



RESIDENTIAL HOME INSPECTION



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Agent

require repair or replacement. Only specialized and qualified professionals can provide definitive guidance on your course of action.

Ratings:

- N:** Inspected: The system or component was inspected.
- NI:** Not Inspected: The system or component was not inspected and a limitation of the reason is provided.
- M:** Monitor: The system or component had issues of note, but was functioning. We recommend monitoring for changes in condition.
- D:** Defect: The system or component was inspected and was not functioning as expected, allowing for normal wear and tear. These items will need to be further evaluated, repaired, or replaced by a qualified professional.

Recommended Contractors:

Some reported defects will include a recommended contractor (e.g. roofer, plumber, electrician, carpenter) if a DIY repair is practical. "DIY or Qualified Professional" will be recommended. Anyone a "qualified professional" is suggested, think of a trusted handyman or whatever is the homeowner's discretion. If the issue is best handled by a specific tradesman, then that is what is recommended.

PLEASE READ THE ENTIRE REPORT: This report's overviews and summaries are no substitute for reading and understanding the complete report in its entirety. Specific details about systems, components, and issues observed can be found in the body's comments. Be aware of the tabs present in each section, where additional information may be found.

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.

You may also view the complete report as a PDF and an export button can be found at the top right of this report.

Please feel free to call us for any clarification or questions that you have.

Inspection performed in accordance with the NCHLB Standards of Practice

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SUMMARY



THANK YOU FOR CHOOSING BULLSEYE HOME INSPECTORS!
 Thank you for choosing us for your home inspection! It was a pleasure to meet you and participate in your new home purchase.

**** SUMMARY PAGE ONLY ****

This summary page 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.

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Inspection performed in accordance with the NCHLB Standards of Practice

- 2.4.1 Site - Grading: Negative Grading
- 2.5.1 Site - Vegetation: Vegetation in Contact with House
- 3.1.1 Exterior - Siding or Exterior Paint: Separation of Mortar
- 3.3.1 Exterior - Exterior Doors: Double-Key Deadbolt Lock
- 3.9.1 Exterior - Stairs & Railings: Missing Railing (>30")
- 5.1.1 Interior - Doors: Does Not Latch
- 5.1.2 Interior - Doors: Rubbing Frame

THANK YOU FOR CHOOSING BULLSEYE HOME INSPECTORS!

Thank you for choosing us for your home inspection! It was a pleasure to meet you and be a part of your new home purchase.

The report contains two sections:

1. Summary pages containing a list of items that need to be repaired, evaluated, or monitored
2. Report body containing details related to systems, components, and issues observed

Categories:

This report divides defects into three categories: **Safety Hazard**(red), **Recommendation**(orange), and **Maintenance/Monitor**(blue). Defects should always be addressed immediately regardless of category.



These systems, components, or items may be unsafe or may have significant, adverse impacts on the value of the property. Further evaluation by a qualified professional should be conducted immediately.



These systems, components, or items were not functional, partially functional, or may contribute to additional problems, requiring further evaluation, repair, or replacement by a qualified professional.



These systems, components, or items have superficial flaws, cosmetic issues, require simple DIY repairs, or over time may potentially impact property value or the optimal operation of a system or component. DIY repairs, monitoring, or periodic maintenance by the homeowner is advised.

These categorizations are part of my professional assessment, based on conditions present and observable at the time of the inspection. They are meant to provide general guidance on severity, more specific guidance will be found in the comments for each issue. These categories shouldn't be interpreted to imply items do not

- 5.2.1 Interior - Windows: Won't Remain Open
- 5.2.2 Interior - Windows: Upper Pan Falls When Opened
- 6.1.1 Kitchen Appliances - Stove, Cooktop, & Oven: Anti-Tip Device Not Installed
- 7.3.1 HVAC - AC Compressor: Refrigerant Line Insulation Deteriorated
- 7.4.1 HVAC - Heat & Air Handler: Standing Water in Air Handler
- 7.4.2 HVAC - Heat & Air Handler: No Dead Front Cover on Shutoff
- 7.6.1 HVAC - Fireplace: Flue Obstructed
- 7.8.1 HVAC - Bathroom Ventilation: Noisy Fan
- 8.9.1 Electrical - Smoke & CO Detectors: No Detector Response
- 8.9.2 Electrical - Smoke & CO Detectors: Chirping
- 8.9.3 Electrical - Smoke & CO Detectors: Old Smoke Detectors (>10yrs)
- 9.4.1 Plumbing - Water Heater: Abandoned Water Heater
- 9.6.1 Plumbing - Bathroom Sinks: Active Leak (Fixtures)
- 9.8.1 Plumbing - Showers & Tubs: Faucet Fixture Loose
- 10.2.1 Crawlspace - Access: Crawlspace Access Door Deteriorated
- 10.9.1 Crawlspace - Ground: Standing Water (Grading)
- 10.10.1 Crawlspace - Ventilation & Dehumidification: High Humidity Levels
- 10.11.1 Crawlspace - Vapor Barrier & Encapsulation: Incomplete Coverage
- 10.11.2 Crawlspace - Vapor Barrier & Encapsulation: Old Vapor Barrier
- 11.4.1 Roof - Flashings: Counterflashing Reseal Recommended
- 11.6.1 Roof - Skylights & Roof Penetrations: Corroded Fasteners
- 12.1.1 Pests, Organic Growth, WDO - Insects: Mud Daubers

1: INSPECTION OVERVIEW

Information

General In Attendance
 Inspector, Client for Summary, Clients Agent

General: Occupancy
 Furnished

General: Soil Condition
 Damp, Dry

General Type of Building
 Single Family

General: Temperature
 86 Fahrenheit (F)

General: Weather Conditions
 Clear



General: Inspection Start Time
 1:30

General: Inspection End Time
 5:00

General General Photos

General photos of the interior, to include one per room except for small areas like closets, pantries, half bathrooms, and commodes and representative exterior photos.



