ bounce. If you have additional concerns, the floor structure should be investigated by a licensed general contractor to verify the adequacy of any repairs.

Recommendation

Contact a qualified general contractor.




3.7.3 Floor Structure

FLOOR STRUCTURE - PREVIOUS REPAIRS NOTED (FURTHER EVALUATION RECOMMENDED)

RIGHT REAR

Evidence of previous repair to the floor structure was found at the noted location(s). It appears that a previously installed supplemental support has been removed and portions of LVL girders have been installed by toenailing them to adjacent joists and notching them to be supported by the right side foundation wall. While the repair appears solid, the lack of joist hangers and relying solely on toenails leaves the potential for this area to sag. This repair should be evaluated by a qualified general contractor to determine if additional repairs are needed.

Recommendation

Contact a qualified general contractor.







3.9.1 Ceiling and Roof Structure

ROOF STRUCTURE - TRUSS REPAIR/ALTERATION

A truss has been repaired or altered in the attic at the noted location(s). Portions of the repairs (the 2 sets of 3 gusseted trusses) appeared to have been professionally done , however any modification to a truss should be designed by a qualified structural engineer or registered truss design professional. if no documentation of these repairs is available, the roof structure should be evaluated by a NC licensed PE to verify the adequacy of repairs.

Recommendation

Contact the seller for more info






3.10.1 General Comments, Exterior and Structural Components

ANIMALS ENTERING CRAWLSPACE

Evidence of animal intrusion was found in the crawlspace with animal scat noted in multiple spots. Concerns are that animals can damage insulation and possibly wiring, and animal waste creates a sanitation issue. No active animals were noted. When animals have been confirmed as absent/removed, entry points should be identified and repaired and any waste material removed for sanitation.

Recommendation

Contact a qualified professional.





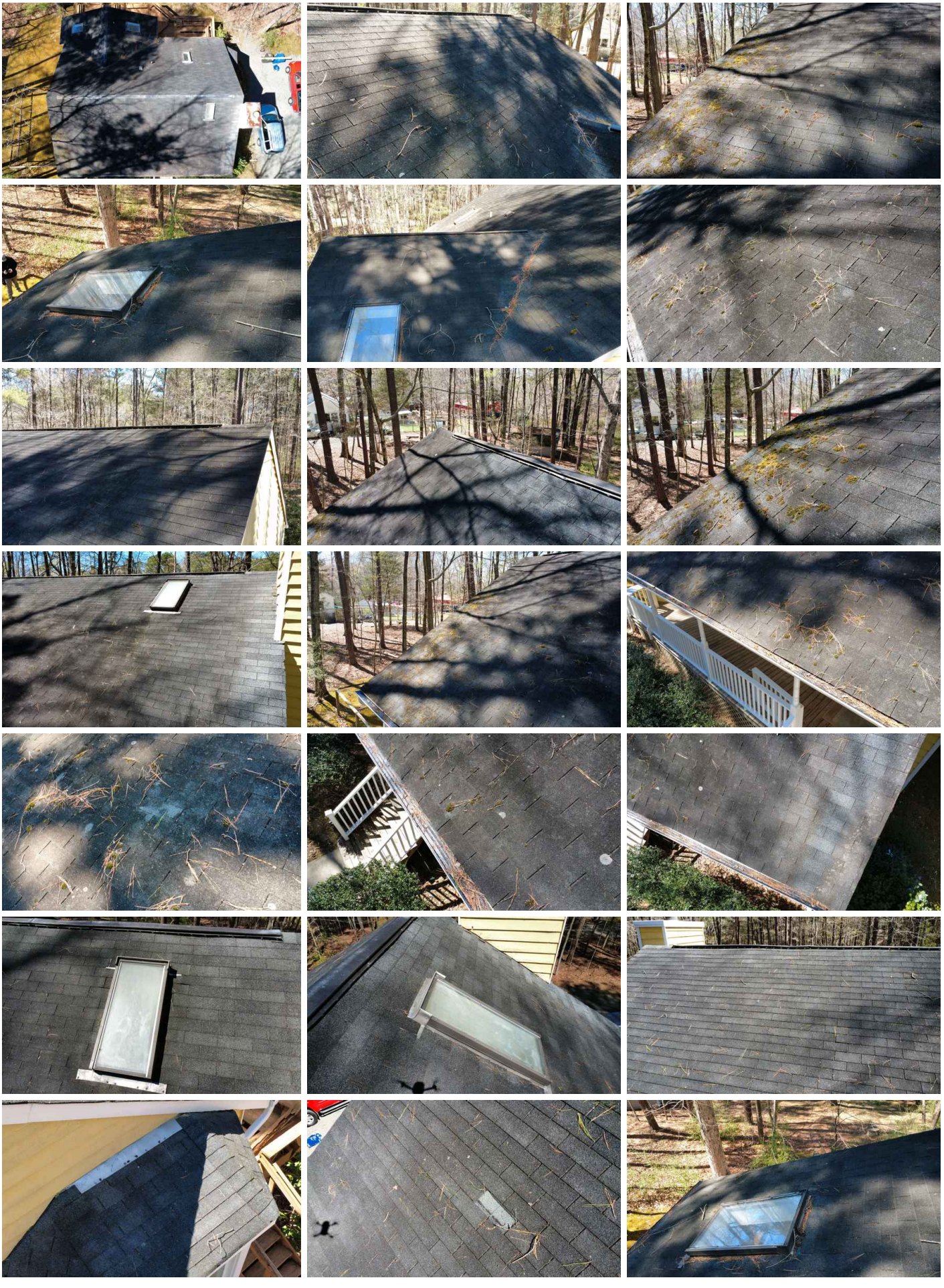
4: ROOFING AND GUTTERS

		IN	NI	NP	O
4.1	Roof Coverings	X			X
4.2	Gutters and Drainage	X			
4.3	General Comments, Roofing and Gutters	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Roof Coverings: Roof Covering Photos








Roof Coverings: Roof Covering Materials

Fiberglass based asphalt shingles

Roof Coverings: Roof Covering Effective Age

Middle to latter third of useful life, Confirm with seller

Roof Coverings: Roof Flashing Condition

OK where observed

Roof Coverings: Method of Inspection

Observed from the ground, Observed using drone

Roof Coverings: Limitation - Drone Inspection

During this inspection, the exterior roof and roof coverings were observed and photographed using a drone. Where accessible, the underside of the sheathing was observed from the attic and unfinished areas and no evidence of leaks or damage were observed unless otherwise noted. In areas where the underside of the roof was not visible, such as vaulted ceilings and areas of the attic that are inaccessible/not safely accessible, the roof inspection was limited to reviewing of the images captured using the drone.

