



## Home Inspection Report

### New Construction Sample

### Wake Forest, NC 27587

Inspected By: Stephen Pait, CMI- Lic # 4329 &  
Septic Lic #72451

Inspected on Mon, Aug 18, 2025 at 8:00 AM

**Pait Home Inspections of North Carolina, LLC**

(919) 675-4095

[paitinspections.com](http://paitinspections.com)

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

**Item In Need of Repair/Replacement:** A condition of a system or component that renders it nonworking, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace.

**Item of Improvement:** A condition of a system or component that renders it nonworking, non-performing, or non-functioning or unsafe, and may be repaired, corrected or replaced by a professional contractor or the homeowner. Or the item could benefit by being upgraded.

**Cosmetic Defect:** A superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality. Cosmetic issues are beyond the scope of a North Carolina home inspector and therefore are provided as a courtesy.

**Item to Monitor:** An item that is not yet non-working, broken, nor unsafe but should be inspected periodically to ensure proper function.

All directional references in the report are based on standing in the street, facing the front door.

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. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Deficiency

#### Comment 1

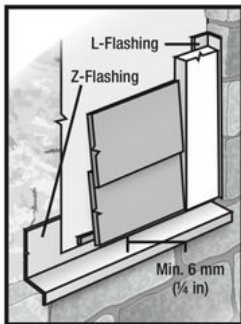
##### Exterior: Exterior Covering

The fiber cement siding was not installed according to manufacturer installation instructions. A 1/4" gap is required at all horizontal transition flashings. This helps prevent premature moisture damage to the siding. There were no signs of damage at the time of inspection. If you have concerns, consult the builder for proper installation.



#### Mortar/Masonry

Figure 7



## BUTTING TO MORTAR OR MASONRY

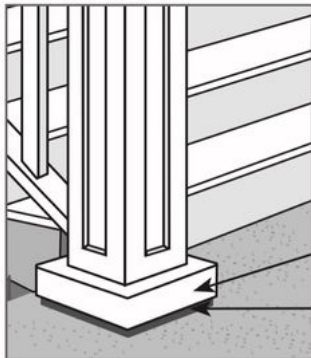
James Hardie® siding and trim products should not be butted directly against mortar or masonry, including stone, brick, or concrete block. In these situations, a flashing should be installed to isolate the trim or siding from the mortar or masonry.



**Comment 2**

**Exterior: Exterior Trim Material**

A 1/2" gap is required between composite trim material and any concrete surface per manufacturer's installation instructions. Cutting any trim to meet this guideline is recommended to help reduce possible moisture related damage.



Properly flash and space at least 1/2" from any flatwork (such as porches, patios, decks, or driveways) or horizontal brick ledge. Prime and paint bottom edge before installing. Also all miter joints should be glued and caulked.

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**FLASHING AND MOISTURE CONTROL:**

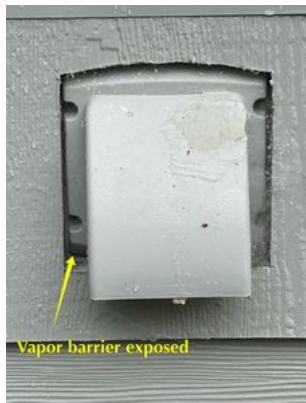
The structure on which MiraTEC trim is applied should be well ventilated and dry. Do not apply MiraTEC trim over wet sheathing, or any closer than 6" to finished grade such as flower beds, mulch, or final landscaping per local building codes. As with all wood products, MiraTEC trim should not come in direct contact with masonry or concrete. At foundations, decks, flooring, exterior brick veneer or other materials, the product should be separated from the surface by metal flashing, polyethylene film, 30 lb. felt or a 1/4" air space using masonry standoffs. In all applications, MiraTEC trim should not be allowed to stand in water or sit directly on another surface, regardless of the material.



**Comment 3**

**Exterior: Exterior Trim Material**

Sealing the gap between the exterior vent cap(s) and siding is recommended to prevent water entry behind the siding.

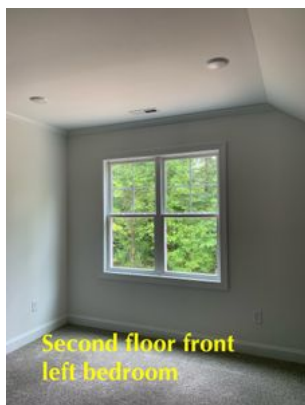


**Comment 6**

**Exterior: Windows**

Multiple windows are loud when opened compared to other windows in the home. It is recommended to have a qualified professional make any adjustments needed to allow for easier function. (Photos may not be all inclusive)