General: Departure Checklist

Lights Off, Gas Fireplace Off (if app), Windows Locked, Doors Locked, Thermostat Settings Restored, Fence Gates Closed, Lockbox Secured, Reset GFCIs, Garage Door Sealed, Appliances Off
 This checklist is for your protection and ours. It ensures all conditions* of the home are restored and no company tools or materials are left behind. It is intended to be manually assessed every time, no matter what. We pull into the driveway as we leave to get video evidence of closed doors and sealed garages with a timestamp.

* with the possible exception of locking previously unlocked windows

Limitations

General:

OCCUPIED

At the time of the inspection, the home was occupied and furnished, or staged, and contained personal belongings, limiting the inspector's ability to fully access and view all areas of the home.

Some systems may have been obstructed and not tested, inspected, or viewed. Critical components might have gone uninspected and unidentified. For example, the main water shutoff might be hidden, the water heater might be unreachable, and entire sections of the attic might be blocked.

This could be insignificant or consequential, but it should be taken into account when reviewing all aspects of this report. The home inspector recommends the client conduct a thorough walk-through and potentially have a qualified professional perform an additional evaluation of the home before closing.

2: SITE

		IN	NI	M	D
2.1	General	X			
2.2	Driveway	X			
2.3	Walkway	X			
2.4	Grading	X			X
2.5	Vegetation	X			X

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

Driveway: Image

Walkway: Image

Walkway: Material
Pavers



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Driveway: Material
Gravel



Grading: Assessment of Grading on the Property

Please be aware that an NC licensed home inspector inspects exterior grading conditions with respect to their effect on the building only. This inspection should not be construed as a complete assessment of the grading on the entire property. Instances where areas of standing water are found in the yard after inclement weather, away from the building, are outside the scope of a general home inspection.

Observations

2.4.1 Grading

NEGATIVE GRADING

The grading at various points around the home was sloping towards the foundation. This leads to pooling rainwater at the foundation, potentially causing water infiltration and moisture damage to the foundation, basement, or crawlspaces, possibly structural issues. The home inspector recommends DIY repairs by adding dirt to the affected areas or having a qualified professional perform further evaluation and repair as necessary. See our article on [Negative Grading](#) for more information.

Recommendation
Contact a handyman or DIY project

Recommendation

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2.5.1 Vegetation

VEGETATION IN CONTACT WITH HOUSE

There was vegetation at the exterior of the home touching or overhanging the structure. Vegetation holds moisture between the wall and the shrub, potentially causing moisture damage if left to continue to overgrow.

The home inspector recommends DIY repairs by trimming the shrubs and cleaning the exterior walls or having a qualified professional address it.

Recommendation
Contact a handyman or DIY project

Maintenance/Monitor



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3: EXTERIOR

		IN	NI	M	D
3.1	Siding or Exterior Paint	X			X
3.2	Front Porch	X			
3.3	Exterior Doors	X			X
3.4	Exterior Receptacles	X			
3.5	Hose Bibs	X			
3.6	Exterior Windows	X			
3.7	Wall Vents	X			
3.8	Decks & Balconies	X			
3.9	Stairs & Railings	X			X
3.10	Wall Flashings	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

Siding or Exterior Paint: Material
Logs

Front Porch: Attributes
Ceiling Fan, Covered

Exterior Doors: Functionality
Latches, Weatherstripping, Locks, Doorbell

Decks & Balconies: Images

Stairs & Railings: Material
Wood

These are pictures of the back deck and are for informational use only.

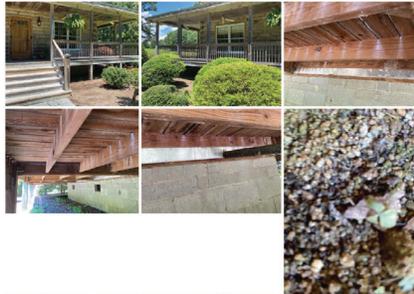
Siding or Exterior Paint: Information

Properly installed and maintained siding is a critical component of your home, preventing water intrusion, moisture damage, and organic growth such as mold and mildew. It plays a role in the home's energy efficiency, lowering your heating and cooling costs. It eliminates entry points for pests that can damage structural components and potentially spread disease. And it massively enhances the appearance and overall curb appeal of your home.

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Front Porch: Image



Observations

3.1.1 Siding or Exterior Paint

SEPARATION OF MORTAR

There was minor separation of the mortar between the stone chimney and the adjacent log wall section on the right exterior wall. This gap may allow water intrusion, contribute to wood damage, or indicate structural movement. The home inspector recommends having a qualified professional perform further evaluation and advise next steps.

Recommendation
Contact a qualified professional.

Maintenance/Monitor

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3.3.1 Exterior Doors

DOUBLE-KEY DEADBOLT LOCK

The back and side exterior doors had double-key deadbolts installed. All means of egress, such as windows and doors, should be operable from the inside without the use of special knowledge or tools, including keys that may or may not be inserted during an attempt to exit during an emergency. While this is an important safety issue, the problem is easily addressed and this is a less severe concern given at least one means of egress from the home has a standard deadbolt.

The home inspector recommends DIY repairs by replacing the double-key deadbolt with a standard deadbolt or having a qualified professional perform further evaluation and repair as necessary. See our article on the [Dangers of Double-Key Deadbolts](#) for more information.

Recommendation
Contact a handyman or DIY project

Maintenance/Monitor



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3.9.1 Stairs & Railings

MISSING RAILING (>30")

The porch lacked a railing where the drop to the ground exceeds 30 inches at the back right corner. Current safety standards typically require guardrails in such conditions to help prevent falls and potential injuries, particularly for children, elderly individuals, or guests unfamiliar with the property. The home inspector recommends having a qualified professional install a proper guardrail to improve safety and meet modern standards.

Recommendation
Contact a qualified professional.