Gutters and Drainage: Gutter Material

Aluminum

Gutters and Drainage: Splash blocks/drainpipes present at all downspouts?

Yes

Observations and concerns

4.1.1 Roof Coverings

ROOF - BROKEN SHINGLE(S)

RIGHT REAR

A broken shingle was found at the noted location(s) . Any damaged or broken shingles should be replaced by a professional roofer to prevent leaks and damage to the home.

Recommendation

Contact a qualified roofing professional.




4.1.2 Roof Coverings

MOSS, LICHENS ON ROOF

Moss and lichens are growing on shaded areas of the roof. Concerns are that vegetative growth can shorten the life of the roof. Any organic growth should be removed by a qualified contractor.

Recommendation

Contact a qualified professional.





5: INSULATION, VENTILATION, AND VAPOR BARRIERS

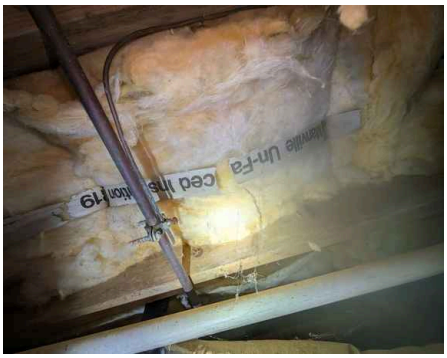
		IN	NI	NP	O
5.1	Insulation	X			X
5.2	Ventilation	X			X
5.3	Vapor Barriers	X			X
5.4	General Comments, Insulation, Ventilation and Vapor Retarders	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Insulation: Foundation/Floor Insulation

Fiberglass batts



Insulation: Exterior Wall Insulation

Could not be observed due to finished walls, R-15 batts where observed in attic knee walls



Insulation: Attic Insulation

Blown Fiberglass, Fiberglass batts, Total R-value unknown



Ventilation: Foundation Ventilation

Crawlspace Vents



Ventilation: **Attic Ventilation**

Ridge Vents(continuous), Soffit Vents(continuous)




Ventilation: **Dryer Vent**

Dryer vents should be cleaned regularly for efficient operation and to prevent a potential fire hazard. This will be an item of ongoing homeowner maintenance.

Ventilation: **Bath Venting**

Installed

Vapor Barriers: **Crawlspace Vapor Barrier**

Damaged, 50-70% Coverage

Observations and concerns

5.1.1 Insulation

INSULATION - FALLEN/DELAMINATED INSULATION IN CRAWLSPACE

Crawl space insulation is loose and falling out of place and has delaminated in several areas under the home. Uninsulated floors can be a significant source of heat loss, and fallen insulation under the home can trap moisture and create a nesting spot for vermin. Loose, missing, delaminated insulation should be replaced by a professional insulation contractor for energy conservation and comfort.

Recommendation

Contact a qualified insulation contractor.






5.2.1 Ventilation

Safety Hazard

DRYER VENT - CLOGGED

The dryer vent is partially clogged where observed. Permitting dryer vents to clog with lint can reduce the operating efficiency of the dryer and may create a fire hazard. Dryer vents should be cleaned by a qualified professional.

Recommendation

Contact a qualified professional.



5.2.2 Ventilation

BATHROOM VENTILATION - VENTING TO ATTIC

HALL BATH

The duct for the bath fan at the noted location has broken loose and is venting into the attic. This should be repaired to prevent venting excess moisture into the attic that could cause condensation and associated problems in cold weather.

Recommendation

Contact a qualified professional.





5.3.1 Vapor Barriers

VAPOR BARRIER - INADEQUATE COVERAGE

Soil under the home is not properly covered with a vapor retarder. Lack of an adequate vapor retarder can result in excessive crawl space moisture levels, potentially leading to the growth of wood destroying fungus, creating conditions conducive to termite infestation and impaired indoor air quality. The ground cover should be improved to 100% coverage by a qualified contractor.

Recommendation

Contact a qualified professional.





6: DOORS, WINDOWS, AND INTERIORS

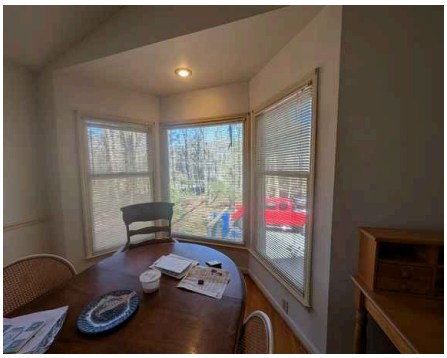
		IN	NI	NP	O
6.1	Exterior Doors	X			
6.2	Interior Doors	X			X
6.3	Windows	X			X
6.4	Floor Coverings	X			
6.5	Walls and Ceilings	X			
6.6	Interior Stairways			X	
6.7	General Comments, Interiors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Windows: Window Type

Wood, Double-hung, Insulated



Windows: Limitation - Detection of lost seals

The detection of lost seals can be extremely difficult due to differences in temperature, lighting and the condition of the windows. It is not guaranteed that all lost seals can be found during the course of a home inspection. When failed window seals are suspected, a window and glass professional should be consulted for a more thorough evaluation of windows to determine which windows are affected and recommendations for repair.

Floor Coverings: Floor Coverings
Hardwood, Tile





Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Observations and concerns

6.2.1 Interior Doors

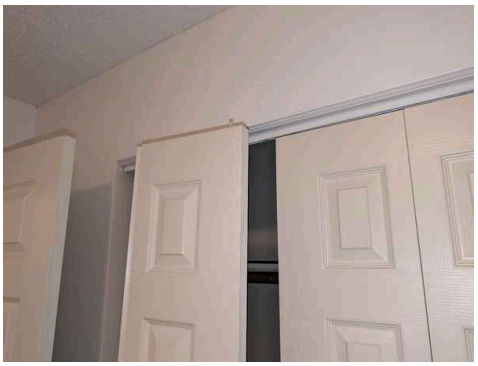
INTERIOR DOORS - DOOR DOESN'T LATCH

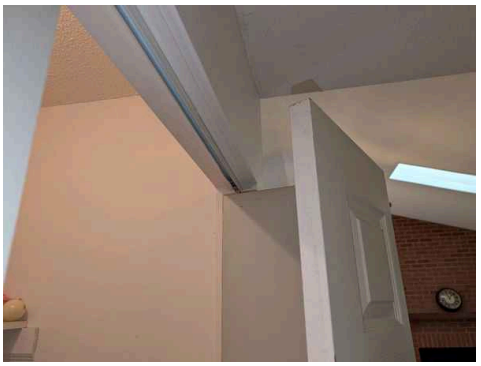
LAUNDRY CLOSET, BEDROOM CLOSET

The noted door(s) does not latch when closed. Doors should be adjusted or repaired as needed by a qualified contractor for proper operation, privacy and security.