**Comment 7**

**Exterior: Entry Doors**

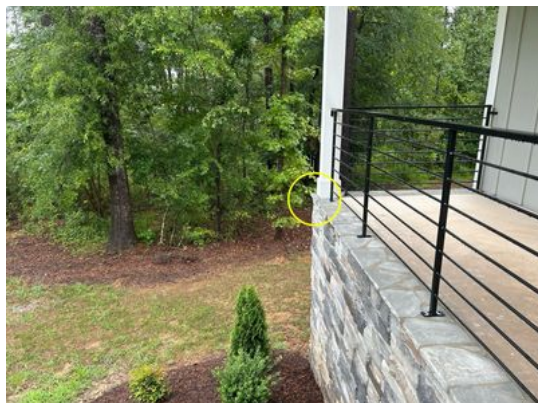
The sliding glass door requires adjustment/repair. The door gets stuck on the track when closing. This could lead to damage of the door over time.



**Comment 8**

**Exterior: Porches**

Secure the loose flagstone on the front porch to prevent further detachment.

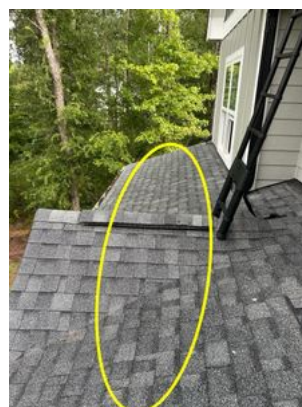
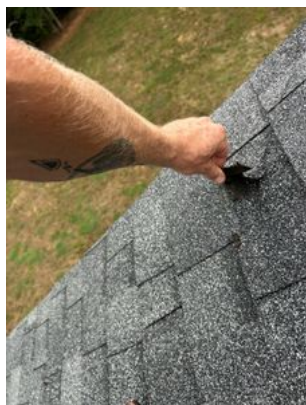




**Comment 10**

**Roofing: Roof Covering**

Multiple shingles were found to be damaged. Replacement of the affected shingles is recommended. Damage that compromises the protective granule layer and asphalt composition can lead to premature shingle failure, increasing the risk of water intrusion.





**Comment 11**

**Roofing: Flashings**

Flashing should be installed (or bent over the fascia) where the roof line extends beyond the main exterior wall of the home. Headwall flashing is installed in this location but water could enter behind the flashing and deteriorate the substrate. (Front porch)



**Comment 14**

**Roofing: Gutters & Downspouts**

The gutters, in multiple locations, were filled with debris which will prevent water from exiting into the downspouts. This could cause water runoff in areas that could present moisture problems. Cleaning out the gutters and ensuring functional flow out of the downspouts is recommended.



**Comment 15**

**Roofing: Gutters & Downspouts**

Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion, soil erosion or foundation settlement/deterioration.



**Comment 24**

**Electrical**

The main electrical panel door would not latch/shut.





### Comment 28

#### HVAC: Type Of Distribution

Cosmetic defect at an HVAC supply diffuser. The ceiling paint will need to be touched up.



### Comment 29

#### HVAC: Heating: Heating System Function

The auxiliary/emergency heat function of the heating system for the 2nd floor was not operating properly. This could result in inadequate heating during cold conditions. A licensed HVAC contractor is recommended for evaluation and repair.



### Comment 34

#### Plumbing: Fixtures

The 2nd floor tub diverter did not properly divert all of the water to the shower head. This leads to low water pressure in the shower. Repair/replacement of the tub spout is recommended for proper function.

See video: <https://youtu.be/MD5Bqgpqti4?si=dYfJ5NVgT80fQovP>



**Comment 36**

**Plumbing**

There was a strong sulfur smell in the water. If you have concerns, consult a qualified plumbing contractor for installation of a water filtration system.

**Comment 40**

**Kitchen: Cabinets**

There were several areas of damaged finish on the kitchen cabinets.



### Comment 45

#### Laundry

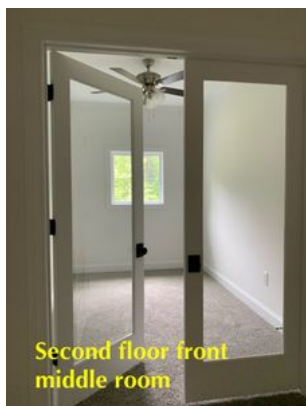
There was no opening observed for make up air in the laundry room. Where a closet/room is designed for the installation of a clothes dryer, an opening having an area of not less than 100 square inches shall be provided in the closet enclosure or makeup air shall be provided by other approved means. Consult the builder to determine if a transfer grill or jump duct should be installed for this application.



### Comment 50

#### Interior

Door handles were not installed on the 2nd floor office doors.





**Comment 51**

**Interior**

There was cosmetic closet door in the second floor front right bedroom.