Recommendation



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4: ATTIC

		IN	NI	M	D
4.1	General	X			
4.2	Attic Access	X			
4.3	Insulation & Floor	X			
4.4	Roof Structure	X			
4.5	Sheathing	X			
4.6	Ventilation	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

Attic Access: Type
Pull Down Ladder

Attic Access: Location
Hallway Bathroom

Insulation & Floor: Material
Blown, Fiberglass



Insulation & Floor: Batt R-Value
R-30

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Insulation & Floor: Blown
Insulation Depth
11 inches

Roof Structure: Description
Manufactured Truss System



Sheathing: Material
Plywood

Ventilation: Type
Soffit (continuous), Ridge Vents

General Images

These are pictures throughout the attic and are for informational use only.



Limitations

General
PERSONAL BELONGINGS

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At the time of the inspection, the attic contained personal belongings, limiting the view of all areas of the attic and roof structure. Some systems may have been obstructed and not tested, inspected, or viewed. The home inspector recommends having a follow-on attic inspection performed by a qualified professional after the personal belongings are cleared, prior to closing.



The window sash in the dining room does not remain up when opened, indicating a failure in the window's balance system, such as sash cords or spring balances. This can pose a safety hazard if it closes unexpectedly.



The home inspector recommends having a qualified professional perform further evaluation and repair as necessary.

Recommendation:
Contact a qualified professional.

5.2.2 Windows

UPPER PAN FALLS WHEN OPENED

The upper window sashes in the upstairs front-right bedroom and living room would not stay in place when unlatched and fell when released. This may indicate worn or broken balance mechanisms or hardware. A falling sash can pose a safety hazard and reduce the windows usability and energy efficiency. The home inspector recommends having a qualified professional perform further evaluation and repair as necessary.

Recommendation:
Contact a qualified professional.



Maintenance/Monitor

5: INTERIOR

	IN	NI	M	D
5.1 Doors	X			X
5.2 Windows	X			X
5.3 Ceilings	X			
5.4 Floors	X			
5.5 Walls	X			
5.6 Stairs & Railings	X			
5.7 Countertops, Cabinets, & Drawers	X			
5.8 Bathrooms	X			
5.9 Closets	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

Windows: Material Vinyl	Windows: Type Double hung	Ceilings: Material Drywall
Floors: Material Carpet, Tile, Hardwood	Walls: Material Logs	Countertops, Cabinets, & Drawers: Material Cabinetry Material Wood
Countertops, Cabinets, & Drawers: Material Laminate		

Observations

5.1.1 Doors
DOES NOT LATCH
The doors in the upstairs back left bedroom and master bathroom did not latch properly potentially indicating a misaligned latch, unlevelled installation, loose hinges, or typical settlement of the home. The home inspector recommends DIY repairs by properly aligning the door or strike plate and latch or having a qualified professional do it if desired.
Recommendation:
Contact a handyman or DIY project

Maintenance/Monitor



5.1.2 Doors
RUBBING FRAME
The master bathroom closet door is rubbing against the frame, which can cause difficulty in opening and closing the door smoothly. This issue can also lead to damage to the door and frame over time. The home inspector recommends having a qualified professional perform further evaluation and repair as necessary to address the door rubbing against the frame.
Recommendation:
Contact a qualified professional.

Maintenance/Monitor



5.2.1 Windows
WON'T REMAIN OPEN

Maintenance/Monitor

6: KITCHEN APPLIANCES

	IN	NI	M	D
6.1 Stove, Cooktop, & Oven	X			X
6.2 Dishwasher	X			
6.3 Refrigerator	X			
6.4 Range Hood	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

Stove, Cooktop, & Oven: Brand Spectra	Stove, Cooktop, & Oven: Description Electric Cooktop, Electric Oven	Stove, Cooktop, & Oven: Functionality Burners Functional, Fan Functional, Overhead Light Functional, Baking Element Functional, Oven Light Functional, Broiler Element Functional
Dishwasher: Brand Whirlpool	Dishwasher: Functionality Functional	Refrigerator: Brand Whirlpool
Refrigerator: Functionality Freezer, Refrigerator, Ice Maker	Range Hood: Description Recirculated into Kitchen	Range Hood: Functionality Functional

Stove, Cooktop, & Oven: Image
Closed, operating burners, baking element (or temp), broiling element, overhead light, and oven light



Dishwasher: Images
1. Closed
2. Cycle Completed Indicator
3. Open after run fully drained, bottom rack out w baskets



Refrigerator: Image

1. Front
2. Ice Maker
3. Freezer Temp
4. Refrigerator Temp



Limitations

Refrigerator:

REFRIGERATOR NOT MOVED

Refrigerators are not pulled out from their locations during the home inspection, due to the risk of damage to the refrigerator, surrounding areas, or injury. When possible, efforts are made to look behind and around for evidence of any issues, but the areas beneath and behind an installed refrigerator are outside the scope of a general home inspection.

Observations

6.1.1 Stove, Cooktop, & Oven

Safety Hazard/Material Defect

ANTI-TIP DEVICE NOT INSTALLED

There was no anti-tipping device installed at the time of the inspection. Not having an anti-tipping device installed could result in tilting and falling forward when the oven door is open, especially if a child or pet attempts to climb or a heavy dish is placed or dropped on the open door.

While this is a legitimate safety concern, the resolution is inexpensive and easy to address. This poses a safety risk and the home inspector strongly recommends DIY repairs by installing an anti-tip device or having a qualified professional perform further evaluation and repair as necessary.

