HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date
2214 Fairview Road	Raleigh	NC 27608	09/16/2026	09/17/2026

Client(s)	Inspection company	Phone
Marcus and Dana Whitfield	Bull City Home Inspections, LLC	(919) 555-0173

Home inspector	License	Inspector signature
Rachel Okafor	NC Home Inspector License #4417	*Rachel Okafor*

Building	Weather	Temperature	Occupancy	People present
One-story brick ranch on a crawl space, built 1962	Sunny, dry	81°F	Occupied	Buyers, buyer's agent

Summary G.S. 143-151.58(a1)

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 North Carolina real estate agent or an attorney.

Items that do not function as intended, or that need a closer look by a specialist, by system. Each number matches its item in the body of the report.

No.	System	Component and defect	Course of action
1.1	Structural components	Damaged floor joists and sill plate at the rear wall, behind the rear porch, with mud tubes on the foundation wall.	Licensed pest control operator to inspect and treat, then a licensed contractor to repair.
3.1	Roofing	Downspout at the rear right corner empties against the foundation.	Add an extension that carries water 4 to 6 ft from the house.
4.1	Plumbing	15-year-old water heater with rust at the fittings and stains in the pan, signs of slow leaks.	Licensed plumber to evaluate. Plan to replace it.
5.1	Electrical	Double-tapped 20-amp breaker in the main panel. Safety concern.	Licensed electrician to correct.
5.2	Electrical	No GFCI protection at the kitchen counter receptacles by the sink. Safety concern.	Licensed electrician to add GFCI protection.

1 Structural components 11 NCAC 08 .1106

☐ No defects found ☑ Defects found, see below

Foundation	Floor structure	Wall structure	Columns or piers
Brick perimeter wall, crawl space	2x8 joists on wood girders	Wood frame, brick veneer	Brick piers on concrete footings
Ceiling structure	**Roof structure**	**Crawl space access and method**	
2x6 ceiling joists	2x6 rafters, plank sheathing	Door in the rear foundation wall. Crawled the whole space; moved insulation at the rear porch.	
Attic access and method		**Not inspected, and why**	
Pull-down stair in the hall. Entered; eaves viewed from the walkway.		Band joist along the left side wall, blocked by HVAC ducts. Ceiling joists under insulation.	

No.	Component and location	Defect	Implication	Course of action
1.1	Floor joists and sill plate at the rear wall, behind the rear porch (crawl space)	Three joists and about 6 ft of sill plate are soft and broken when probed. Mud tubes on the rear foundation wall.	Mud tubes are a sign of termites. Damaged framing weakens the floor, and more damage may be hidden.	Have a licensed pest control operator inspect and treat. Then have a licensed contractor repair the framing.
1.2				
1.3				

2 Exterior 11 NCAC 08 .1107

☑ No defects found ☐ Defects found, see below

Wall cladding	Entry doors and windows	Porches, stoops, and steps
Brick veneer, painted wood trim	Wood and steel doors, vinyl windows	Brick front stoop. Rear concrete porch on fill, with wood steps.
Driveways, patios, and walkways	**Grading and drainage**	**Not inspected, and why**
Concrete drive and walk, flagstone patio	Level lot, slopes away in front	Wood fence at the back of the lot: not in scope.

No.	Component and location	Defect	Implication	Course of action
2.1				
2.2				
2.3				

3 Roofing 11 NCAC 08 .1108

☐ No defects found ☑ Defects found, see below

Roof covering	Roof drainage	Flashings	Chimneys and penetrations
Architectural asphalt shingles	Aluminum gutters and downspouts	Metal step and chimney flashing	Brick chimney, plumbing vents
Inspection method		**Not inspected, and why**	
Walked the roof. Viewed the framing and sheathing from the attic.		None	

No.	Component and location	Defect	Implication	Course of action
3.1	Downspout at the rear right corner	It empties right at the foundation, with no extension or splash block. The soil there was wet.	Roof water soaks the soil by the crawl space wall. That adds moisture under the house and invites wood decay.	Add an extension that carries water 4 to 6 ft from the house. A gutter contractor can do this.
3.2				
3.3				

4 Plumbing 11 NCAC 08 .1109

☐ No defects found ☑ Defects found, see below

Supply piping	Drain, waste, and vent piping	Main water shutoff
Copper	Cast iron and PVC	Crawl space, at the front foundation wall

Water heater	Not inspected, and why
Electric, 50 gallons, made in 2011. Utility closet off the kitchen.	Lawn sprinkler system: not in scope.