**Comment 52**

**Interior**

An interior door needs adjustment in order to function/latch properly. (2nd floor bathroom pocket door. Mortise incomplete, latch gets stuck)



Throughout this report, you may find references to the North Carolina Building Code and its many parts, the National Electric Code (NEC), Manufacturer's Instructions, American Society for Testing and Materials (ASTM) standards, International Plumbing Code (IPC), or other codes or documents. We use these items as a reference to understand the minimum standards to which structures and their components should be built, altered, installed, etc.

It is important to remember that as NC Licensed Home Inspectors, we use the code for reference, BUT, we are NOT Code Inspectors. The difference is that we have no authority to Enforce Code. We can only make suggestions and observations. There may be local exceptions and variations that may be in place that we have no control of nor access to.

### Inspector's Signature

A handwritten signature in black ink, consisting of a stylized 'N' followed by a horizontal line.

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### Property Type

Single Family

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### Year Built

New Construction

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### Occupied

No

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### Stories

Two

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### Weather

Raining

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### Temperature

85 degrees

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### Soil Condition

Wet

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### Utilities On During Inspection

Electric Service, Water Service

**People Present**

Not Present



The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

### Site Grading

Inspected

Condition: Satisfactory

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### Vegetation

Inspected

Condition: Satisfactory

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### Driveway

Inspected

Condition: Satisfactory

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### Walkways

Inspected

Condition: Satisfactory

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### Steps/Stoops

Inspected

Condition: Satisfactory

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### Decks

Inspected

Condition: Satisfactory

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### Exterior Covering

Vinyl Siding, Stone

Condition: Item of Improvement

#### Comment 1

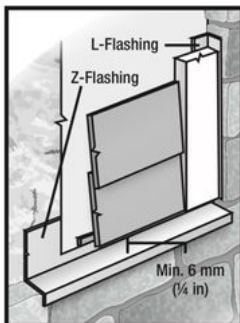
##### Deficiency

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Mortar/Masonry

Figure 7



## BUTTING TO MORTAR OR MASONRY

James Hardie® siding and trim products should not be butted directly against mortar or masonry, including stone, brick, or concrete block. In these situations, a flashing should be installed to isolate the trim or siding from the mortar or masonry.

## Exterior Trim Material

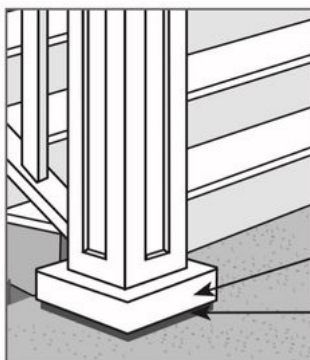
Composite

Condition: Item of Improvement

### Comment 2

#### Deficiency

A 1/2" gap is required between composite trim material and any concrete surface per manufacturer's installation instructions. Cutting any trim to meet this guideline is recommended to help reduce possible moisture related damage.



Properly flash and space at least 1/2" from any flatwork (such as porches, patios, decks, or driveways) or horizontal brick ledge. Prime and paint bottom edge before installing. Also all miter joints should be glued and caulked.

## FLASHING AND MOISTURE CONTROL:

The structure on which MiraTEC trim is applied should be well ventilated and dry. Do not apply MiraTEC trim over wet sheathing, or any closer than 6" to finished grade such as flower beds, mulch, or final landscaping per local building codes. As with all wood products, MiraTEC trim should not come in direct contact with masonry or concrete. At foundations, decks, flooring, exterior brick veneer or other materials, the product should be separated from the surface by metal flashing, polyethylene film, 30 lb. felt or a 1/4" air space using masonry standoffs. In all applications, MiraTEC trim should not be allowed to stand in water or sit directly on another surface, regardless of the material.

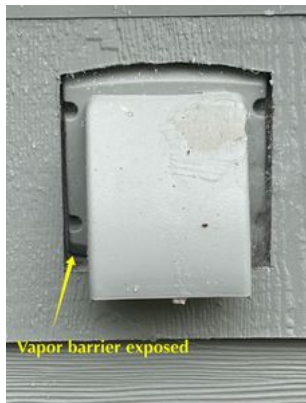




**Comment 3**

**Deficiency**

Sealing the gap between the exterior vent cap(s) and siding is recommended to prevent water entry behind the siding.



**Windows**

Inspected

Condition: Item In Need Of Repair/Replacement

**Comment 4**

**Information**

Inspecting hermetic seals between window panes is beyond the scope of a NC home inspector and any comments are provided at a courtesy.

**Comment 5**

**Information**

Inspecting hermetic seals between window panes is beyond the scope of a NC home inspector and any comments are provided at a courtesy.

**Comment 6**

**Deficiency**

Multiple windows are loud when opened compared to other windows in the home. It is recommended to have a qualified professional make any adjustments needed to allow for easier function. (Photos may not be all inclusive)



**Entry Doors**

Inspected

Condition: Item In Need Of Repair/Replacement

**Comment 7**

**Deficiency**

The sliding glass door requires adjustment/repair. The door gets stuck on the track when closing. This could lead to damage of the door over time.