Recommendation:
Contact a handyman or DIY project



7: HVAC

	IN	NI	M	D
7.1 General	X			
7.2 Thermostats	X			X
7.3 AC Compressor	X	X		X
7.4 Heat & Air Handler	X			X
7.5 Distribution	X			
7.6 Fireplace	X			X
7.7 Chimneys, Flues, & Vents	X			
7.8 Bathroom Ventilation	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

General: Heat Temp Readings N/A	Thermostats: Thermostat Count 2 controls	AC Compressor: Configuration Electric, Split
Reading in "F" from a register with the heat running.	AC Compressor: Service Disconnect Next to Compressor	AC Compressor: Manufacturer York
AC Compressor: Location Exterior Right	AC Compressor: Refrigerant Type Unknown	Heat & Air Handler: Configuration Heat Pump
AC Compressor: Manufacture Date APR 2018	Heat & Air Handler: Location Crawlspace	Heat & Air Handler: Manufacturer York
Heat & Air Handler: Condensate Drainage Float Switch, To Exterior, Condensate Pump, Drain Pipe Trap, Waste Drain	Heat & Air Handler: Distribution: Description Flexible, Insulated, Fair Condition	Heat & Air Handler: Distribution: Return Filter Size 20x25x1
Heat & Air Handler: Manufacture Date APR 2018		



Fireplace: Type
Masonry

Fireplace:Fuel

- Solid Wood
- Solid Wood, Gas, Electric

General:HVAC Inspection

The HVAC and control systems were evaluated by running the systems in either the air conditioning or heating modes, depending on the outside temperature at the time of the inspection. The exterior systems and components were inspected visually and appeared to be functioning properly at the time of the inspection. Maintenance records, warranties, and documentation should be obtained from the owner.

It's important to know that HVAC systems are highly specialized systems that require highly specialized training and equipment to fully inspect. Those inspections should be done annually and more involved servicing may be required every 5 years by a certified HVAC technician. Unless specifically requested by a remaining tenant or homeowner, the AC is set to 75°F and the heat is set to 58°F after testing to minimize system usage, while protecting against freezing pipes or excessive humidity, chosen for their balance of safety and efficiency.

General:Standard Maintenance Recommendation

It is recommended that HVAC systems be inspected and serviced annually in order to:

- Ensure Efficiency:** Over time, HVAC systems can lose efficiency due to wear and tear, dirt accumulation, and minor damage, leading to increased energy usage and higher utility bills.
- Prevent Outages:** Annual inspections can identify minor issues that could lead to significant problems if left unaddressed. Catching these early avoids major system breakdown, particularly during extreme conditions.
- Prolong Lifespan:** Well-maintained HVAC systems last longer than neglected ones.
- Maintain Air Quality:** A regularly inspected and maintained HVAC system promotes indoor air quality by controlling humidity levels and filtering out pollutants.
- Promote Safety:** For combustion systems, like gas furnaces, annual inspections are critical for detecting dangerous leaks or damage that could lead to carbon monoxide poisoning or fires.
- Warranty Terms:** HVAC manufacturers often require regular professional maintenance as a condition of their warranties.

Heat & Air Handler:Images

- Air Handler
- Data Tag
- Line Set
- Fuel Source
- Gas or Electrical Shutoff
- Drp Pan and Trap
- Frost Switch
- Drainage Lines
- Firing Furnace Burners



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General:AC Temp Readings

5/9/22

Reading in °F from a register with the AC running.



General:Limits of Temp Readings

Please note that the evaluation of temperature readings detailed in this home inspection report is based on an abbreviated method of testing. This simplified method uses a laser thermometer to measure the temperature at the register nearest to the equipment.

It's important to understand that while this approach can provide useful information about the HVAC system's performance, it is not the most optimal, comprehensive testing that an HVAC professional might perform. The temperature readings provided in this report can serve as an indicator of potential issues but should not be solely relied on for making critical decisions about the HVAC system. If the findings in this report suggest potential problems, or if you desire a more precise evaluation, it is recommended to consult a qualified HVAC professional.

This temperature readings are not an exhaustive analysis, but part of a broader home inspection process that is not intended to replace specialized HVAC diagnostic procedures.



Heat & Air Handler:Maintenance Panel

Opened

The access panels of the air handler are opened at the discretion of the home inspector. If opened, the burners can be evaluated, but there are many situations where the panels are not opened. If the unit is brand new, they aren't often opened, because the risk of damaged burners is very low compared to the risk to the equipment or warranty to open the panels. Conversely, if the unit is old, they often aren't opened either due to the risk to the old equipment and the fact that the equipment will be recommended to be replaced regardless. There are also instances of poor accessibility, small maintenance platforms, rusted bolts, specialized tool requirements that may all play into the decision to open the access panel.

Fireplace:Images

- Staircase
- Panels opened
- Fuel or vent



Fireplace:Fireplace Inspection

Fireplace inspections are a specialized service designed to protect your personal safety, your property, and your insurability. It's imperative that this fireplace is inspected by a qualified fireplace professional before closing and annually thereafter.

Limitations

General:SUMMER CONDITIONS

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AC Compressor:Images

- Compressor
- Data Tag
- Line Set
- Electrical Shutoff



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We do not operate the AC heat pumps during summer conditions with temperatures above 80°. High outdoor temperatures can stress the system and produce inaccurate performance results. This limits the inspection of the heating components of the HVAC, and the home inspector recommends having a follow-up heating system inspection when outdoor temperatures fall below 80°.



AC Compressor

DATA TAG ILLEGIBLE

The data tag on the compressor is illegible, making it difficult to retrieve critical information such as the manufacturer, model number, and specifications of the unit. The data tag provides important details about the compressor's capacity, efficiency rating, and maintenance requirements.



Heat & Air Handler

SUMMER CONDITIONS

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We do not operate heating systems during summer conditions when the outdoor temperature is above 70°. High outdoor temperatures increase the risk of wear and tear on furnaces and particularly in cases of heat pumps. This limits the inspection of the heating components of the HVAC and the home inspector recommends having a follow-on heating system inspection when outdoor temperatures fall below 70°.

Chimneys, Flues, & Vents

CHIMNEY & VENT INSPECTIONS

The interior of chimneys, vents, and flues require special expertise to be inspected. This falls outside the scope of a general home inspection, and the home inspector recommends having a chimney sweep perform a complete evaluation to confirm its safe, effective operation.

Observations

REFRIGERANT LINE INSULATION DETERIORATED

Maintenance/Monitor

The refrigerant line insulation on the AC compressor was deteriorated, which can cause energy loss and condensation. The home inspector recommends DIY repairs by replacing the insulation, or having a qualified professional replace it.