Recommendation

Contact a qualified professional.





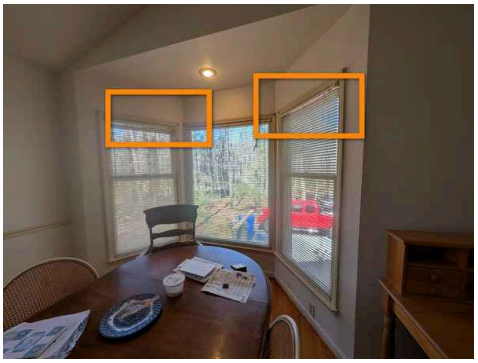
6.3.1 Windows

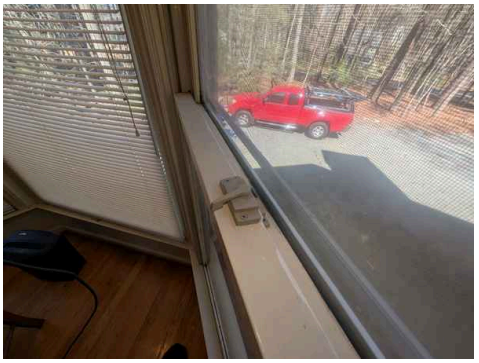
WINDOWS - STUCK/OPEN

Upper sashes on the noted windows are slightly open and stuck in place, leaving them unable to be fully closed. Windows should be repaired as needed by a qualified contractor for security and comfort.

Recommendation

Contact a qualified professional.





7: GARAGE

		IN	NI	NP	O
7.1	Garage Floor			X	
7.2	Garage Door and Opener			X	
7.3	General Comments, Garage and Garage door(s)			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

8: CABINETRY AND APPLIANCES

		IN	NI	NP	O
8.1	Cabinets & Countertops	X			
8.2	Appliances	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

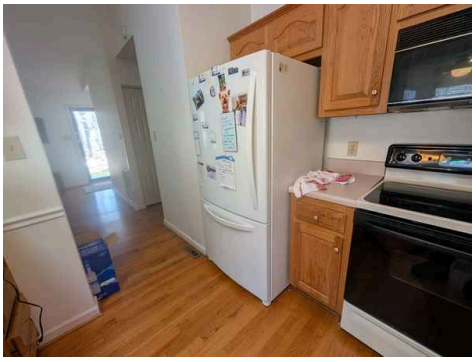
Information

Cabinets & Countertops:
Cabinetry photos



Appliances: **Appliances Inspected**
Range, Dishwasher, Microwave/range hood combination, Refrigerator









Appliances: **Range/Oven/Cooktop Energy Source**
Electric Range




Observations and concerns

8.2.1 Appliances

APPLIANCE - ANTI-TIP BRACKET MISSING

Safety Hazard

An anti-tip over device is not installed on the range. An unsecured free standing range is considered to be a potential child safety hazard. An anti tip over bracket should be installed by a qualified repair contractor.

Recommendation

Contact a qualified professional.



8.2.2 Appliances

APPLIANCES - VENT HOOD LIGHTS

The light in the range hood did not function when tested. Replace the bulb and re-test. If it does not function the hood should be investigated and repaired by a professional appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.



9: PLUMBING

		IN	NI	NP	O
9.1	Water Service	X			
9.2	Main Water Shut-off Device	X			
9.3	Water Supply and Distribution Lines	X			X
9.4	Drain, Waste, & Vent Systems	X			
9.5	Water Heater	X			
9.6	Exterior Faucets	X			
9.7	Sinks and Lavatories	X			
9.8	Toilets	X			
9.9	Tubs and Showers	X			X
9.10	Fuel Storage & Distribution Systems			X	
9.11	General Comments, Plumbing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Water Service: Water Source
Well

Water Service: Functional Flow
Acceptable



Water Service: Limitations - Well Water Quality

The potable water supply is from a private well. Testing for bacterial or chemical contamination of private water supplies is beyond the scope of a home inspection. You should have the well inspected and tested for bacterial contamination by a well and septic specialist to verify that water is safe for use.

Main Water Shut-off Device: Location

At the well pressure tank

Water shut-off valves were not tested as part of this inspection. Operation of valves should be confirmed to ensure that water can be shut off in the event of an emergency.



Water Supply and Distribution Lines: Water Supply Line Material

Polyethylene

Water Supply and Distribution Lines: Distribution Line Material

Polybutelyne, PEX plastic, Copper, PVC







Water Supply and Distribution Lines: Limitation - Concealed Water Supply and Distribution Lines

Water supply and distribution piping buried below ground or in concealed areas below slabs, inside walls, and in inaccessible locations could not be observed or inspected.

Drain, Waste, & Vent Systems: Material

PVC

Drain, Waste, & Vent Systems: Waste Discharge

Private Septic System



Drain, Waste, & Vent Systems: Limitation - Concealed Drain and Waste Lines

Drain/Waste/Vent piping concealed below ground, under flooring slabs, inside walls, or in other inaccessible locations could not be observed.

Drain, Waste, & Vent Systems: Limitations: Septic Sytem

This home uses a private waste water disposal system. Inspection of private septic systems is beyond the scope of a home inspection and requires a separate license from the State of North Carolina. You should have the waste disposal system inspected by a state licensed septic inspector to verify that it is in good operating condition.

Water Heater: Manufacturer
AO Smith

Water Heater: Year Of Manufacture
2010

Water Heater: Location
Crawlspace



Water Heater: Fuel Type
Electric

Water Heater: Capacity
40 gallons

Water Heater: Hot Water Temperature
113

Water temperatures over 125 degrees can be hazardous, as it can cause scalding and burns, especially in homes with young children, the elderly, and people with mobility challenges. Hot water temperature should remain set below 125 degrees for safety and energy conservation.



Water Heater: Hot Water Temperature Measurement Location
Kitchen

Water Heater: Temperature Pressure Relief Valve Installed?