**Porch Column Type**

Wood, Composite

Condition: Item of Improvement

**Porches**

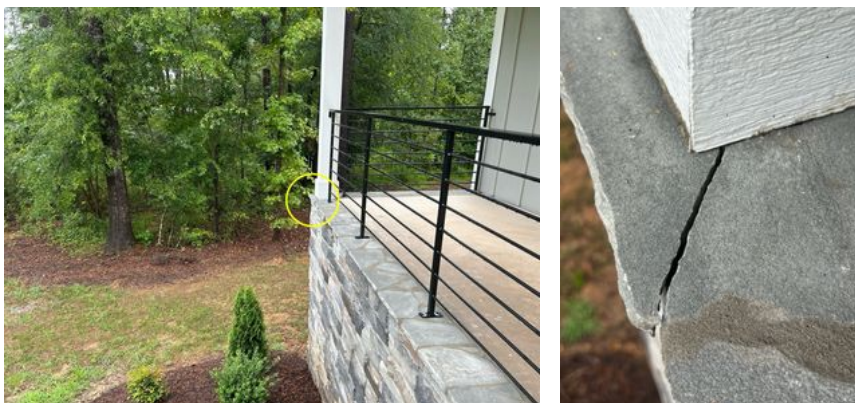
Inspected

Condition: Item of Improvement

**Comment 8**

**Deficiency**

Secure the loose flagstone on the front porch to prevent further detachment.





## Garage

### Door Opener

Inspected

Condition: Satisfactory

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### Opener Safety Feature

Photo-electric sensor, Force Sensitive

Condition: Satisfactory

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### Garage Comments

#### Comment 9 Information

General Garage Picture(s)



The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

### Inspection Method

Walked Roof/Arms Length

### Roof Covering

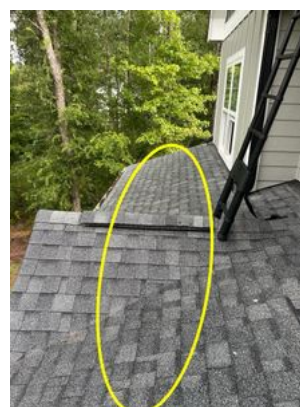
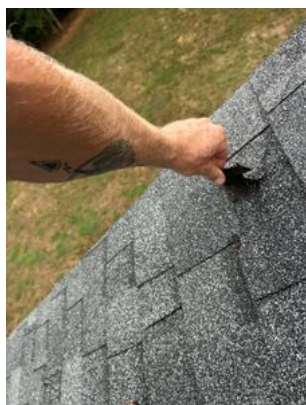
Dimensional/Architectural Asphalt Composite

Condition: Item In Need Of Repair/Replacement

#### Comment 10

##### Deficiency

Multiple shingles were found to be damaged. Replacement of the affected shingles is recommended. Damage that compromises the protective granule layer and asphalt composition can lead to premature shingle failure, increasing the risk of water intrusion.





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**Approximate Roof Age**

New

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**Ventilation Present**

Soffit, Ridge Vents

Condition: Satisfactory

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**Vent Stack Flashing**

Metal, Neoprene boots

Condition: Satisfactory

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**Chimney**

Metal

Condition: Satisfactory

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**Flashings**

Metal

Condition: Item of Improvement



### Comment 11

#### Deficiency

Flashing should be installed (or bent over the fascia) where the roof line extends beyond the main exterior wall of the home. Headwall flashing is installed in this location but water could enter behind the flashing and deteriorate the substrate. (Front porch)



### Soffit and Fascia

Composite

Condition: Satisfactory

### Gutters & Downspouts

Metal

Condition: Item In Need Of Repair/Replacement

### Comment 12

#### Information

Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion, soil erosion or foundation settlement/deterioration. If not currently installed, or if the grading does not promote proper runoff, adding corrugated extensions to the downspouts is recommended.

### **Comment 13** **Information**

Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion, soil erosion or foundation settlement/deterioration. If not currently installed, or if the grading does not promote proper runoff, adding corrugated extensions to the downspouts is recommended.

### **Comment 14** **Deficiency**

The gutters, in multiple locations, were filled with debris which will prevent water from exiting into the downspouts. This could cause water runoff in areas that could present moisture problems. Cleaning out the gutters and ensuring functional flow out of the downspouts is recommended.



### **Comment 15** **Deficiency**

Gutter downspouts should direct water away from the foundation at least 6 feet to reduce the risk of water intrusion, soil erosion or foundation settlement/deterioration.





Roofing Comments

**Comment 16**  
**Information**

General Roof Photo(s)







The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

### Foundation Types

Crawl Space

### Foundation Material

Poured Concrete, Concrete Block

Condition: Satisfactory

#### Comment 17 Information

This home has a sealed/encapsulated crawlspace which reduces the visibility of the foundation walls and piers.