No.	Component and location	Defect	Implication	Course of action
4.1	Water heater, utility closet off the kitchen	Rust and mineral crust at the top fittings, and dried rust stains in the drain pan. The tank is 15 years old.	These are signs of slow leaks. A tank this age can fail without warning and flood the closet floor.	Have a licensed plumber evaluate it. Plan to replace it, and check the pan for water until then.
4.2				
4.3				

5 Electrical 11 NCAC 08 .1110

☐ No defects found ☑ Defects found, see below

Service amperage and voltage	Service entry conductors	Overhead or underground	Panel locations
200 amps, 120/240 volts	Aluminum	Overhead	Main panel in the carport storage room
Single-strand aluminum wiring	**Smoke alarms**	**Carbon monoxide alarms**	**GFCI protection**
None seen	Hall and each bedroom. Tested.	Hall. Tested.	Baths, carport, exterior. None at the kitchen.

Not inspected, and why
Doorbell and other low voltage wiring: not in scope.

No.	Component and location	Defect	Implication	Course of action
5.1	Main panel, carport storage room: 20-amp breaker	Two wires are held under one screw on a breaker made for one wire (a double tap).	A loose wire can overheat and arc. This is a fire risk.	Have a licensed electrician correct it, such as with a pigtail or a second breaker.
5.2	Kitchen counter receptacles, both sides of the sink	They are within 6 ft of the sink and have no GFCI protection. A tester did not trip them.	Without ground fault protection, a fault near water can cause a serious shock.	Have a licensed electrician add GFCI protection to these receptacles.
5.3				

6 Heating 11 NCAC 08 .1111

☑ No defects found ☐ Defects found, see below

Energy source	Heating equipment	Distribution	Heat source in each habitable space
Electric	Heat pump, split system, 2016	Insulated ducts in the crawl space	Present
Fireplace or stove	**Inspection method and access panels**		**Not inspected, and why**
Wood-burning masonry fireplace	Ran in heat mode at the thermostat. Air handler panel removed.		Flue interior: not in scope.

No.	Component and location	Defect	Implication	Course of action
6.1				
6.2				
6.3				

7 Air conditioning 11 NCAC 08 .1112

☑ No defects found ☐ Defects found, see below

Energy source	Cooling equipment	Distribution	Cooling source in each habitable space
Electric	Heat pump, split system, 3 tons	Same ducts as the heat	Present

Inspection method and access panels	Not inspected, and why
Ran in cool mode at the thermostat. Air handler panel removed.	Window unit in the back bedroom: not in scope.

No.	Component and location	Defect	Implication	Course of action
7.1				
7.2				
7.3				

8 Interiors 11 NCAC 08 .1113

☑ No defects found ☐ Defects found, see below

Walls and ceilings	Floors	Counters and cabinets	Doors and windows
Plaster, some drywall	Oak, tile in the kitchen and baths	Laminate counters, wood cabinets	A representative number operated

Water penetration or condensation	Not inspected, and why
None seen	Walls and floors behind furniture and stored items.

No.	Component and location	Defect	Implication	Course of action
8.1				
8.2				
8.3				

9 Insulation and ventilation 11 NCAC 08 .1114

☑ No defects found ☐ Defects found, see below

Attic insulation	Floor insulation	Missing at conditioned surfaces	Attic ventilation
Blown fiberglass, about 8 in.	Fiberglass batts between joists	None seen	Soffit and ridge vents

Crawl space ventilation	Kitchen, bath, and laundry venting	Not inspected, and why
Foundation vents	Range hood, bath fans, and dryer vent to the outside.	Wall insulation: concealed.

No.	Component and location	Defect	Implication	Course of action
9.1				
9.2				
9.3				

10 Built-in kitchen appliances 11 NCAC 08 .1115

☑ No defects found ☐ Defects found, see below

Dishwasher	Range, cooktop, and oven	Garbage disposal	Range hood or microwave
Ran a full cycle. No leaks.	Electric. Burners and oven heated.	Operated	Hood fan and light operated

Not inspected, and why
Refrigerator: not built in, not in scope.

No.	Component and location	Defect	Implication	Course of action
10.1				
10.2				
10.3				

11 About this report

This home inspection was performed in accordance with the Standards of Practice of the North Carolina Home Inspector Licensure Board as set forth in 11 NCAC 08 Section .1100. It covers the readily visible and readily accessible installed systems and components, as they were on the day of the inspection.

A home inspection is not technically exhaustive, and this report is not a warranty or guarantee of any kind. The inspector is not required to report on code compliance, the cost of repairs, or how long a system will last (11 NCAC 08 .1105).

Wood-destroying insects and other pests are not part of a home inspection (11 NCAC 08 .1105(a)(9)). Where this report notes wood damage or mud tubes, have a licensed pest control operator inspect.

Every defect in the body of this report is also listed on the summary page, under the same number. Read the whole report, including the systems with no defects.