Exterior Faucets: Exterior Faucets

OK Where Observed, Operated when tested




Tubs and Showers: Whirlpool tub testing

The tub was filled sufficiently to operate jets and verify GFCI protection.




Observations and concerns

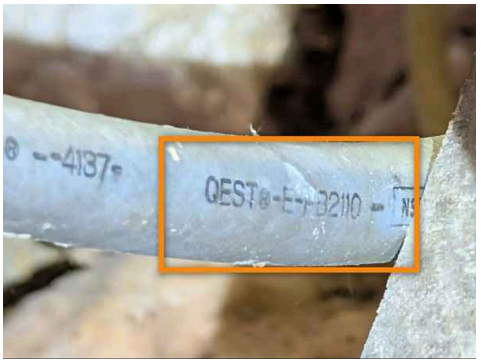
9.3.1 Water Supply and Distribution Lines

POLYBUTYLENE SUPPLY LINES

Polybutylene plumbing supply lines are installed in this home. Polybutylene was used as water distribution piping in many homes built from the mid 1980's until the mid 1990's. The piping and associated fittings have had a failure rate with subsequent leakage sufficient enough to have been the subject of several nationwide class action lawsuits. Copper and brass fittings used in later years seem to have reduced the failure rate, but the piping may still fail due to problems with poor installation, improper handling, or chemical reaction with the water supply. You may wish to have any polybutylene piping replaced by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.


9.9.1 Tubs and Showers

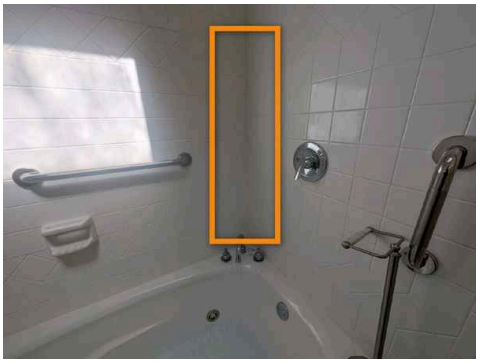
TUBS AND SHOWERS - CRACKED GROUT/CAULK JOINTS

MASTER BATHROOM

Grout or caulk joints at corners of the bath/shower stall has cracked. This can permit water to leak into the wall, causing hidden damage to the home. Cracked grout joints should be repaired with grout, a mildew proof tub and tile caulk, or a color matching sanded caulk by a qualified contractor to prevent damage to surrounding building materials.

Recommendation

Contact a qualified professional.

9.9.2 Tubs and Showers

TUBS AND SHOWERS - DIRT AND DEBRIS IN WHIRLPOOL

Dirt and debris were produced when the whirlpool jets were tested. This typically happens after long periods of disuse when water is trapped in the lines. Prior to use, the whirlpool and jets should be cleaned and sanitized by a qualified contractor.

Recommendation

Contact a qualified professional.





10: ELECTRICAL

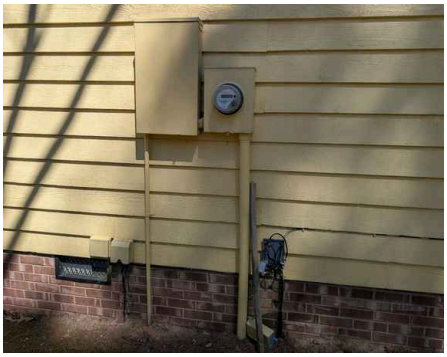
		IN	NI	NP	O
10.1	Electrical Service	X			
10.2	Main Panel and Disconnect	X			
10.3	Secondary Distribution Panel	X			
10.4	Branch Circuits	X			X
10.5	Electrical Fixtures	X			X
10.6	Smoke Alarms	X			X
10.7	Carbon Monoxide Alarms	X			X
10.8	General Comments, Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Electrical Service: Service Entry Location

Left side wall



Electrical Service: Overhead or Underground?

Underground

Electrical Service: System Ground and Bonding

Grounded to driven electrode, Connections to the electrode are buried and could not be observed



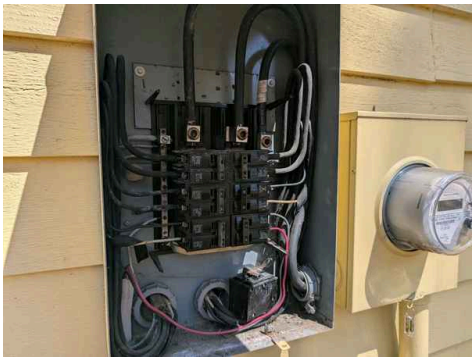
Electrical Service: Service Amperage

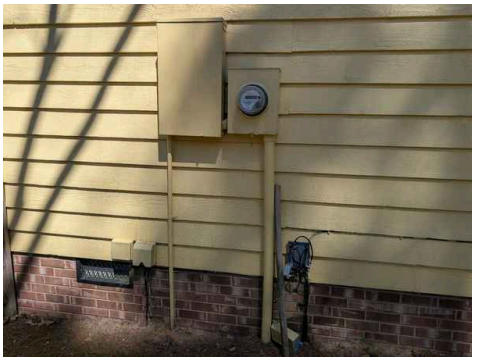
200 amps

Main Panel and Disconnect: Panel Location

At the service entry on the left side wall of the home







Main Panel and Disconnect: Panel Manufacturer
ITE

Main Panel and Disconnect: Service Material
Aluminum



Main Panel and Disconnect: Panel Service Amperage
200 Amps

Main Panel and Disconnect: Panel Voltage
120/240

Main Panel and Disconnect: Overcurrent Protection Devices
Circuit Breakers

Main Panel and Disconnect: # of 240 Volt Circuits
6

Main Panel and Disconnect: # of 120 Volt Circuits
0

Main Panel and Disconnect: Circuits labeled
Yes

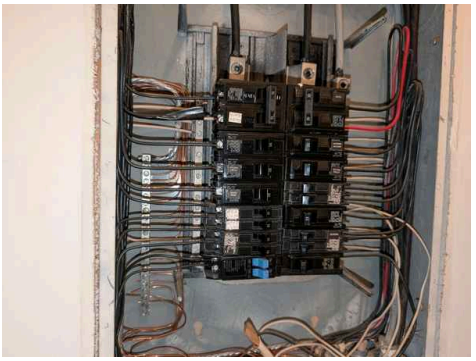
Main Panel and Disconnect: # of GFCI Circuit Breakers
0