Recommendation
Contact a handyman or DIY project



7.4.1 Heat & Air Handler

STANDING WATER IN AIR HANDLER

Recommendation

There was standing water observed inside the air handler unit, which can indicate issues such as clogged condensate drain lines, improper installation, or a malfunctioning condensate pump. This can lead to high humidity levels within the system, promoting the growth of mold and bacteria which can affect indoor air quality. Also, the prolonged presence of water can cause corrosion and other damage to the air handler components, potentially leading to costly repairs and decreased system efficiency. This issue poses a health hazard and the home inspector strongly recommends having an HVAC professional perform further evaluation and repair as necessary.

Recommendation
Contact a qualified HVAC professional.



7.4.2 Heat & Air Handler

NO DEAD FRONT COVER ON SHUTOFF

Recommendation

There was no dead front cover present on the air handler shutoff, which can expose live electrical components and pose a safety hazard. Without a dead front cover, there is an increased risk of electrical shock, accidental contact, or arcing, which could lead to injury or electrical fire. The home inspector recommends having a qualified professional install a dead front cover on the air handler shutoff to ensure safety.

Recommendation
Contact a qualified professional.



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7.6.1 Fireplace

FLUE OBSTRUCTED

Recommendation

The fireplace flue was obstructed, which can prevent proper venting of smoke and combustion gases. This condition may increase the risk of smoke buildup, carbon monoxide exposure, and fire hazards. This issue poses a health hazard and the home inspector strongly recommends having a qualified professional perform further evaluation and cleaning or repair as necessary.

Recommendation
Contact a qualified professional.



7.8.1 Bathroom Ventilation

NOISY FAN

Recommendation

The exhaust fan in the downstairs bathroom was noisy when operated. This can indicate that the fan could be near the end of its useful service. The home inspector recommends DIY repairs by replacing the exhaust fan or having a qualified professional perform further evaluation and repair as necessary.

Recommendation
Contact a qualified professional.



7.8.1 Bathroom Ventilation

NOISY FAN

Maintenance/Monitor

The exhaust fan in the downstairs bathroom was noisy when operated. This can indicate that the fan could be near the end of its useful service. The home inspector recommends DIY repairs by replacing the exhaust fan or having a qualified professional perform further evaluation and repair as necessary.

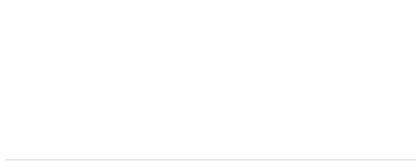
Recommendation
Contact a qualified professional.

BullEye Home Inspectors

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AC Compressor:Images

- Compressor
- Data Tag
- Line Set
- Electrical Shutoff



AC Compressor

DATA TAG ILLEGIBLE

The data tag on the compressor is illegible, making it difficult to retrieve critical information such as the manufacturer, model number, and specifications of the unit. The data tag provides important details about the compressor's capacity, efficiency rating, and maintenance requirements.



Heat & Air Handler

SUMMER CONDITIONS

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8: ELECTRICAL

	IN	NI	M	D
8.1 General	X			
8.2 Service Entrance	X			
8.3 Electrical Panels	X	X		
8.4 Main Overcurrent Device	X			
8.5 Breakers & Fuses	X			X
8.6 Wiring & Conduit	X			
8.7 Receptacles	X			
8.8 Lights, Switches, & Fans	X			
8.9 Smoke & CO Detectors	X			
8.10 Service Ground	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

Service Entrance:Location Exterior Rear	Service Entrance:Type Underground	Service Entrance:Material Copper
Service Entrance:Amperage & Voltage 120/240 Volts	Electrical Panels:Main Panel Capacity 200 Amps	Electrical Panels:Manufacturer GE
Main Overcurrent Device:Description Breaker	Breakers & Fuses:Description Breakers	Wiring & Conduit:Material Non-Metallic Shielded Copper
Smoke & CO Detectors:Functionality Dead/No Battery	Service Ground:Description Ground Rod	

Electrical Panels:Sub Panel Capacity

90 amp



Receptacles:Upsidedown Receptacles

There were multiple electrical receptacles in the home installed upside-down, with the ground prong positioned at the top. Typically, this is a minor inconvenience and is usually only done for receptacles that are powered by a switch in the same room.



Limitations

General

STANDARD ELECTRICAL INSPECTION LIMITATIONS

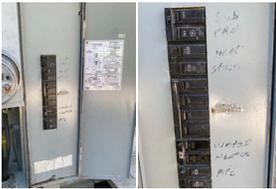
- The breakers in the electrical panels were not tested and the power wasn't cycled on and off.
- The accuracy of the breakers' labels was not verified.

Service Entrance:Image



Electrical Panels:Main Panel Images

At Meter



Electrical Panels:Sub Panel Images

Laundry Room



9: PLUMBING

	IN	NI	M	D
9.1 Main Water Shutoff & Pressure Regulator	X			
9.2 Supply	X			
9.3 Distribution	X			
9.4 Water Heater	X			X
9.5 Kitchen	X			
9.6 Bathroom Sinks	X			X
9.7 Toilets	X			
9.8 Showers & Tubs	X			X
9.9 Spa Tub	X			
9.10 Laundry	X			
9.11 Drain, Waste, & Plumbing Vents	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

Supply:Source Private Well	Supply:Water Pressure 40 psi	Supply:Water Temperature 103.6 °F
Distribution:Material PEX (Cross-Linked Polyethylene)	Distribution:Visibility Crawlspace	Water Heater:Functionality TPR Piped to Exterior
Water Heater:Type Electric	Water Heater:Location Crawlspace	Water Heater:Manufacture Date MAR 2018
Water Heater:Capacity 47 Gal		



Spa Tub:Functionality

Functional, GFCI



Drain, Waste, & Plumbing Vents:

Source
Septic System

Drain, Waste, & Plumbing Vents:Material
PVC (Polyvinyl Chloride)

Drain, Waste, & Plumbing Vents:Visibility
Crawlspace

Main Water Shutoff & Pressure Regulator:Main Water Shutoff Location
Crawlspace

Very important information every homeowner should be aware of. If there is ever a plumbing emergency, closing this valve is your first action before contacting a plumber.