#### Comment 18 Information

The masonry stemwall has settlement cracks. These type of settlement cracks are common and are not necessarily a sign of any structural issue. A typical rule of thumb is any crack 1/4" or more requires further evaluation/repair. Monitor the stem-wall for excess settlement. If you have concerns, consulting a licensed contractor or structural engineer is recommended. (Photo(s) example(s) may not be inclusive of all areas of settlement cracks.)



### Signs of Water Penetration

None

Condition: Satisfactory

### Floor Structure

Wood Frame

Condition: Satisfactory

### Subflooring

Oriented Strand Board

Condition: Satisfactory

**Wall Structure**

Not visible

Condition: Unable to Inspect

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**Foundation Column or Pier Material**

Masonry

Condition: Satisfactory

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**Attic**

**Attic Entry**

Inspected

Condition: Satisfactory

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**Roof Framing Type**

Joist and Rafters

Condition: Satisfactory

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**Roof Deck Material**

Oriented Strand Board

Condition: Satisfactory

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**Vent Risers**

Metal, PVC, Plastic Flex

Condition: Satisfactory

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**Insulation**

Blown In Fiberglass, Fiberglass Batts

Condition: Satisfactory

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**Attic Inspected**

Inside

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**Fixed Light And Receptacle**

Yes

Condition: Satisfactory

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**Maintenance Platform**

Yes

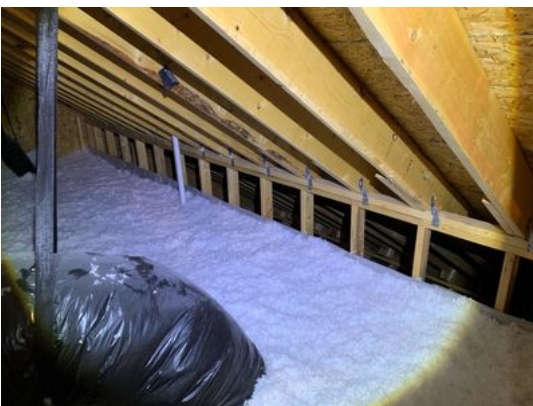
Condition: Satisfactory

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Attic Comments

**Comment 19**  
**Information**

General Attic Photo(s)







## Crawlspace

### Inspection Method

Inside

### Vapor Retarder

Installed

Condition: Satisfactory

### Underfloor Insulation

Fiberglass Batts, Rigid Foam

Condition: Satisfactory



**Ventilation Present**

Yes

Condition: Satisfactory

**Moisture Condition**

Dry

Condition: Satisfactory

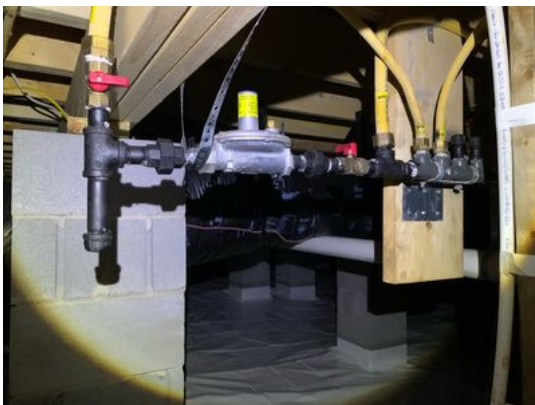
**Crawlspace Comments**

**Comment 20**

**Information**

General Crawlspace Photo(s)





The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

**Type of Service**

Underground

**Main Disconnect Location**

Meter Box

**Service Panel Location**

Exterior

**Service Panel Manufacturer**

Eaton

Condition: Satisfactory

**Service Entrance Material**

Stranded Aluminum

Condition: Satisfactory

**Service Voltage**

240 volts

**Service Amperage**

200 amps

**Service Panel Ground**

Ground Rod

**Branch Circuit Wiring**

Non-Metallic Shielded Copper, Stranded Aluminum

Condition: Satisfactory

**Overcurrent Protection**

Breakers

Condition: Satisfactory

**Smoke Detectors**

Hard Wired Interconnected

Condition: Satisfactory

**Comment 21**  
**Information**

Smoke detectors should be replaced every 10 years and tested monthly.

**Comment 22**  
**Information**

Smoke detectors should be replaced every 10 years and tested monthly.

**Carbon Monoxide Detectors**

Inspected

Condition: Satisfactory

**Electrical Comments**

**Comment 23**  
**Information**

General Electrical Service Panel Picture(s)





**Comment 24**

**Deficiency**

The main electrical panel door would not latch/shut.