Main Panel and Disconnect: # of AFCI Breakers
0 #

Secondary Distribution Panel: Panel Location
Laundry room







Secondary Distribution Panel: Panel Manufacturer
ITE

Secondary Distribution Panel: Panel Service Amperage
80 Amps



Secondary Distribution Panel: Panel Voltage
120/240

Secondary Distribution Panel: Overcurrent Protection Devices
Circuit Breakers

Secondary Distribution Panel: Grounds and Neutrals separated?
Yes

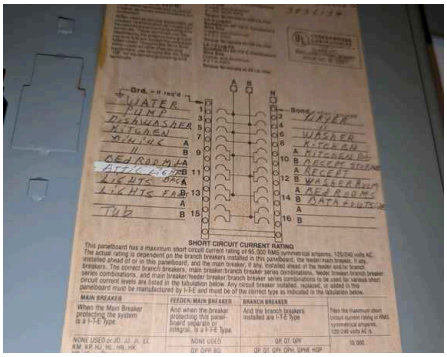
Secondary Distribution Panel: # of 240 Volt Circuits
2

Secondary Distribution Panel: # of 120 Volt Circuits
17

Secondary Distribution Panel: Circuits labeled
Yes

Secondary Distribution Panel: GFCI Circuit Breakers
0 #

Secondary Distribution Panel: AFCI Circuit Breakers
0 #

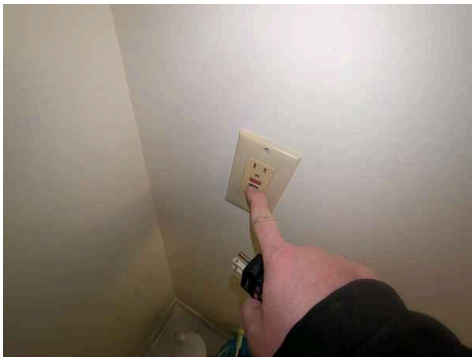


Branch Circuits: Wiring Method
Nonmetallic/Romex

Branch Circuits: Location of GFCI Outlets
Master Bath, Hallway bathroom, At whirlpool pump, Hall Bath

Note: There may be multiple GFCI outlets in locations such as kitchens, garages, exteriors or unfinished basements.







Branch Circuits: Any ungrounded 120-V outlets found?
No

Branch Circuits: Polarity correct?
Polarity was correct on 120-V outlets where observed

Branch Circuits: Single Strand Aluminum Branch Circuit Wiring
None

Smoke Alarms: Locations
Halls Within 15' of Bedrooms, In One bedroom





Smoke Alarms: Linked or Unlinked
Unlinked

Smoke Alarms: Power Source
120-V with battery backup

Smoke Alarms: Security System Alarms Not Tested

Alarms installed as part of a home security system are not tested as part of a home inspection. If your home has a security system with smoke and CO alarms they should be tested and proper operation confirmed by the security monitoring company.

Carbon Monoxide Alarms: Locations
None found

Carbon Monoxide Alarms: Power Source
None

Observations and concerns

10.4.1 Branch Circuits

Safety Hazard

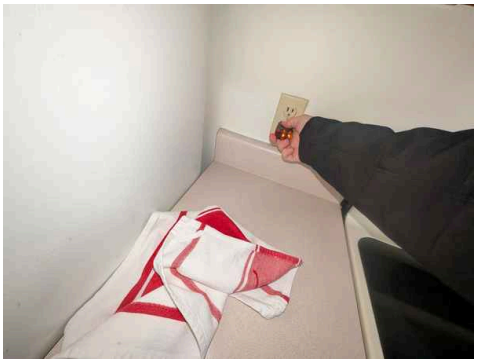
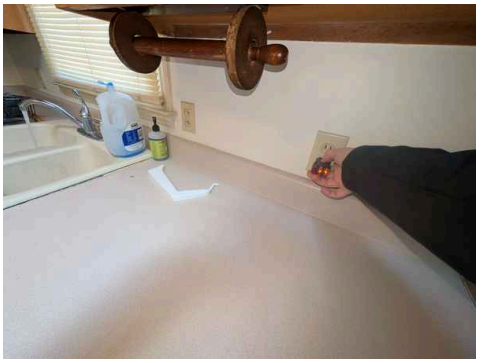
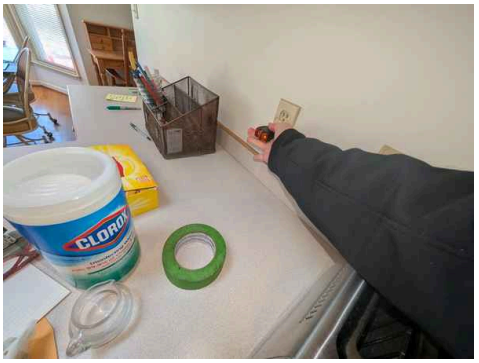
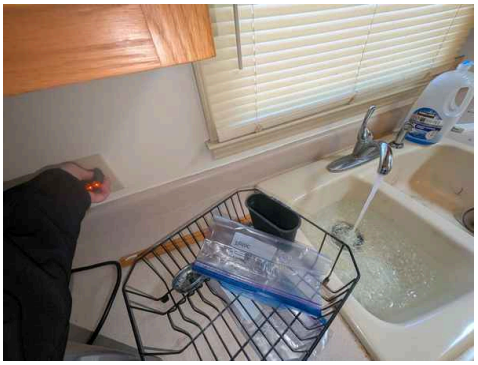
WET LOCATION OUTLET(S) NOT GROUND FAULT PROTECTED

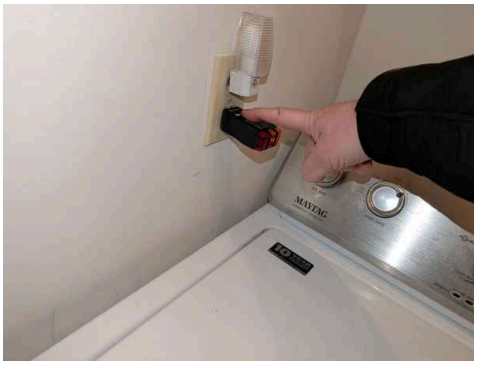
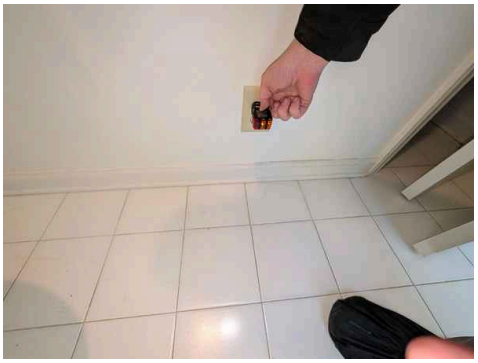
KITCHEN, EXTERIOR, LAUNDRY, BY MASTER BATHROOM TOILET