Water Heater:Images

- Water Heater
- Data Tag
- Expansion Tank
- TPR Valve
- Drainage
- Top of Unit



Water Heater:Manufacturer
Rheem

It is recommended to flush and service your water heater tank or tankless water heater annually for optimal performance. Water temperature should be set to at least 120°F to kill microbes and no higher than 130°F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Electrical Panels

ELECTRICAL PANEL PAINTED, RUSTED, OR SEALED SHUT

At the time of the inspection, the main electrical panel was rusted shut. Attempting to gain access to the panel in this situation is intrusive, commonly causing damage. This has limited the inspection of the panel, breakers, and electrical components within the panel. The home inspector recommends having a follow-up electrical inspection of the electrical panel performed by a qualified electrician after the panel has been replaced or the obstruction has been addressed, prior to closing if desired.



Observations

8.9.1 Smoke & CO Detectors

NO DETECTOR RESPONSE

Several smoke detectors in the home did not respond when tested. Non-responsive smoke detectors can pose a significant safety risk in the event of a fire. It is crucial to have a qualified professional assess and repair the non-responsive smoke detectors to ensure they function correctly and provide early warning in case of a fire. The home inspector recommends DIY repairs by replacing the batteries or having a qualified professional perform further evaluation and repair as necessary.

Recommendation
Contact a handyman or DIY project



8.9.2 Smoke & CO Detectors

CHIRPING

Several smoke alarm in the home were chirping, typically indicating a low battery. A non-functioning or unreliable smoke alarm can compromise occupant safety in the event of a fire. The home inspector recommends DIY repairs by replacing batteries.

Recommendation

Contact a handyman or DIY project



8.9.3 Smoke & CO Detectors

OLD SMOKE DETECTORS (>10YRS)

Several smoke detectors in the home appeared to be aged beyond the recommended service life of 10 years, beyond which the units may not respond properly in the event of a fire. The home inspector recommends DIY repairs by replacing the smoke detectors.

Recommendation
Contact a handyman or DIY project



Spa Tub: Maintenance Panel

The spa tub had a required maintenance panel, allowing access to the mechanical components of the spa tub, should they require maintenance.



Limitations

Supply

PRIVATE WELL

The home's water supply came from a private well on the property. Wells fall outside the scope of a general home inspection, and the home inspector recommends having a qualified professional perform a complete evaluation to confirm its safe, effective operation.



Distribution

SHUTOFF VALVES NOT OPERATED

Plumbing shutoff valves for toilets or under sinks are not tested as part of this home inspection as they can occasionally be prone to leaking when operated.

Showers & Tubs

PARTIAL SHOWER TESTING

As part of a standard home inspection, the showers were tested by turning the water on, testing the faucets, or other functionality. However, the home inspector did not actually take a shower. Taking a shower applies weight to the shower pan while the water is running. There are potential deficiencies that only become evident when the shower is used as designed, but that fall outside the scope of a general home inspection, and the home inspector recommends monitoring for any issues after using the shower to ensure proper operation.

Laundry

WASHER & DRYER PRESENT

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The washer and dryer in the home, as well as associated plumbing, drainage, and electrical, were not inspected. These are considered not built-in appliances, but rather personal property that isn't guaranteed to convey with the sale and are therefore not within the scope of a general home inspection. The home inspector recommends testing these units for functionality prior to closing if the equipment is being transferred with the sale of the home. Additionally, these appliances obstruct the visual inspection of the walls and flooring in and around the area of the washer and dryer and could hide defects behind or beneath the washer and dryer. The home inspector recommends the client conduct a follow-up inspection of the laundry area after the washer and dryer have been removed, prior to closing.



Observations

9.4.1 Water Heater



ABANDONED WATER HEATER

There was an abandoned water heater in the crawlspace, which can pose safety and environmental concerns.

The home inspector recommends having a qualified professional safely disconnect and remove the unit, following local regulations for disposal or recycling.

Recommendation

Contact a qualified professional.



9.4.1 Bathroom Sinks



ACTIVE LEAK (FIXTURES)

There was an active leak from the fixtures (faucet, handles, stopper) under the master bathroom (right) sink whenever it is operated, which will lead to water damage and potentially mold growth and it requires immediate attention.

This is a relatively easy problem to fix compared to the damage the issue can cause if not addressed promptly.

The home inspector **strongly recommends** having a qualified plumber perform further evaluation and repair as necessary.

Recommendation

Contact a qualified plumber

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9.8.1 Showers & Tubs



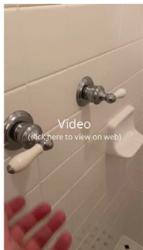
FAUCET FIXTURE LOOSE

The bathtub faucet fixture in the primary bedroom stairs hallway bathroom was loose. This can cause strain and damage to the underlying distribution pipes, which may potentially result in leaks and water damage within the wall.

The home inspector recommends having a plumber perform further evaluation and repair as necessary.

Recommendation

Contact a qualified plumber



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10: CRAWLSPACE

	IN	NI	M	D
10.1 General				
10.2 Access	X			X
10.3 Foundation Walls	X			
10.4 Sill Plate	X			
10.5 Girders, Joists, Columns, & Piers	X			
10.6 Subflooring	X			
10.7 Insulation	X			
10.8 Laundry Ductwork	X			
10.9 Ground	X			X
10.10 Ventilation & Dehumidification	X			X
10.11 Vapor Barrier & Encapsulation	X			X

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

General: Description

Crawlspace

Access: Image



Foundation Walls: Material

CMU (Concrete Masonry Unit)

Sill Plate: Description

Full Perimeter, Bolted

Girders, Joists, Columns, & Piers: Description

Wood Girders, Wood Joists

Subflooring: Description

Plywood

Insulation: Description

Batt Fiberglass

Laundry Ductwork: Condition

Metal

Ground: Moisture

Standing Water

Ventilation & Dehumidification: Description

Manual Vents (Open)

Vapor Barrier & Encapsulation: Description

Vapor Barrier

Vapor Barrier & Encapsulation: Material

Plastic Barrier, Partial Coverage

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General: Crawlspace Images

These are pictures throughout the crawlspace and are for informational use only.



