HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date

Client(s)	Inspection company	Phone

Home inspector	License	Inspector signature

Building	Weather	Temperature	Occupancy	People present

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 Structural components 11 NCAC 08 .1106

☐ No defects found ☐ Defects found, see below

Foundation	Floor structure	Wall structure	Columns or piers
Ceiling structure	Roof structure	Crawl space access and method	
Attic access and method		Not inspected, and why	

No.	Component and location	Defect	Implication	Course of action
1.1				
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
Driveways, patios, and walkways	Grading and drainage	Not inspected, and why

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
Inspection method		Not inspected, and why	

No.	Component and location	Defect	Implication	Course of action
3.1				
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
Water heater		Not inspected, and why

No.	Component and location	Defect	Implication	Course of action
4.1				
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
Single-strand aluminum wiring	Smoke alarms	Carbon monoxide alarms	GFCI protection
Not inspected, and why			

No.	Component and location	Defect	Implication	Course of action
5.1				
5.2				
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
Fireplace or stove	Inspection method and access panels		Not inspected, and why

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
Inspection method and access panels		Not inspected, and why	

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
Water penetration or condensation		Not inspected, and why	

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
Crawl space ventilation	Kitchen, bath, and laundry venting		Not inspected, and why

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
Not inspected, and why			

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.