The outlet(s) at the noted location(s) is not ground fault protected, leaving occupants in danger of electrical shock in the event of a defect or short circuit in any electrical equipment plugged into these outlets. Any wet location outlets should be GFCI protected for improved electrical safety. Repairs should be done by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

10.4.2 Branch Circuits

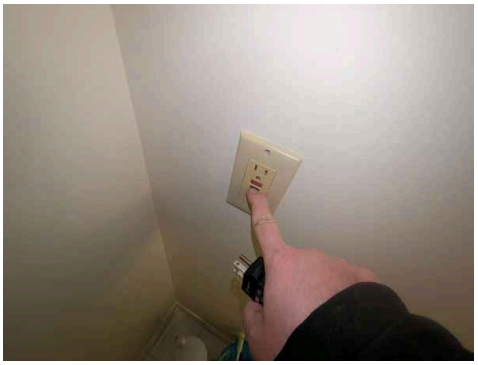
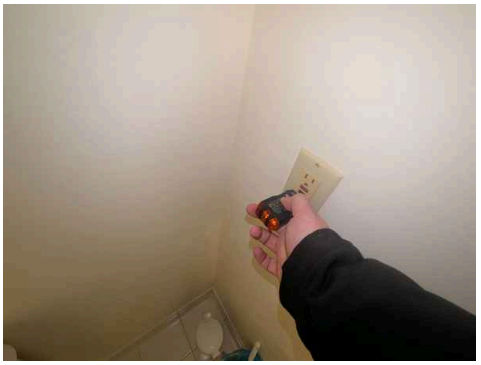
GFCI - WOULD NOT TRIP

HALLWAY BATHROOM

The GFCI outlet at the noted location(s) would not trip when tested using the manufacturer installed test button, leaving users of the outlet and any downstream outlets unprotected in the event of a ground fault. The GFCI and associated wiring should be investigated and repaired or replaced as needed by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

10.5.1 Electrical Fixtures

LIGHT INOPERABLE

REAR FLOODLIGHTS

The lights in the noted location(s) did not function when tested. Replace the bulbs and retest. If the lights do not function, the fixtures and associated wiring should be investigated by a licensed electrical contractor and repaired as needed for safe and proper operation.

Recommendation

Contact a qualified electrical contractor.




10.6.1 Smoke Alarms

Safety Hazard

SMOKE ALARMS: MULTIPLE DEFICIENCIES NOTED

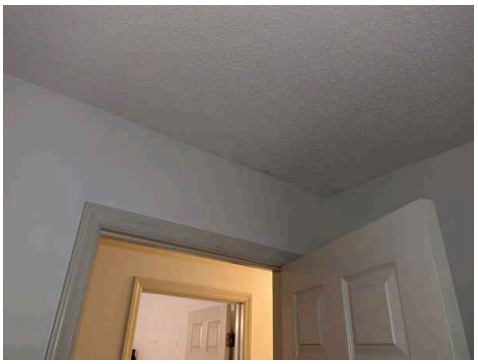
Alarm did not sound, Alarms not linked, Alarms not installed in bedrooms, Alarms missing

Multiple deficiencies with smoke alarms were noted in the home at the time of inspection. Operable smoke alarms should be located no more than 20 feet from bedrooms, inside bedrooms, and on each level of the home for fire safety. Additionally, all smoke and carbon monoxide alarms should be linked so that if one sounds, all will alarm. Finally, the CPSC recommends that all smoke alarms be replaced after 10 years due to degradation of the sensors and note that even though alarms may sound when tested with the factory installed test button, the sensors may still fail due to age.

Alarms should be investigated and repaired for fire safety by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.





10.7.1 Carbon Monoxide Alarms

Safety Hazard

CO ALARM NOT PRESENT - HAZARD

A carbon monoxide alarm was not found for the home. When gas furnaces, gas appliances, gas water heaters, gas or solid fuel burning fireplaces or an enclosed garage are present in the home, installation of a carbon monoxide alarm near the sleeping areas and on each level of the home is strongly recommended for combustion safety. Replacement of existing smoke alarms with combination smoke/CO alarms is acceptable.

Recommendation

Contact a qualified electrical contractor.

11: HEATING AND AIR CONDITIONING

		IN	NI	NP	O
11.1	HVAC System #1	X			X
11.2	HVAC System #2			X	
11.3	Heat Distribution System	X			
11.4	General Comments, Heating and Air Conditioning	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

HVAC System #1: Type
Air to Air Heat Pump

HVAC System #1: Location of Furnace or Air Handler
Crawlspace



HVAC System #1: Thermostat/Control Location(s)
Hallway

HVAC System #1: Heating Equipment Brand
Trane



HVAC System #1: Heating Equipment Year Of Manufacture
2018

HVAC System #1: Method Of Inspection
User Service Panels Sealed/Not Opened, Operated in Heating Mode Only Due To Cool Outside Temps, AC not tested



HVAC System #1: Limitation: Air Conditioning not tested due to low outdoor temperature

Air conditioning was not operated due to cool outdoor temperatures at the time of inspection. Testing air conditioning when outdoor temperatures are below 60 degrees may not give accurate or representative results and can result in damage to older HVAC equipment. Proper operation of the air conditioning system should be verified by a licensed HVAC contractor when weather conditions permit.

HVAC System #1: Safety Controls

Circuit Breaker(s), Condensate water sensor



HVAC System #1: Venting and Combustion Air

N/A, This is an electric heat pump. No venting or combustion air required.

HVAC System #1: Air Conditioning Equipment Brand

Trane





HVAC System #1: Air Conditioning Year Of Manufacture

2018

HVAC System #1: Air Conditioning Capacity

2 tons

Each ton of capacity equals 12,000 BTU

HVAC System #1: Air Conditioning System Performance

0 - Not Tested

When weather conditions permit, air conditioning system performance is tested by calculating the difference in air temperatures between a supply and a return.

A generally accepted range indicating adequate performance is between 14 and 25 degrees.

HVAC System #1: Filters

OK

HVAC System #1: Gas Lines

N/A

Heat Distribution System: Heat Distribution

Insulated Ductwork

Heat Distribution System: Installed Heating and Cooling Source for all Habitable Spaces?