Limitations

General

VAPOR BARRIER

The floor of the crawlspace was covered by a vapor barrier that restricted the view and accessibility of the crawlspace floor and parts of the columns or piers. Most of what would and should be hidden by a vapor barrier is insignificant, but there is a chance that the barrier was inadvertently laid over top of drainage systems or sump pumps.

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Observations

10.2.1 Access



CRAWLSPACE ACCESS DOOR DETERIORATED

The access door to the crawlspace was deteriorating, which may lead to water intrusion, animals, and debris entering the crawlspace, potentially causing standing water and allowing animals to nest.

The home inspector recommends either DIY repairs by replacing the access door or having a qualified professional replace it if desired.

Recommendation

Contact a qualified professional.



10.9.1 Ground

STANDING WATER (GRADING)

There was standing water in crawlspace, at the back-right, under the kitchen cantilever indicating the crawlspace was not graded properly to allow the water to drain away and create a healthy environment. The home inspector recommends having a qualified professional perform further evaluation and repair as necessary.

Recommendation

Contact a qualified professional.



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10.10.1 Ventilation & Dehumidification

HIGH HUMIDITY LEVELS

The crawlspace exhibited signs of high humidity, including widespread condensation and standing puddles of water. While moisture meter readings were within a normal range (<20%) the visible conditions indicate an active moisture issue that may not yet have absorbed into the wooden components. Prolonged exposure to elevated humidity can lead to microbial growth, wood decay, and other structural or environmental concerns.

The home inspector recommends having a qualified professional perform further evaluation and implement moisture mitigation strategies such as drainage correction, ventilation adjustments, or dehumidification as necessary.

Recommendation

Contact a qualified professional.



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10.11.1 Vapor Barrier & Encapsulation

INCOMPLETE COVERAGE

The vapor barrier in the crawlspace provides incomplete coverage. A fully intact and correctly installed vapor barrier is crucial for preventing moisture from the ground from evaporating into the crawlspace area. Incomplete coverage can lead to increased humidity levels within the crawlspace, fostering mold growth, wood rot, and potentially attracting pests. Moreover, excessive moisture can compromise the structural integrity of the home and impact indoor air quality.

The home inspector recommends having a qualified professional perform further evaluation and repair as necessary.

Recommendation

Contact a qualified professional.



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10.11.2 Vapor Barrier & Encapsulation

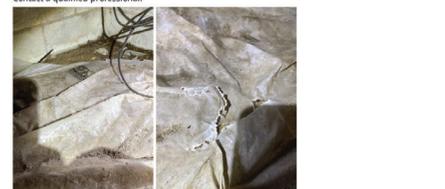
OLD VAPOR BARRIER

The vapor barrier in the crawlspace was aged and degraded, with gaps, tears, or deterioration in the vapor barrier can reduce its effectiveness at limiting ground moisture from entering the crawlspace environment. This can contribute to elevated humidity, microbial growth, and wood deterioration over time.

The home inspector recommends having a qualified professional perform further evaluation and repair as necessary.

Recommendation

Contact a qualified professional.



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11: ROOF

	IN	NI	M	D
11.1 General	X			
11.2 Coverings	X			
11.3 Drainage System	X			
11.4 Flashings	X			X
11.5 Chimney	X			X
11.6 Skylights & Roof Penetrations	X			X

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Information

General: Roof Style Gable	General: Inspection Method Drone	General: Estimated Age 11-20
Coverings: Material Metal	Drainage System: Material Metal	Flashings: Material Metal

Several fasteners at roof penetrations were corroded, which can weaken the watertight seal around penetrations and may eventually lead to roof leaks or accelerated deterioration.
The home inspector recommends having a qualified roofer evaluate and replace corroded fasteners and reseal the affected areas as necessary.

Recommendation
Contact a qualified roofer



General: Images

These are pictures of the roof and are for informational use only. Please be advised these may only be a sample of the roof images analyzed and the full catalog of images is only made available upon request.



Chimney: Images



Skylights & Roof Penetrations: Images

These are pictures of the roof penetrations and are for informational use only.



Limitations

General

DRONE INSPECTION

The inspection of this roof was conducted using a drone. Roof inspections conducted with drones provide valuable visual information about the roof's condition, but they may have limitations in terms of their physical assessment. These limitations are strongly mitigated by the combination of high-quality drone imagery and the thorough inspection of the underlying structures in the attic.



Observations

11.4.1 Flashings COUNTERFLASHING RESEAL RECOMMENDED

Recommendation

The roof counterflashing was observed to have minor gaps or was not fully sealed to the adjoining surface. This condition can allow water to penetrate behind the flashing, potentially leading to moisture intrusion and damage to underlying materials over time.
The home inspector recommends DIY resealing of the counterflashing using appropriate exterior-grade sealant or having a qualified professional perform further evaluation and repair as necessary.

Recommendation
Contact a qualified roofer



11.6.1 Skylights & Roof Penetrations CORRODED FASTENERS

Recommendation

12: PESTS, ORGANIC GROWTH, WDO

	IN	NI	M	D
12.1 Insects	X			

IN = Inspected NI = Not Inspected M = Monitor D = Defect

Observations

12.1.1 Insects

Maintenance/Monitor

MUD DAUBERS

Mud dauber nests were found under the front porch. Mud daubers are solitary wasps that build their nests from mud, often on walls, ceilings, and under eaves. While they are not typically aggressive and help control spider populations, their nests can be unsightly and, over time, may cause minor damage to surfaces or obstruct ventilation systems and drains if built in or near these areas.
The home inspector recommends DIY repairs by removing the nests or having a qualified professional remove them.