## Electrical Fixtures

**Receptacles**

Inspected

Condition: Satisfactory

**Lights/fans**

Inspected

Condition: Satisfactory

**GFCI Exterior/Garage Receptacles**

Inspected

Condition: Satisfactory

**GFCI Interior Receptacles**

Inspected

Condition: Satisfactory

## Electrical Sub Panel

### Sub Panel Location

Garage

### Sub Panel Manufacturer

EATON

Condition: Satisfactory

### Sub Panel Feeder Material

Stranded Aluminum

Condition: Satisfactory

### Sub Panel Amperage

200 amps

### Branch Circuit Wiring

Non-Metallic Shielded Copper, Stranded Aluminum

Condition: Satisfactory

### Overcurrent Protection

Breakers

Condition: Satisfactory

### AFCI Breakers

Yes

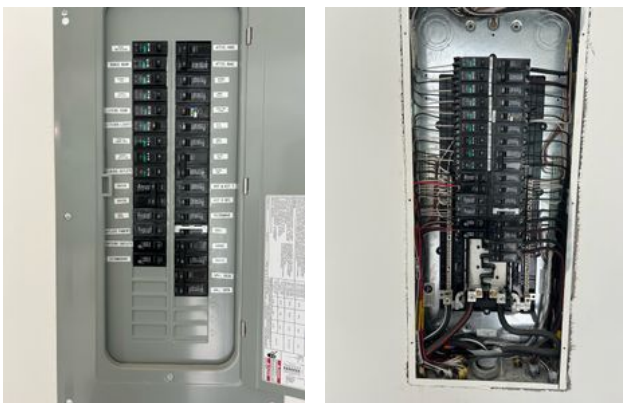
Condition: Satisfactory

### Electrical Sub Panel Comments

#### Comment 25

#### Information

General Photo(s) of the Sub Panel(s)



The heating and cooling components in this home's HVAC system are tested using normal operating controls and visual methods. However, due to their concealment, all portions of the heat exchanger, evaporator coil, coil drain pan, outdoor condenser components and interior insulation liner are unable to be fully inspected. A licensed mechanical contractor is the only person that can perform disassembly which would be needed to evaluate the condition and function of all components.

### HVAC System Type

Central Split System

### Thermostat

Inspected

Condition: Satisfactory

### Heating And Cooling In Each Habitable Room

Yes

Condition: Satisfactory

### Air Filter

Disposable

Condition: Satisfactory

### Air Filter Location(s)

At Return Register

### Number Of Units

Two

### Shutoff

Within sight and sized correctly

Condition: Satisfactory

### Type Of Distribution

Metal Ductwork, Flex Ductwork


Condition: Cosmetic Defect

#### Comment 26 Information

Ductwork within wall cavities, under insulation or other concealed areas are unable to be inspected.

#### Comment 27 Information

Ductwork within wall cavities, under insulation or other concealed areas are unable to be inspected.

<b>Comment 28</b>	
<b>Deficiency</b>	
Cosmetic defect at an HVAC supply diffuser. The ceiling paint will need to be touched up.	
	

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. Furnace heat exchangers can fail at any time. A licensed HVAC contractor should be consulted if in question.

**Location**

Attic

**Type of Equipment**

Heat Pump

**Manufacturer**

Goodman

**Heating Fuel**

Electric  
Condition: Satisfactory

**Approximate Age**

02/2024

**Heating Inspection Method**

Panels not removed

**Heating System Function**

Further evaluation required  
Condition: Further Evaluation Required



**Comment 29****Deficiency**

The auxiliary/emergency heat function of the heating system for the 2nd floor was not operating properly. This could result in inadequate heating during cold conditions. A licensed HVAC contractor is recommended for evaluation and repair.

**Comment 30****Information**

The heat pump was not tested due to outside temperatures being above 75° at the time of inspection, which is safe working temperature for heating equipment. The Emergency/Aux heat function was tested and was operational on the 1st floor.



## Heating Comments

### Comment 31 Information

#### General Heat Pump/air handler Photos



Furnaces over 10 years old are recommended to be serviced annually by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

### Energy Source

Electric

### Type of Equipment

Split System

### Condenser Make

Goodman

Condenser Approximate Age

7/2024 & 5/2024

Condensate Drainage

To Exterior

Condition: Satisfactory

Cooling System Function

Cooling system functioned as intended at the time of inspection

Condition: Satisfactory

Comment 32  
Information

Approximate discharge temp. These temp readings are approximates and are simply to show if cool/warm air is discharging from the register.

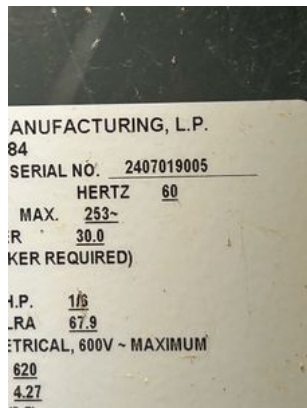


Cooling Comments

Comment 33  
Information

Condenser photo(s)





Air conditioners over 10 years old and heat pumps over 5 years old are recommended to be serviced annually by a licensed contractor.