Yes

Heat Distribution System: **Limitation - Interior of Ductwork and Ductwork in inaccessible areas**

The interior of all ductwork and any ductwork concealed in inaccessible areas could not be observed.

Observations and concerns

11.1.1 HVAC System #1

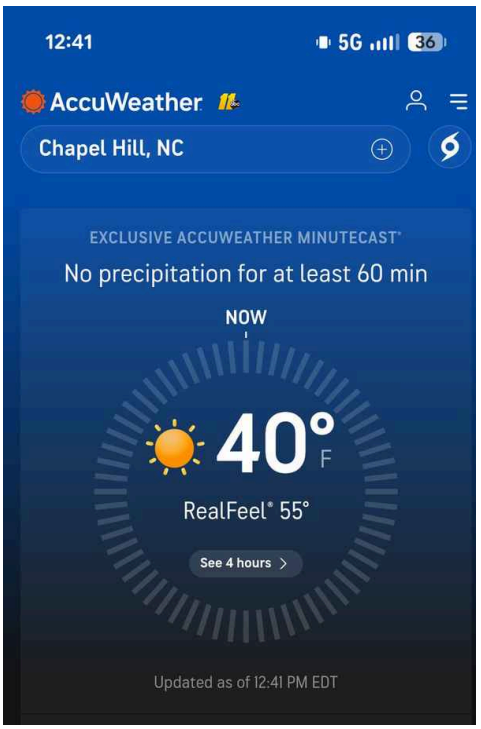
AIR CONDITIONING NOT TESTED

Air conditioning was not operated due to cool outdoor temperatures at the time of inspection. Concerns are that operating the air conditioning system when outdoor temperatures are below 60 degrees may damage cooling equipment. Proper operation of the air conditioning system should be verified by a licensed HVAC contractor when weather conditions permit.

Recommendation

Contact a qualified HVAC professional.





12: FIREPLACES AND SOLID FUEL BURNING EQUIPMENT

		IN	NI	NP	O
12.1	Fireplaces or other solid fuel burning appliances	X			X
12.2	Chimney or Flue	X			X
12.3	General Comments, Fireplaces or Solid Fuel Fired Appliances	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations and Concerns

Information

Fireplaces or other solid fuel burning appliances: Fuel Source

Solid Fuel, Electric

Fireplaces or other solid fuel burning appliances: Type

Pre Fabricated wood burning fireplace, Electric fireplace insert





Chimney or Flue: Type/Materials

Metal flue





Observations and concerns

12.1.1 Fireplaces or other solid fuel burning appliances

FIREPLACE - ELECTRIC INSERT INOPERABLE

The electric fireplace insert was inoperable at the time of inspection. The insert should be repaired or replaced as needed for proper operation.

Recommendation

Contact a qualified chimney sweep.



12.2.1 Chimney or Flue

SOOT/CREOSOTE BUILD UP

A build up of soot, creosote, and debriswas found in visible parts of the flue. The concern is that this could potentially result in a chimney fire. The flue should be cleaned and inspected to NFPA 211 Level 2 standards by a CSIA certified chimney sweep before use.

Recommendation

Contact a qualified chimney sweep.





STANDARDS OF PRACTICE

Exterior and Structural Components

.1107 EXTERIOR

(a) The home inspector shall inspect:(1) Wall cladding, flashings, and trim;(2) Entryway doors and a representative number of windows;(3) Garage door operators;(4) Decks, balconies, stoops, steps, areaways, porches, and appurtenant railings;(5) Eaves, soffits, and fascias;(6) Driveways, patios, walkways, and retaining walls; and(7) Vegetation, grading, and drainage with respect only to their effect on the condition of the building.

(b) The home inspector shall:(1) Describe wall cladding materials;(2) Operate all entryway doors;(3) Operate garage doors manually or by using installed controls for any garage door operator; (4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and (5) Probe exterior wood components where deterioration is suspected.

(c) The home inspector is not required to inspect:(1) Storm windows, storm doors, screening, shutters, and awnings;(2) Fences;(3) For the presence of safety glazing in doors and windows;(4) Garage door operator remote control transmitters; (5) Geological conditions;(6) Soil conditions;(7) Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise required in 11NCAC 8.1109(d)(5)(F); (8) Detached buildings or structures; or (9) For the presence or condition of buried fuel storage tanks.

.1106 STRUCTURAL COMPONENTS

(a) The home inspector shall inspect structural components including:(1) Foundation;(2) Floors;(3) Walls;(4) Columns or piers;(5) Ceilings; and(6) Roofs.

(b) The home inspector shall describe the type of: (1) Foundation;(2) Floor structure;(3) Wall structure;(4) Columns or piers;(5) Ceiling structure; and(6) Roof structure.

(c) The home inspector shall:(1) Probe structural components where deterioration is suspected;(2) 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;(3) Report the methods used to inspect under floor crawl spaces and attics; and(4) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Roofing and Gutters

.1108 ROOFING

(a) The home inspector shall inspect:(1) Roof coverings;(2) Roof drainage systems;(3) Flashings;(4) Skylights, chimneys, and roof penetrations; and(5) Signs of' leaks or abnormal condensation on building components.

(b) The home inspector shall:(1) Describe the type of roof covering materials; and(2) Report the methods used to inspect the roofing.

(c) The home inspector is not required to:(1) Walk on the roofing; or(2) Inspect attached accessories including solar systems, antennae, and lightning arrestors.

Insulation, Ventilation, and Vapor Barriers

.1114 INSULATION AND VENTILATION

(a) The home inspector shall inspect:(1) Insulation and vapor retarders in unfinished spaces;(2) Ventilation of attics and foundation areas;(3) Kitchen, bathroom, and laundry venting systems; and (4) The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

(b) The home inspector shall describe:(1) Insulation in unfinished spaces; and(2) The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on: (1) Concealed insulation and vapor retarders; or(2) Venting equipment for household appliances that are not required to be inspected pursuant to the North Carolina Home Inspector Standards of Practice.

(d) The home inspector shall: (1) Move insulation where readily visible evidence indicates a problem; and (2) Move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

Doors, Windows, and Interiors

.1113 INTERIORS

(a) The home inspector shall inspect:(1) Walls, ceiling, and floors;(2) Steps, stairways, balconies, and railings; (3) Counters and a representative number of built-in cabinets; and (4) A representative number of doors and windows.