Recommendation
Contact a handyman or DIY project



13: ADVISORIES

Information

Advisories: SOP Compliance

Bullseye Home Inspectors aims to conduct our residential home inspections in full compliance with the NCHLB Standards of Practice. Assessments will be provided of every system and component that is installed, accessible, and observable. If any existing systems or components are not inspected, we will outline the reason for this. Residential home inspections are limited, visual inspections and as such are neither technically exhaustive nor quantitative.

Observations supplied in this report will be of systems and/or components that were dangerous, currently or may potentially cause significant property damage, or are inoperative or sub-optimally operational. Recommendations to repair, replace, or monitor are intended to suggest further evaluation by a qualified professional before closing on the home's purchase. Expert evaluators will identify and quantify the effort and cost of needed mitigations that may exceed the scope of a limited, visual inspection of the property.

The results of this inspection are narrowly limited to the accessibility and conditions present at the time of the inspection. Any issues not reported found in inaccessible or concealed areas; issues that reveal themselves in the future; or discoverable with conditions not present at the inspection (i.e. Rain, heat, humidity, etc.) are beyond the scope of this report.

Any building orientation references to *front* are relative to facing the house from the street, as pictured in the cover photo. Multi-tenant units, like condos, will use the front entrance of the main building as *front*.

Advisories: Minor Repairs

As a courtesy, the home inspector may make some minor repairs while on site, such as:

- Tap down underdriven hinge bolts
- Remove excess lint from the exterior dryer vents
- Reattach downspout extensions
- Replace missing electrical panel screws
- Tighten receptacle screws
- Tighten door knobs
- Reattach drain stoppers
- Reinstall insulation hangers

These repairs are made at the sole discretion of the individual home inspector when time, materials, and easy access allow.
This disclaimer should not be construed as a promise to provide all or any of the services mentioned above.

Advisories: Recommendations

CONTRACTORS/FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "qualified" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If a recommendation or repair by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE/METHODS OF REPAIR: suggested causes of damage or defects, and methods of repair mentioned in this report are offered as a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Advisories: Negotiability

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.

Advisories: Notice to Third Parties

This report is the property of Bullseye Home Inspectors and is © Copyrighted as of 2022. The Clients and their Direct Real Estate Representative named herein have been named as licensees of this document. This document is non-transferable, in whole or in part, to any and all third parties, including subsequent buyers, sellers, and listing agents. Copying and passing deficiencies to prepare the repair requests is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified home inspector of their choosing to provide them with their own inspection and report.

Advisories: \$10,000 Honor Guarantee

INTERNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.
INTERNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection, as long as an INTERNACHI certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.



Limitations

Advisories

EXCLUSIONS

Inspection Exclusions:

- Outbuildings or detached structures
- Fences, gates, or dividing walls
- Landscaping
- Firepits
- Pools, saunas, and spas
- Bathub overflow drain
- Washers and dryers
- Portable microwaves
- Propane tanks (buried or above ground)
- Areas deemed personally dangerous to the home inspector and at his/her sole discretion
- Systems or components that require moving of personal items, floor coverings, furniture, plants, or insulation in order to access and/or observe
- Any inaccessible or unobservable system or component requiring the removal of snow, ice, soil, or debris
- Any underground systems and components (sewer lines, septic tanks, buried fuel storage, etc)
- Any other component not permanently attached to the home
- Central vacuum systems
- Window AC units
- Gas furnace heat exchangers
- Water conditioners, softeners, or filters
- Storm doors and storm windows
- Security systems
- Intercoms
- Underground drainage & fuel systems

Operation Exclusions:

- Gas shut-off valves
- Water shut-off valves
- Unpowered, disabled, or inoperable appliances or components

Report Exclusions:

- Causes of damage
- Reasons for the need for repairs or corrections
- Required materials or methods of repairs or corrections
- Cost of repairs or corrections
- Insurability of the property, any associated systems, or components
- Assessments related to any system's or component's durability, adequacy, efficiency, or design
- Suitability for specialized use of property, regulatory requirements, or restrictions
- Environmental analyses such as, but not limited to lead plumbing, lead-based paint, pest infestations, asbestos, radon, mold, WDO (Wood-Destroying Organisms), fungi, mercury, carbon monoxide, Chinese drywall products, or pesticides
- City/County ordinance or statute violations
- Code compliance or lack thereof
- The market value of the property
- Recommendations or cautions of the property's purchase

Only items and components directly and permanently attached to the structure are inspected according to the NCHLB Standards of Practice, and most of these items are only required to be reported on with their respected effect on the structure.

Advisories

RIGHT TO EXCEED SOP

The NCHLB Standards of Practice outline what is legally required to be inspected by licensed North Carolina home inspectors, such as permanently attached systems and components associated with the property. However, Bullseye Home Inspectors reserves the right to exceed the Standards of Practice and provide additional assessments and recommendations about systems and components that normally fall outside the Standards of Practice, as a courtesy to provide the highest-level service.

For instance, this home may contain detached patios, stairs, decks, retaining walls, outbuildings, fireplaces, pools, and related equipment, etc. If comments are made with regard to these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items are of concern, an evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by appropriate professionals.

Advisories

SIZE & AGE DISCLAIMER

Square footage and age of the home are provided by our technology platform, derived from ATTOM a data brokerage company that manages real-estate data profiles based on the most recent public records available. We aren't responsible for their accuracy or timeliness, independent verification is encouraged.

Advisories

INACCESSIBLE AREAS

This report may reference systems, components, items, or areas that weren't fully accessible at the time of inspection. I make no assertions, assessments, or representations regarding these items or their conditions. Gaining future access to these areas may reveal conditions or damage not contained within this report, as they fell outside the scope of the NCHLB Standards of Practice.

Advisories

DRAINAGE OBSERVATIONS

Grading and lot drainage assessments of performance are limited to the conditions existing at the time of the inspection only, and cannot be guaranteed as those conditions constantly change. Future weather events may reveal issues that were not observable or foreseen at the time of inspection.
Items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.

Advisories

COMPONENT LIFE EXPECTANCY

Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which could not be determined at the time of inspection.