The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

### Supply Pipe Material

Copper, PEX, CSST (Gas), Steel (Gas)

Condition: Satisfactory

### Location of Main Water Shutoff

Kitchen Pantry



### Waste Pipe Material

PVC

Condition: Satisfactory

### Fixtures

Inspected

Condition: Item of Improvement

#### Comment 34

##### Deficiency

The 2nd floor tub diverter did not properly divert all of the water to the shower head. This leads to low water pressure in the shower. Repair/replacement of the tub spout is recommended for proper function.

See video: <https://youtu.be/MD5Bqgpqti4?si=dYfJ5NVgT80fQovP>



### Hose Bibs

Inspected

Condition: Satisfactory

### Fuel Storage Location

Left Exterior

Condition: Satisfactory



### Comment 35 Information

Upon arrival, the gas valves were off. The listing agent gave permission to turn on the valves, however the appliances were unable to be operated or did not operate. Consult the builder on the function of all propane fueled appliances. All valves were shut off upon completion of the inspection.

### Plumbing Comments

### Comment 36 Deficiency

There was a strong sulfur smell in the water. If you have concerns, consult a qualified plumbing contractor for installation of a water filtration system.

### **Comment 37** **Information**

Septic tanks and any components are beyond the scope of a North Carolina Home Inspector.



### **Comment 38** **Information**

Approximate water pressure



Buildings that are unoccupied or minimally occupied can have sewage issues arise due to blockage that may not be observed at the time of the inspection. Once solids are routinely deposited into the sewer system, roots or other blockages may become evident. If the home has been minimally occupied/vacant, having the sewer lines scoped is recommended. Hidden blockages are difficult to diagnose even with all fixtures being tested.

## **Water Heater**

### **Manufacturer**

Rinnai

### **Fuel**

LP Gas

## Capacity

Tankless

## Approximate Age

New

## Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

## Fuel Disconnect

Within Sight of Equipment

## Water Heater Comments

### Comment 39

### Information

General Water Heater Photo(s)





## Kitchen

### Cabinets

Inspected

Condition: Cosmetic Defect

#### Comment 40

##### Deficiency

There were several areas of damaged finish on the kitchen cabinets.



### Countertops

Inspected

Condition: Satisfactory

### Sink

Inspected

Condition: Satisfactory

### GFCI

Inspected

Condition: Satisfactory

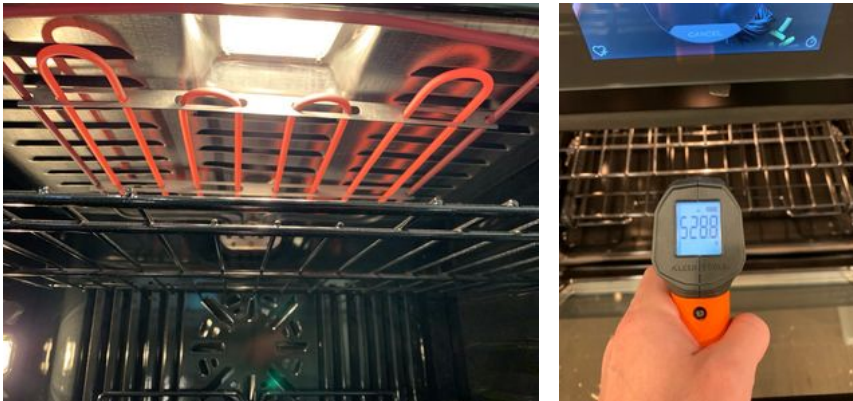
## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

### Oven

Inspected

Condition: Satisfactory



### Range

Not Inspected

#### Comment 41 Information

The kitchen range was unable to be inspected due the gas valve being off at the time of inspection.



## Kitchen Cont.

### Range Hood

Inspected

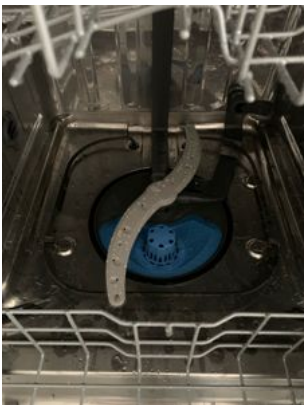
Condition: Satisfactory



### Dishwasher

Completed a full cycle and drained

Condition: Satisfactory



### Microwave

Inspected

Condition: Satisfactory



The Inspector completes a visual inspection only of readily accessible readily visible portions of built-in appliances. Built-in appliances were operated according to normal operating controls. Diagnostic testing is beyond to scope of a North Carolina Home Inspection and was not performed. Pait Home Inspections of North Carolina, LLC. cannot predict future conditions or longevity of appliances; the inspection is representative of the performance of the appliance at the date/time of the inspection only. Appliances and accessories that are not considered built-in appliances may be present at this property and are beyond the scope of a North Carolina Home Inspection. Such items may include but are not limited to: clothes washer, clothes dryer, refrigerator, mini-refrigerators, ice makers, countertop microwaves, toaster ovens, TVs, window air conditioners, free standing air conditioners, humidity control devices, central vacuums, etc. While these items may be documented as a courtesy to you, they are not operated or inspected, and are excluded from this inspection. Requesting a detailed homeowner disclosure regarding the status of and maintenance history of any such non-built-in appliances as well as evaluation by qualified technician should be considered.