(b) The home inspector shall:(1) Operate a representative number of windows and interior doors; and(2) Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(c) The home inspector is not required to inspect:(1) Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; (2) Carpeting; or(3) Draperies, blinds, or other window treatments; or(4) Coatings on and hermetic seals between panes of glass in windows and doors.

Garage

From .1107 EXTERIOR

(a) The home inspector shall inspect:...(3) Garage door operators...

(b) The home inspector shall:...(3) Operate garage doors manually or by using installed controls for any garage door operator;(4) Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing;

(c) The home inspector is not required to inspect:...(4) Garage door operator remote control transmitters...

Cabinetry and Appliances

.1115 BUILT-IN KITCHEN APPLIANCES

(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances: (1) Installed dishwasher(s), through a complete cycle;(2) Range(s), cook top(s), and permanently installed oven(s);(3) Trash compactor(s);(4) Garbage disposal(s);(5) Ventilation equipment or range hood(s); and (6) Installed microwave oven(s).

(b) The home inspector is not required to inspect:(1) Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; (2) Non built-in appliances; or(3) Refrigeration units.

(c) The home inspector is not required to operate:(1) Appliances in use; or(2) Any appliance that is shut down or otherwise inoperable.

Plumbing

.1109 PLUMBING

(a) The home inspector shall inspect: (1) Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; (2) Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage;(3) Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents;(4) Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and(5) Sump pumps.

(b) The home inspector shall describe: (1) Water supply and distribution piping materials; (2) Drain, waste, and vent piping materials; (3) Water heating equipment, including fuel or power source, storage capacity or tankless point of use demand systems, and location; and(4) The location of any main water supply shutoff device.

(c) 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.

(d) The home inspector is not required to: (1) State the requirement for or effectiveness of anti-siphon devices;(2) Determine whether water supply and waste disposal systems are public or private or the presence or absence of backflow devices;(3) Operate automatic safety controls;(4) Operate any valve except water closet flush valves, fixture faucets, and hose faucets;(5) Inspect:(A) Water conditioning systems;(B) Fire and lawn sprinkler systems;(C) On-site water supply quantity and quality;(D) On-site waste disposal systems;(E) Foundation irrigation systems;(F) Bathroom spas, whirlpools, or air jet tubs except as to functional flow and functional drainage;(G) Swimming pools;(H) Solar water heating equipment; or(I) Fixture overflow devices or shower pan liners;(6) Inspect the system for proper sizing, design, or use of materials.(7) Report on the absence or presence of thermal expansion tanks; or(8) Report on the adequacy of the reported water heater capacity.

Electrical

.1110 ELECTRICAL (

a) The home inspector shall inspect: (1) Electrical service entrance conductors;(2) Electrical service equipment, grounding equipment, main overcurrent device, and interiors of panelboard enclosures unless unsafe conditions are reported;(3) Amperage and voltage ratings of the electrical service; (4) Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities at the interiors of panelboard enclosures unless unsafe conditions are reported; (5) 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;(6) 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;(7) The operation of ground fault circuit interrupters; and(8) Smoke detectors and installed carbon monoxide alarms.

(b) The home inspector shall describe:(1) Electrical service amperage and voltage;(2) Electrical service entry conductor materials;(3) The electrical service type as being overhead or underground; and(4) The location of main and distribution panels.
(c) The home inspector shall report in writing the presence of any readily accessible single strand aluminum branch circuit wiring.

(d) The home inspector shall report in writing on the presence or absence of smoke detectors, and installed carbon monoxide alarms in any homes with fireplaces, fuel fired appliances, or attached garages, and operate their test function, if readily accessible, except when detectors are part of a central system.

(e) The home inspector is not required to: (1) Insert any tool, probe, or testing device inside the panels;(2) Test or operate any overcurrent device except ground fault circuit interrupters;(3) Dismantle any electrical device or control other than to remove the covers of panelboard enclosures; or(4) Inspect:(A) Low voltage systems;(B) Security systems and heat detectors;(C) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system;(D) Built-in vacuum equipment;(E) Back up electrical generating equipment;(F) Other alternative electrical generating or renewable energy systems such as solar, wind, or hydro power;(G) Battery or electrical automotive charging systems; or(H) Electrical systems to swimming pools or spas, including bonding and grounding.

Heating and Air Conditioning

.1111 HEATING

(a) The home inspector shall inspect permanently installed heating systems including:(1) Heating equipment;(2) Normal operating controls;(3) Automatic safety controls;(4) Chimneys, flues, and vents, where readily visible;(5) Solid fuel heating devices;(6) Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and(7) The presence or absence of an installed heat source for each habitable space.

(b) The home inspector shall describe the:(1) Energy source; and(2) Heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.

(d) The home inspector shall 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.

(e) The home inspector is not required to:(1) Operate heating systems when weather conditions or other circumstances may cause equipment damage or when inappropriate to weather conditions at the time of inspection;(2) Operate automatic safety controls;(3) Ignite or extinguish solid fuel fires; or(4) Ignite a pilot light; or(5) Inspect:(A) The interior of flues;(B) Fireplace insert flue connections; (C) Heat exchanges;(D) Humidifiers;(E) Electronic air filters;(F) The uniformity or adequacy of heat supply to the various rooms; or (G) Solar space heating equipment.

.1112 AIR CONDITIONING

(a) The home inspector shall inspect:(1) Central air conditioning and through-the-wall ductless installed cooling systems including:(A) Cooling and air handling equipment; and(B) Normal operating controls.(2) Cooling distribution systems including:(A) Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan- coil units; and(B) The presence or absence of an installed cooling source for each habitable space.

(b) The home inspector shall describe the:(1) Energy sources; and(2) Cooling equipment type.

(c) The home inspector shall operate the systems using normal operating controls appropriate to weather conditions at the time of the inspection.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector shall report the method used to inspect the air

conditioning system and whether or not access panels were removed.

(e) The home inspector is not required to:(1) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;(2) Inspect window air conditioners; or(3) Inspect the uniformity or adequacy of cool-air supply to the various rooms.

Fireplaces and Solid Fuel Burning Equipment

From .1111 HEATING

(a) The home inspector shall inspect permanently installed heating systems including:...(4) Chimneys, flues, and vents, where readily visible;(5) Solid fuel heating devices;...

(b) The home inspector shall describe the:(1) Energy source; and(2) Heating equipment and distribution type.

(e) The home inspector is not required to:...(3) Ignite or extinguish solid fuel fires; or(4) Ignite a pilot light; or(5) Inspect: (A) The interior of flues;(B) Fireplace insert flue connections;...