## Laundry

### Dryer Venting

To Exterior

Condition: Satisfactory

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### GFCI Protection

Yes

Condition: Satisfactory

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### Laundry Hook Ups

Yes

Condition: Satisfactory



#### Comment 42 Information

The dryer breaker was in the off, therefore the circuit was unable to be tested.



### Laundry Comments

#### Comment 43 Information

Dryer vents concealed within or behind wall cavities, insulation or other visible constraints are unable to be inspected.

### **Comment 44** **Information**

Dryer vents concealed within or behind wall cavities, insulation or other visible constraints are unable to be inspected.

### **Comment 45** **Deficiency**

There was no opening observed for make up air in the laundry room. Where a closet/room is designed for the installation of a clothes dryer, an opening having an area of not less than 100 square inches shall be provided in the closet enclosure or makeup air shall be provided by other approved means. Consult the builder to determine if a transfer grill or jump duct should be installed for this application.



### **Comment 46** **Information**

Laundry room photos;



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

### Fireplace

Manufactured, Gas Burning

Condition: Unable to Inspect

#### Comment 47

##### Information

All fireplaces, chimneys and fuel burning stoves should be inspected by a certified technician before their first use and annually to ensure safety and proper function.

#### Comment 48

##### Information

All fireplaces, chimneys and fuel burning stoves should be inspected by a certified technician before their first use and annually to ensure safety and proper function.

#### Comment 49

##### Information

Fireplace would not ignite using standard operating controls.



### Interior Stairs

Inspected

Condition: Satisfactory

Interior Comments

**Comment 50**

**Deficiency**

Door handles were not installed on the 2nd floor office doors.



**Comment 51**

**Deficiency**

There was cosmetic closet door in the second floor front right bedroom.

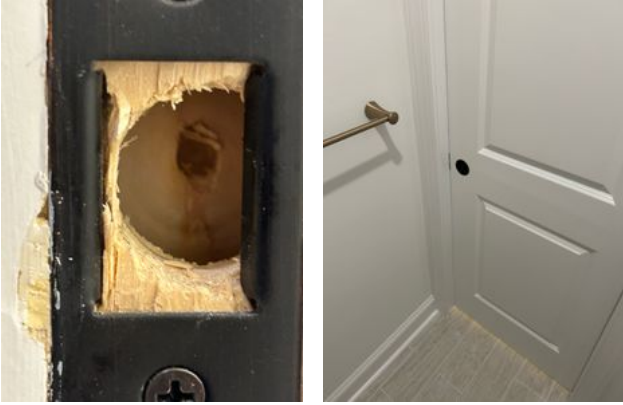




**Comment 52**

**Deficiency**

An interior door needs adjustment in order to function/latch properly. (2nd floor bathroom pocket door. Mortise incomplete, latch gets stuck)

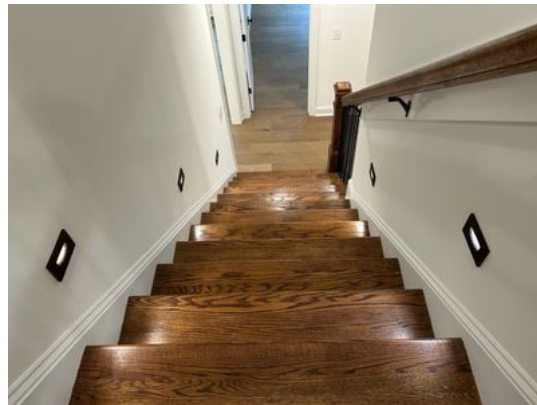


Cosmetic issues are beyond the scope of a North Carolina home inspector and therefore are provided as a courtesy.

### Comment 53 Information

Misc. Photos.











Acceptance and or use of this inspection report binds the client to the terms of the Home Inspection Contract.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

This report is prepared only for the customer (and their realtor, if applicable) listed on the title page of this report. This report should not be used by any other person, company, or entity for use in a real estate transaction with this address, unless express written consent by Pait Home Inspections of North Carolina, LLC. Conditions to this home may have changed since this inspection report was generated. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information regarding this property. If you would like to arrange a re-inspection, please contact us at (919) 675-4095.